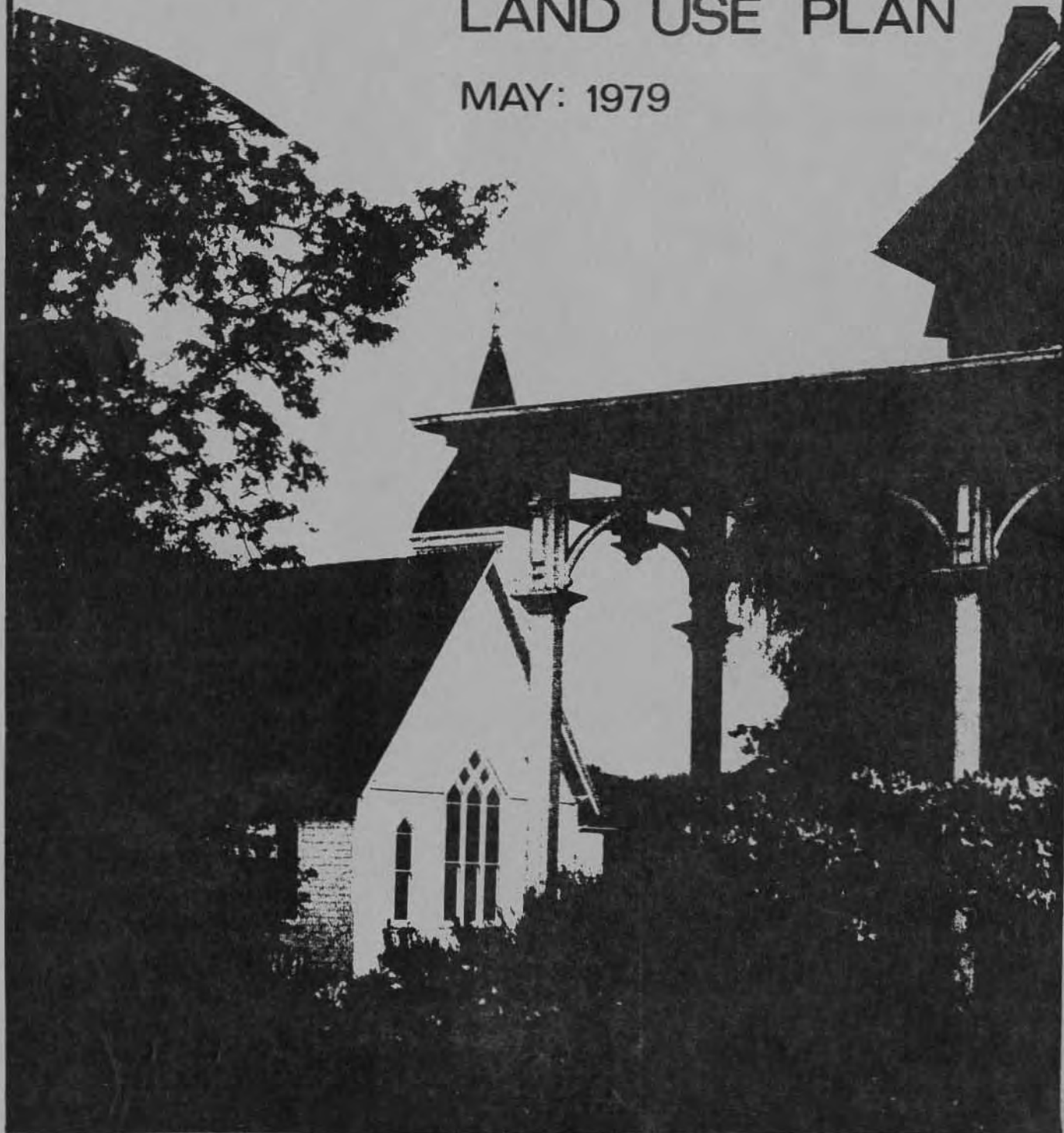


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CITY OF YAMHILL OREGON

COMPREHENSIVE LAND USE PLAN

MAY: 1979



YAMHILL

CITY COUNCIL

Keith Seaton, Mayor

Floyd Kanope
Gary Thompson

Ray Lily
Clyde Sager

PLANNING COMMISSION

Walt Larkin, Chairperson

Bruce Keefer
Pauline Keefer
Rocky Losli

Floyd Knope*
Claude Ross*
Ed Enger*

CITIZEN ADVISORY COMMITTEE

Paul Everts
Judy Everts

Walt Bromsamle
Maryellen Schartzman

*Resigned

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Plan Adopted: June 25, 1979.

INTRODUCTION

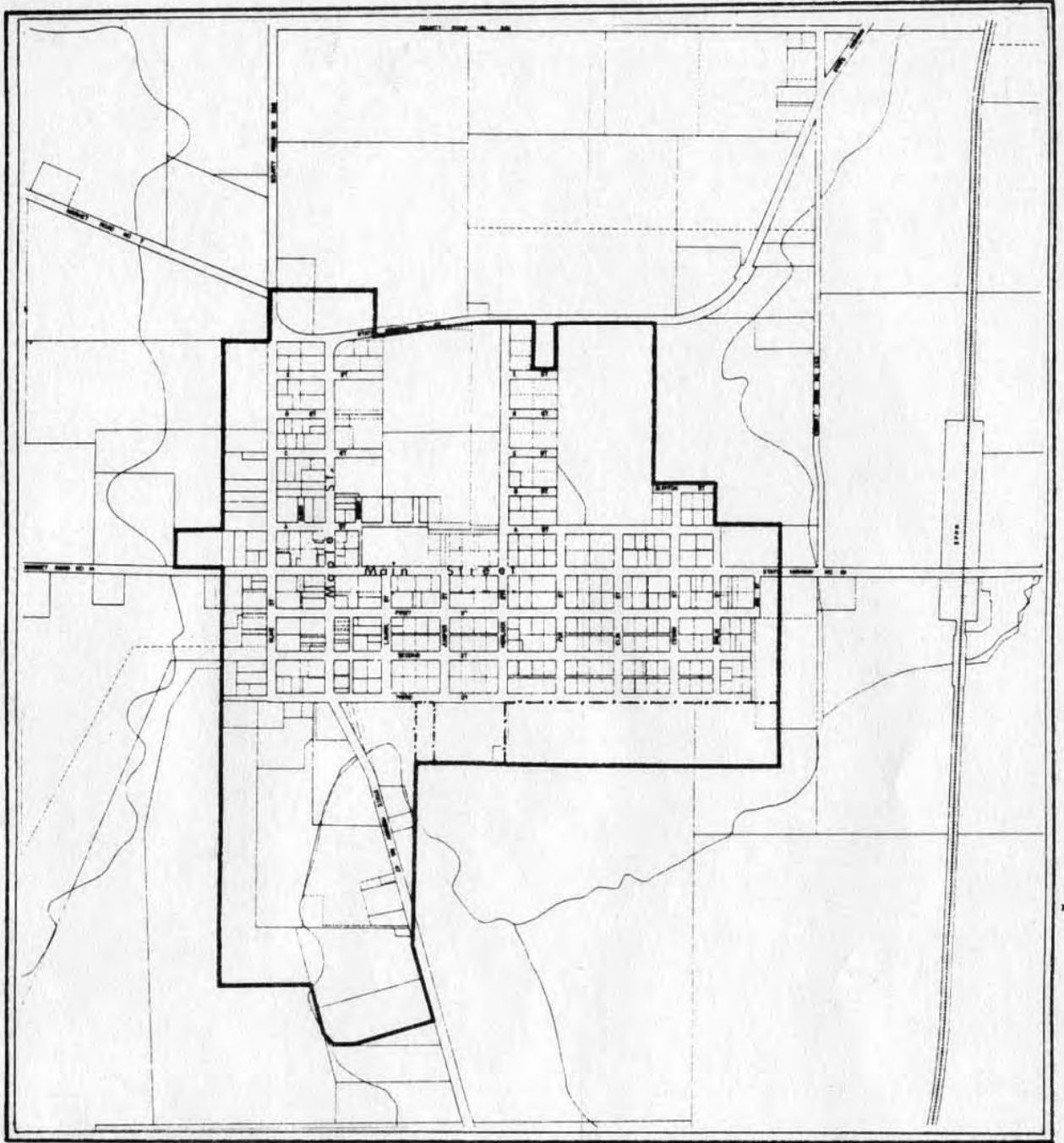
The land use goals and policies within this document are the product of an effort to give a clear direction to the future of Yamhill. The Plan was developed by the citizens of the area through local government and elected officials, by responding to community surveys, attending public meetings and hearings and responding to draft proposals. Those who have participated in the plan process believe the goals and policies are accurate representations of the needs and desires of the community.

The goals contained in this plan are the general directions or accomplishments towards which the City wishes to go in the future. The policies are more specific actions the City feels are necessary to accomplish the goals. Many policies contained in the plan are based upon the City's zoning and subdivision ordinances.

Other policies apply to individual proposals, such as the siting of mobile home parks. Still other policies are subject to additional effort on the part of the City, such as the policies regarding future energy considerations and recreation opportunities. Action on these policies will depend to a great extent on the City's fiscal resources through time. Thus the goals and policies within this plan provide a basis for all future land use decisions. The future growth of the City will be accommodated in the most timely, orderly and efficient manner possible. Measures to implement the goals and policies are provided in consideration of the fiscal responsibilities of the City and in a manner that will most effectively meet the needs of the citizens of the community.

Oregon Revised Statutes require a "comprehensive" land use plan, one which includes a coordinated land use map and policy statements that interrelate "all functional and natural systems and activities relating to the use of the land." In addition, the plan is "coordinated", meaning that "the needs of all levels of governments, semi-public and private agencies and the citizens of Oregon have been considered and accommodated as much as possible." ORS 197.015(4) Thus, the City's comprehensive plan and supporting documents in total fit the state requirements as well as the future planning needs of the community.

In 1976, the City contracted with Yamhill County Planning Department for staff assistance to develop this plan. Yamhill has received two planning assistance grants from the Land Conservation and Development Commission to help fund the plan development. While staff members have compiled information to discuss and consider, the plan is basically the result of the diligence and time supplied by the Planning Commission and the Citizen Advisory Committee, the City Council and the Community at large.



YAMHILL



Urban Growth Boundary



City Limits

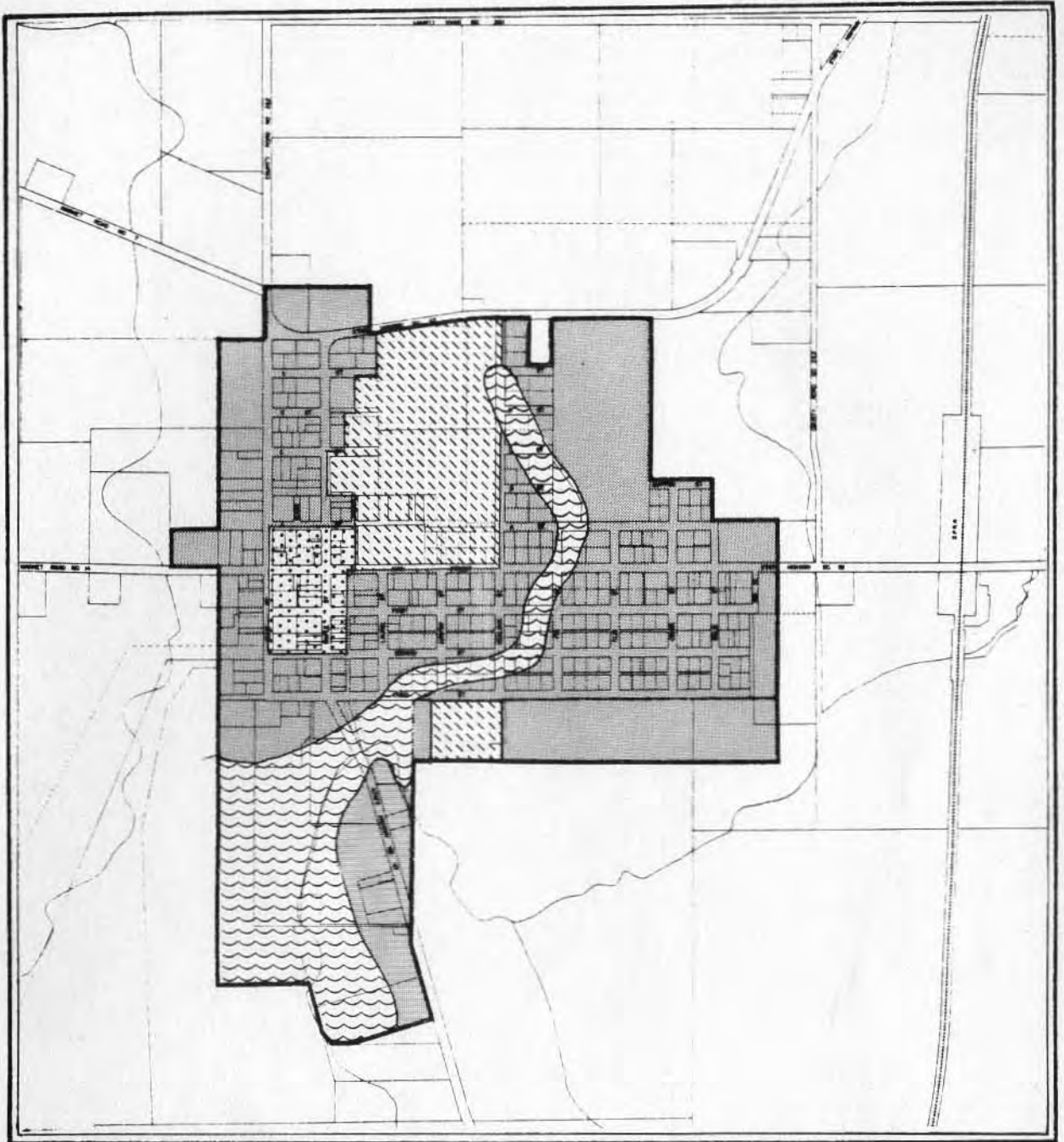


North

1.2"-1/4 mi.



Scale: 1"-1085'



YAMHILL PLAN MAP



CITIZEN INVOLVEMENT

Yamhill has an adopted Citizen Involvement Program to ensure that the citizens of the City have an opportunity to be involved in all phases of the planning process. With the approval of LCDC, the City has designated its Planning Commission as the Committee for Citizen Involvement (CCI).

The ultimate purpose of the Citizen Involvement Program is to establish effective communication and involvement between governing officials and the citizens of the community. It is intended specifically to promote awareness of this opportunity and to provide channels of communication so that the public may express their views to appointed and elected officials. It also provides means whereby citizens are guaranteed an open response to those views.

Findings

- The Yamhill Planning Commission serves as the committee for citizen involvement and established the Citizen Advisory Committee.
- The two bodies met regularly and provided the direction for plan development.
- All meetings were announced, posted in local newspapers, and open to the public.
- Copies of the Yamhill Draft Comprehensive Plan were distributed door to door and public meetings were held to solicit community input on the goals and policies.
- Technical reports were available for public review.
- Community surveys were conducted to obtain input and determine citizen needs, desires, and opinions.

Goal

1. To maintain a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Policies

1. The City shall employ a variety of methods of informing citizens and obtaining their opinions and attitudes on matters relating to the planning process.
2. The City shall continue to involve citizens in all phases of the planning process and shall encourage the continued involvement of the Citizen Advisory Committee.

CITIZEN INVOLVEMENT PROGRAM
for the City of Yamhill

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

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

I. Communication -

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

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

II. Citizen Influence -

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

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

III. Technical Information -

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

IV. Feedback Techniques -

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

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

V. Program Support -

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

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

VI. Agency Involvement -

Local, State and Federal Agencies, School Districts and Special Districts will be asked to participate to the fullest extent possible as a source of data and future need projections.

VII. Evaluation -

Evaluation of the Citizen Involvement Program will include:

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

CITIZEN INVOLVEMENT

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The ultimate purpose of the Citizen Involvement Program is to establish effective communication and involvement between governing officials and the citizens of the community. It is intended specifically to promote awareness of this opportunity and to provide channels of communication so that the public may express their views to appointed and elected officials. It also provides means whereby citizens are guaranteed an open response to those views.

Citizen Involvement Activities

As the designated CCI, the Planning Commission has had the major responsibility for the overall development of the Comprehensive Plan and for the implementation of a citizen involvement program.

To make sure citizens would be involved in the plan development from the outset, the Planning Commission established a Citizen Advisory Committee (CAC) in February of 1978. This group has met regularly with the Planning Commission members, and together these two bodies supplied the direction for plan development.

At its regular meetings, all of which were open to the public, the Planning Commission and CAC reviewed and discussed background information on the numerous topic items which make up the Comprehensive Plan. Several City Council members have also been regular attendees of these meetings. The Planning Commission examined specific issues concerning the plan and future growth needs. On the basis of these discussions, the Planning Commission formulated draft goal and policy statements for consideration by the general public and the City Council. A public hearing was held to give all citizens the opportunity to voice their concerns about these statements.

Major methods of communication used by the CCI to solicit widespread citizen involvement in the planning process have been questionnaires, news releases and meeting notices in local newspapers, person-to-person contact, and door-to-door distribution of informational material.

Through its citizen involvement program, a cross-section of residents has been involved in the development of the plan during all phases of the planning process. This includes data gathering and review, formulating goals and policies, recommending ordinance changes, participating in development, adoption and application of legislation to carry out the Comprehensive Plan and ordinances, and evaluating the final plan. Citizens expressing views during the planning process have received responses to their concerns from the policy makers, making the communication network a two-way street.

To enhance the citizen involvement program, the goals and policies of the proposed plan were distributed to all citizens for their review and comments. Copies of the final plan and supporting documents will be available to the public for review. The availability of the final plan and supporting documents at City Hall will serve as a means of educating and informing the local citizenry about planned future actions and policies by the City of Yamhill. This will enable and provide for continued citizen involvement in the future.

LAND USE PLANNING

Findings

- Data inventories were prepared on the natural resources, man-made structures and utilities, developable lands, population and economic characteristics and projections to the year 2000 and are included as a part of the technical atlas.
- Land requirements were projected and facilities and services capability to meet future growth needs were analyzed.
- The plan and urban growth boundary were established based on the above information, citizen input and governmental coordination.

Goal

1. To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of the land and to assure an adequate factual base for such decisions and actions.

Policy

1. The City shall review the Comprehensive Land Use Plan and all supporting documents at least every five years to ensure that a factual basis for planning decisions is maintained. All plan reviews shall be undertaken consistent with the Statewide Citizen Involvement Goal and with the City's Citizen Involvement Program.



NATURAL RESOURCES

AGRICULTURAL LANDS

Within the city limits of Yamhill there are about 67 acres devoted to agriculture. This represents 25% of the total land area in the City. All 67 acres are composed of SCS Agricultural Capability Classes I, II, or III soils.

The buildable agricultural lands have been determined to be necessary for the future urbanization of the City to the year 2000. Until such time as these lands are needed, agriculture shall serve as an interim land use within the planning area. However, much of the agricultural lands lie within the floodplain of those creeks which run through the City. The lands display generally marshy conditions during the wet winter months. For this reason most of the City's agricultural land shows severe building limitations because of soil characteristics and flood hazard.

Findings

- Within Yamhill's municipal boundaries there are approximately 67 acres of land devoted to agricultural uses. This represents 25% of the City's land area.
- All 67 acres are SCS Agricultural Capability Class I, II, or III soils.
- The principal farm crops grown in the planning area are grains and nuts. Grazing lands also make up a significant share of the agricultural activity in the area.

Goals

1. To provide for a timely, orderly, economic development of agricultural lands to urban uses.
2. To preserve agricultural lands until needed for development.

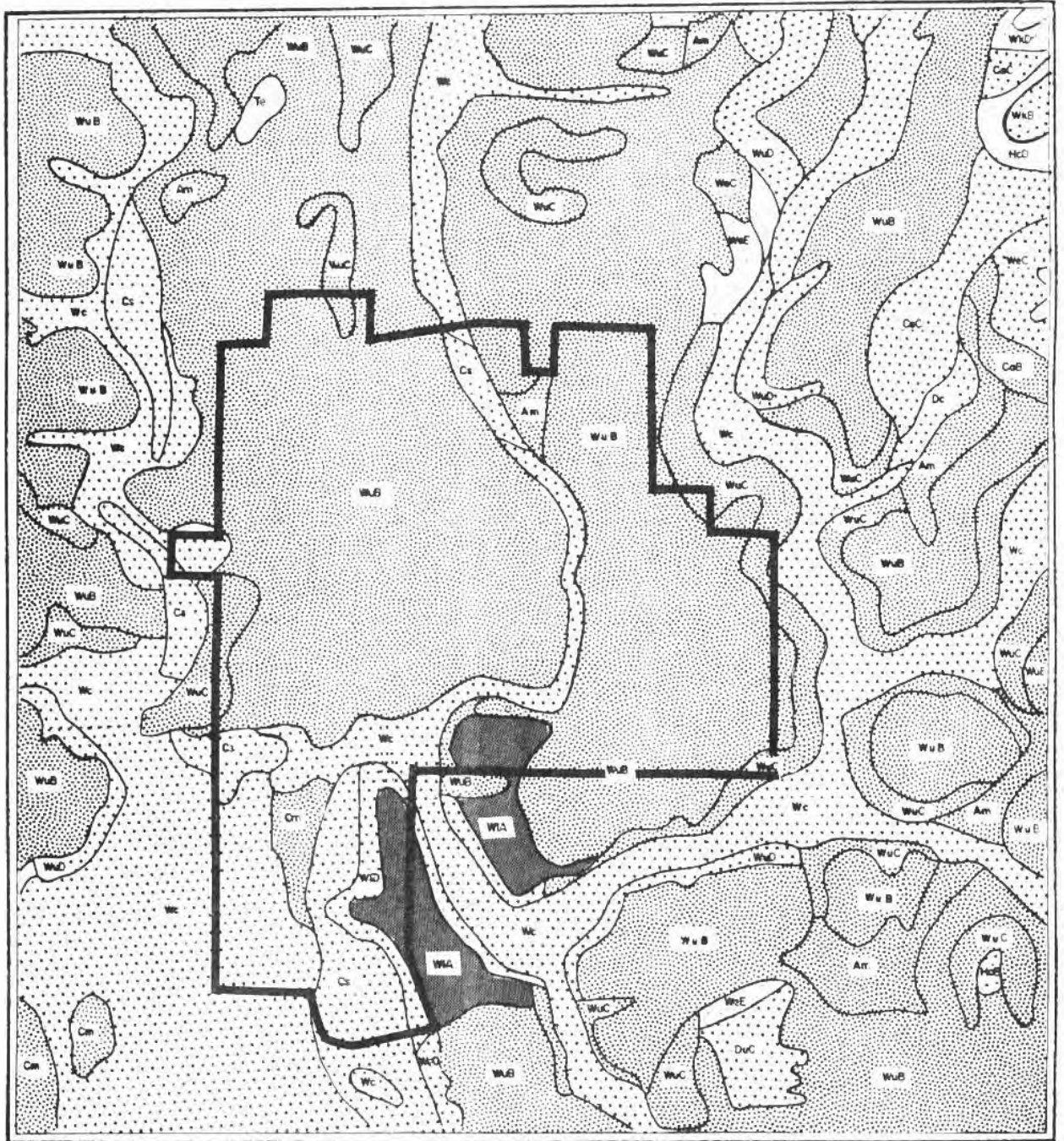
Policies

1. The City shall allow for an agricultural holding zone until agricultural lands are needed for urban uses.
2. The City shall encourage Yamhill County to restrict commercial and residential development outside the Yamhill Urban Growth Boundary.
3. Any external offsite costs generated by a developer as determined by the Council upon Planning Commission recommendation shall be mitigated to the extent as determined by the governing bodies. These costs shall include but not be limited to sewer and water line improvements, street improvement, and storm drainage improvements.
4. All developments shall be analyzed for both long term and short term impacts to the City. Negative impacts shall be mitigated by whatever action determined to be necessary by the City Council upon recommendation of the Planning Commission.

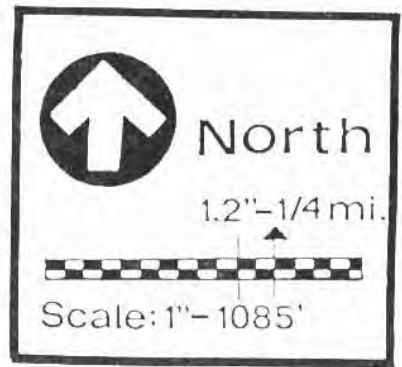
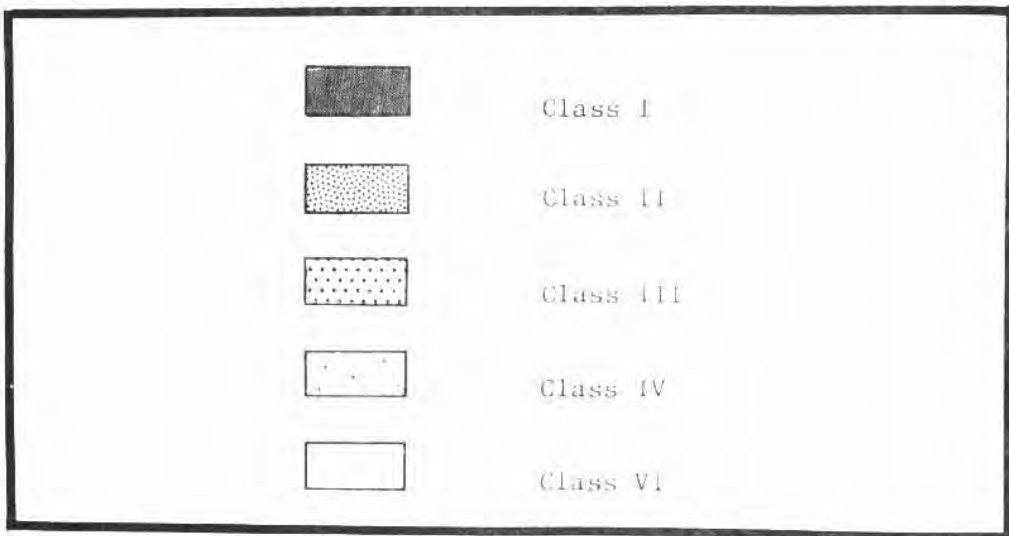
FOREST LANDS

There are no forest lands in the City of Yamhill or its immediate environs. The only significant stand of trees within the planning area are found in the city park. Trees and brush line the Yamhill Creek running through the southwest panhandle of the City. There are also two large clusters of oak trees located along the eastern city boundary.

Because of the absence of forest lands within the planning area, the Planning Commission and Citizen Advisory Committee chose not to develop goals and policies for this element at this time.



YAMHILL SOILS



MINERAL AND AGGREGATE RESOURCES

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

Since there is no existing quarrying or mining activity in the planning area, or an identified resource, the Planning Commission and the Citizen Advisory Committee have chosen not to develop goals for this element at this time.

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

Open Spaces and Scenic Views

There are areas within the City of Yamhill which are desirable to preserve as open spaces. The most notable of these are the agricultural and undeveloped lands in the southwestern portion of the City. However, it should be noted that as a rural community, Yamhill is surrounded by scenic farm land and open spaces which lend an overall pastoral setting to the City.

Findings

- Within the Community are found significant areas of floodway and flood fringe which offer open space potential. These areas make possible a wide range of uses and functions for land that is normally considered impractical and unwise for urban development. For example, when left in a natural state such areas can be a visual asset to the City. They can serve as a wildlife refuge for fish, birds and small animals. They can provide recreational opportunities such as bicycle and hiking paths; and they can serve as an open space buffer between areas of urban settlement.
- Other existing uses which provide open space in Yamhill include schools, vacant lots, and the city park. Scenic views are offered by the number of historic structures in the Community and by the Coast Range mountains to the west of the City.
- Yamhill was first platted in 1889 and incorporated as a City in 1891. Settlement of the area had occurred some 40 years before this when the first business establishment appeared around 1858.
- Within Yamhill, there are four buildings listed in the Statewide Inventory of Historic Sites and Buildings. These are the John Marian Bunn House, the Lee Laughlin House, the United Methodist Church, and the Yamhill Christian Church. Both the Bunn House and the Laughlin House have been nominated for inclusion on the National Historic Site Register.

Goal

1. To conserve open spaces and preserve natural and cultural resources.

Policies

1. The City shall establish and abide by a policy to protect the significance of cultural resources that have been identified.
2. The City shall investigate funding sources applicable for restoration.
3. The City shall ensure that, as development occurs, appropriate and suitable land will be retained in permanent open space.

4. Yamhill's designated historic sites shall be protected, promoted and enhanced as important community cultural resources.
5. Yamhill's inventory of historic resources shall be periodically updated to include any additional sites or qualifying structures.
6. Special incentive programs for restoration and preservation shall be investigated and applied.

FISH AND WILDLIFE RESOURCES

There are no major fish and wildlife habitats or resources in the planning area. Therefore the Planning Commission and the Citizen Advisory Committee have decided not to develop specific goals and policies for this element at this time.

Within the plan review process, it was decided that when and if wildlife resources became an important element in the community, then goals and policies would be developed.

AIR RESOURCES

Yamhill far exceeds the air quality standards set by D.E.Q. and there exists very slight potential that air pollution would pose a problem within the planning area. Therefore the Planning Commission and the Citizen Advisory Committee have decided not to develop goal and policy statements for this element. The bodies felt that through existing laws, the community was already coordinating with D.E.Q. to protect its air resources.

It was decided to reconsider the importance of air resources during plan review-update process and if necessary develop goals and policies at that time.

NATURAL HAZARDS

The only indentifiable natural hazards found in the Yamhill area are due to flooding, soil hazards, and steep slopes. Approximately 20 percent of the planning area is subject to some form of natural hazard. Although some of these areas are presently developed, agriculture and open space are the primary uses of the land. All of this land area has severe building limitations and should be extensively evaluated to adequately plan for future growth.

Flood Plains

Approximately 15 percent of Yamhill's land area lies within an identified flood hazard area. Most of this is in agricultural or open space use at the present time. Any use of flood hazard areas should be carefully evaluated before future development is allowed to occur.

Findings

- There are approximately 55 acres of identified flood plain within the Yamhill Urban Growth Boundary.
- Extensive areas of 100 year flood plain exist adjacent to the Urban Growth Boundary.

Goals

1. To minimize danger to public safety and welfare from flooding and improve the general welfare by reducing economic loss due to interruption of business and industry, or damage to homes and other properties.
2. To minimize damage to public facilities and utilities such as water, electric, telephone, and sewer lines, and streets and bridges located in areas of specific flood hazard.
3. To help maintain a stable tax base by providing for the sound use and development of areas of specific flood hazard so as to minimize future flood blight areas.
4. To minimize expenditure of public money required for costly flood control and allotment programs.

Policies

1. The City shall restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities.

2. The City shall designate areas of recognized flood hazard on the plan map.
3. The City shall recognize and incorporate additional flood data as it becomes available.
4. The City shall initiate a high water watch to document and record high water levels within the flood hazard area.
5. The City shall make information regarding flood hazard available to the public to ensure that those who consider occupying areas of potential or existing flood hazard have access to appropriate information and assume responsibility for their actions.
6. The City shall require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage at the time of initial construction.
7. The City shall ensure that public utilities be protected from flood hazard at the time of initial construction, including sewer and water lines.
8. The City shall control the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters.
9. The City shall control filling, grading, dredging, and any other development which may increase flood damage.
10. The City shall prevent or regulate the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards in other areas.
11. The City shall develop appropriate zoning and subdivision ordinances as a way to guide development within the flood plain. The City shall encourage expansion into areas not affected by the flood plain hazard.

Soil Hazards

Of the eight soil types present within the Yamhill Planning area, three soils, occupying approximately 77% of the land, are in the category of "slight building limitations." These soils present little or no problems for residential development. Of the remaining five soil types, two soils, occupying about 8% of the land, are in the "moderate" category and three soils, occupying 15% of the land, are in the "severe" category.

Soil characteristics which severely limit building on approximately 15% of the Yamhill land area include flooding hazard; seasonal high water table; high shrink-swell potential in subsoil; low shear strength; and poor drainage.

Goal

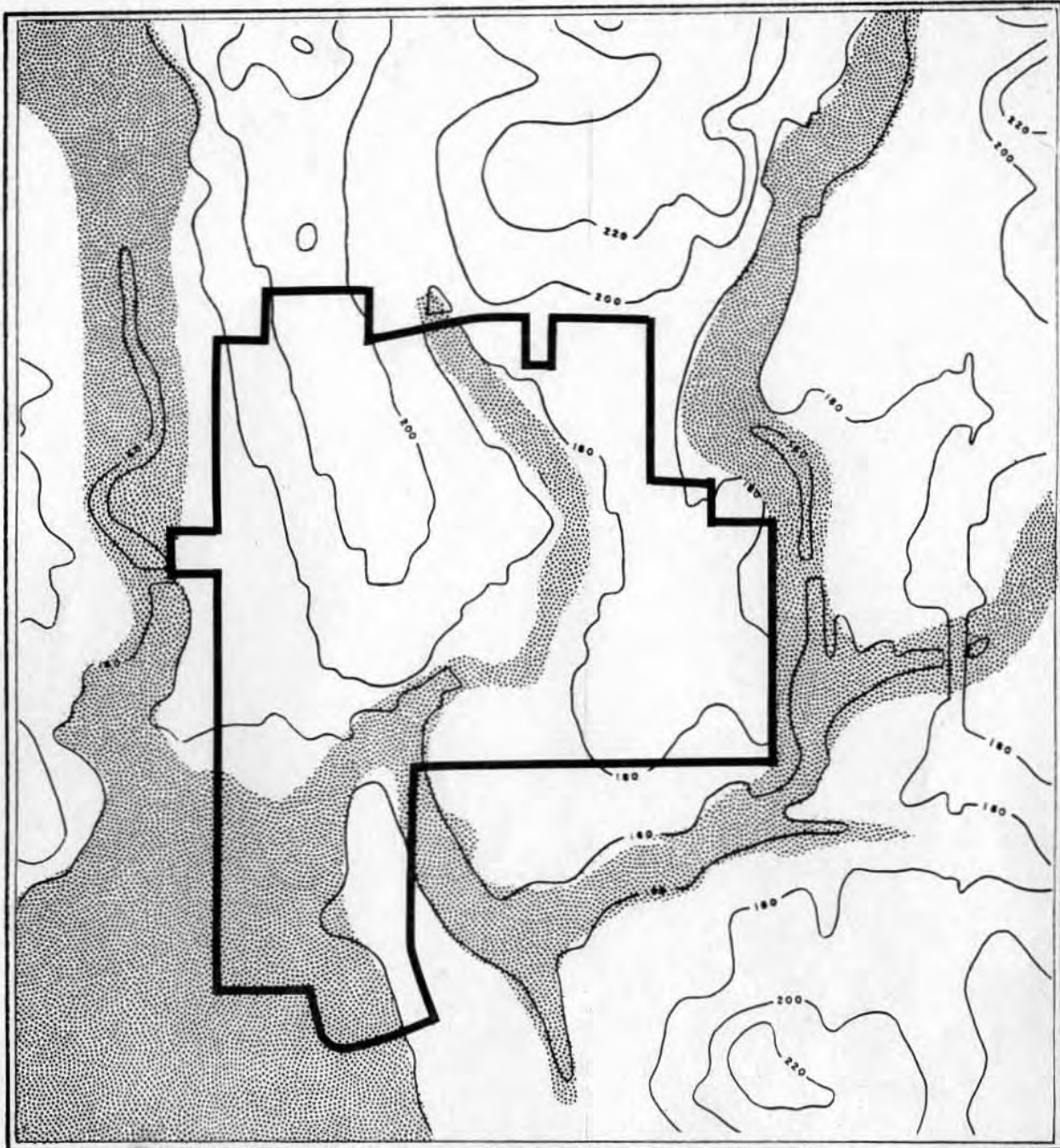
1. To recognize areas of soil hazard and require uses vulnerable to soil hazard to be protected from future damage at the time of initial construction.

Policies

1. The City shall designate areas of recognized soil hazard on the plan map.
2. The City shall make information regarding soil hazards available to the public to ensure that those who consider occupying areas of potential or existing hazard have access to appropriate information and assume responsibility for their actions.
3. The City shall request assistance and comment from appropriate agencies in evaluating development in areas of known soil hazard.
4. Through assistance from appropriate agencies, the City shall assure that criteria for building in soil hazard areas is met. Special consideration shall be given to Chapter 29 of the Uniform Building Code.

These criteria include but are not limited to: adequate foundation plans; adequate drainage, erosion and sedimentation plans; adequate road and sidewalk construction; and adequate protection for utilities, including sewer and water lines.

5. The City shall ensure that building plans of large structures in areas of know hazard, including industrial and commercial structures, bear the stamp of an engineer, registered in the State of Oregon, and his statement that foundation plans are adequate for the soil conditions on the site.
6. The City shall ensure that public utilities and services be protected from soil hazard at the time of initial construction, including sewer and water lines.



YAMHILL TOPOGRAPHY



FLOOD HAZARD AREA (100 yr. flood plain line)

Contour lines measured in feet above sea level

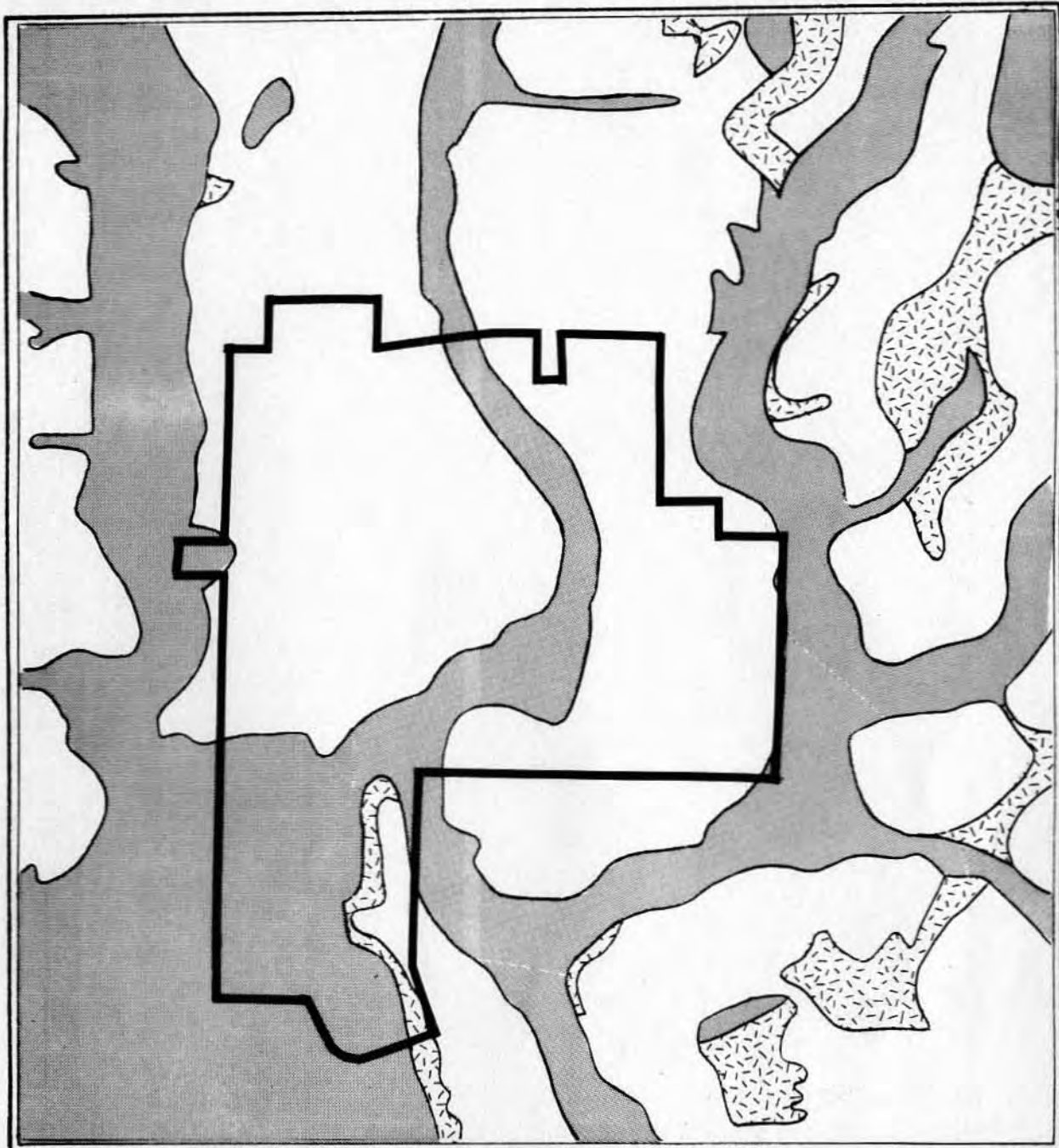


North

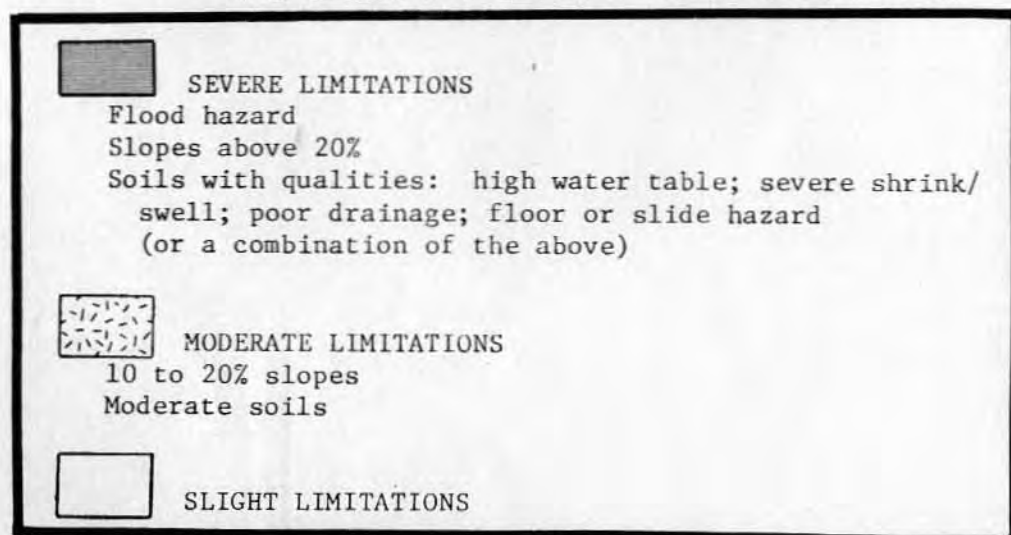
1.2"-1/4 mi.



Scale: 1"-1085'



YAMHILL BUILDING LIMITATIONS



Steep Slopes

The steepest slopes in Yamhill are found along Third St. across from the City park. These slopes are in the 12-20% range. Steep slopes, while not necessarily a hazard themselves, are a factor to be considered when combined with soil characteristics.

Steep slopes in Yamhill because of their very limited area and associated soil characteristics are negligible hazard. Because of this the Planning Commission and Citizen Advisory Committee have chosen not to develop goal and policy statements for this element.

RECREATION

Yamhill recognizes the importance of places for recreation for the community's well being both in the variety of parks available, and in the open space possibilities within the City. It is the City's intent to continue to maintain a balance between work, living and play spaces.

Findings

- Yamhill currently has one city park. This 5-acre park contains picnicking and playground facilities, as well as a kitchen area and restrooms. Athletic fields at the elementary and high schools are also available for use by the general public.
- There are no county or state parks in the immediate vicinity of Yamhill. Menefee Park is a 1.08 acre county-owned park located 8.7 miles northwest of the City. Haskins Creek Park (1-2 acres), which is maintained by the McMinnville Water and Light Co., is located approximately 10 miles east of the City. Bald Peak State Park (26 acres) lies about 10 miles northeast of the Community.
- According to standards released by the Parks and Recreation Branch of the Oregon Department of Transportation, a city-wide park should be 2½ acres per 1,000 people. With an estimated 1977 population of 615, Yamhill easily meets this standard. In addition, the existing city park is large enough to meet the needs of the City's projected population to the year 2000.
- The existing City park has no open space for sports events and receives very little use outside the summer months. The park is in need of general upkeep and maintenance.
- The City lacks adequate recreational facilities for all age groups. An organized summer recreation program has been identified as a particular need.

Goal

1. To provide adequate parkland, recreational opportunities and facilities for the citizens of Yamhill and its visitors.

Policies

1. The City shall provide support to maintain, upgrade, and expand park facilities, programs, and opportunities as the need arises consistent with the fiscal responsibilities and policies of the City.



COMMUNITY RESOURCES

2. The City shall investigate appropriate funding alternatives and other suitable recreation programs and alternatives. These shall include:
 - (a) Investigation of outside funding sources including state, federal, and private funding;
 - (b) Local measures, including bonding and special tax levies; and
 - (c) Subdivision ordinance provisions requiring developers to set aside adequate park space or donating commensurate funds in lieu of for recreational purposes.
3. The City shall support and recognize the future overall recreational needs of Yamhill County, and when necessary, support the County's future recreation planning and development.
4. The City and school district shall continue to encourage the appropriate cooperative use of district-owned recreational facilities.
5. Bicycle and pedestrian ways shall be examined and where appropriate, recognized as potential recreation and transportation opportunities for both Yamhill's citizens and the City's visitors.
6. The City shall encourage the establishment of the Chamber of Commerce Park Commission.

ECONOMY OF THE CITY

Historically, Yamhill has served as a retail and service center supplying goods and services for those living and working in the surrounding area. Agriculture and the lumber industry have always dominated the economy of this area. However, the Community's economy has been, and now is, largely concentrated in retail trade and services.

Findings

- A recent inventory of business establishments in the City revealed that nearly half are in the retail sector while about one-fourth are in the service sector. Other industrial sectors (according to Standard Industrial Classification Codes) represented by business establishments are transportation-communication, and finance-insurance-real estate. There are no manufacturing or wholesale trade businesses in the City.
- The service sector employs the largest number of persons working in Yamhill. About two-thirds of the City's work force is employed within this industrial category. This situation is attributable to the two schools which are the largest employers in Yamhill. The Union High School and Yamhill Elementary School each employ about 48 persons.
- More than half of the community's principal wage earners work outside the City. About 23 percent work in McMinnville, 8 percent in nearby Carlton and 23 percent in other areas. Approximately 46 percent of the principal wage earners are actually employed in the City of Yamhill.
- According to a Mid-Willamette COG survey conducted in 1976, the median family income was \$10,188. This figure ranked well below both the county and state median family incomes, which were \$12,872. and \$13,750. respectively.
- Yamhill has no basic industries that produce goods or services for export out of the immediate area. The local economy consists strictly of non-basic support activities necessary to service those engaged in the region's basic industries.

Goal

1. To provide for the needs of existing industries, encourage desired economic growth, develop a stable community-based economy, and provide for greater employment opportunities for Yamhill's citizens.

Policies

1. The City shall encourage the type of industrial development that contributes substantially to the community's economy by assuring revenues and wages generated will be recycled through the local economy.
2. The City shall encourage industry that will raise the wage scale in the community.

3. The City shall encourage industry that would offer employment to, and create a balance between, a broad range of workers, including professional, skilled and unskilled labor.
4. The City shall encourage industry that provides training opportunities in skills that can be transferred to other job categories and opportunities.
5. The City shall encourage industry that would pay its fair share for services required for its establishment and maintenance.
6. The City shall encourage industry and/or economic activity that will not drain the energy resources of the area. Energy efficient, and conservation measures that shall be promoted, include, but are not limited to the following:
 - (a) Efficient building, manufacturing, and heating practices.
 - (b) Co-generation systems, including the burning of wastes.
 - (c) Utilization of new and alternative systems.
7. The City shall encourage industrial development that is non-polluting.
8. The City shall encourage a strategy of economic development that will:
 - (a) Efficiently utilize and develop existing resources.
 - (b) Encourage further development and expansion of existing facilities and industries, and/or economic activity.
 - (c) Identify local, state, and federal resources to assist in the economic and industrial expansion desired in Yamhill.
 - (d) Identify and correct problems that discourage desired economic growth.
 - (e) Identify and promote industry and/or economic activity that will be compatible with, enhance and maintain Yamhill's small town character, quality of life and identify.
9. Future industrial growth found to be incompatible with residential use shall be directed away from existing or proposed areas of residential development. These industries shall be sited in concentrated areas sufficiently buffered from adjacent uses to prevent conflict.
10. An industrial facility proposal shall be evaluated to consider the social, environmental, and economic impacts to the City and surrounding area before being approved.
11. Area for future industrial expansion shall be designated on the Plan map.

HOUSING

One of the major concerns of the City is to allow the opportunity for the provisions of an adequate choice of housing for both its present and future residents. With the rapidly accelerating costs in the housing market, it is the City's intent to provide the opportunity for the development of a wide range of housing types.

Findings

- A recent land use survey revealed that there are 246 housing units in the City of Yamhill. Of these, 206 are single-family dwelling units, 25 are mobile homes and 15 are multi-family units. Multi-family structures in the City include three duplexes and three triplexes, two of which have been converted from older single-family structures. This same survey revealed only three vacant dwelling units among the City's housing stock, yielding a very low vacancy rate of 1.2 percent. This figure indicates a severe limitation in housing choices among residents of the City.
- Yamhill's housing stock has increased by about 27 percent since 1970, the majority of new housing added during this period has been single family units.
- Mobile home placements have accounted for 38 percent of the new housing stock since 1970.
- Multi-family units have declined significantly since this period. Vacancy rates have shown no appreciable difference in the past eight years.
- Overall housing conditions in Yamhill are good. About 64.5 percent of the housing stock is in excellent to good condition, 29 percent in fair condition, 3.4 percent in poor condition, and 2.5 percent in critical condition.
- Based upon a population projection of 879 by the year 2000, it is estimated that an additional 108 dwelling units will be needed in Yamhill.

Goals

1. To develop an opportunity for housing development to meet the needs of all those requiring housing at the lowest possible cost, and with the highest possible standards.
2. To recognize mobile home units as a potential source of housing supply.

Policies

1. An opportunity for a mixture of housing types and densities to occur shall be provided throughout the City.
2. The maintenance, rehabilitation, and conservation of the existing housing supply shall be encouraged.

3. The use of new and innovative design and development techniques shall be provided for.
4. New developments shall be permitted only when all urban services become available. These services shall include: public water and sewers, electric power, solid waste collection, streets, parks and schools, and adequate police and fire protection.
5. ~~Provided~~ that design standards that allow mobile homes to blend into single-family neighborhoods are followed, mobile homes meeting all building codes and placed on permanent foundations shall be treated as single-family units.
6. The City shall recognize mobile home parks as a service of housing supply and shall adopt standards for mobile home parks.

WATER RESOURCES

Surface water in and around Yamhill is fairly plentiful. Although the area lacks the necessary geologic formations to produce large ground water supplies, surface water is plentiful. In the vicinity of the planning area are found the North Yamhill River and its tributaries, Salt Creek, Turner Creek and Yamhill Creek.

The impoundment on Turner Creek has recently been improved by the construction of a 10 acre foot reservoir located approximately 3/4 mile upstream from the present point of diversion. This improvement and a new water treatment facility will allow Yamhill to meet its projected needs to the year 2000.

Findings

- A survey of surrounding geological formations reveals that there are no major water bearing aquifers upon which the City could rely for supply. Therefore water resource potential for municipal or industrial use is limited to surface water development.
- Surface water resources include the North Yamhill River and its tributaries, Salt Creek, Turner Creek and Yamhill Creek.
- The recent improvements on the Turner Creek impoundment will allow the City to meet its projected demands to the year 2000.
- The North Yamhill River provides scenic and recreational opportunities.
- The flow of the North Yamhill River is highly variable. The average summer flow is 3.8 c.f.s. A record high of 9,350 c.f.s. was posted during the flood of 1955.

Goals

1. To protect Yamhill's water quality by compliance with state and federal water quality standards.
2. To protect surface and groundwater resources from damage by commercial, residential and industrial development.

PUBLIC FACILITIES AND SERVICES

The orderly and cost efficient service of public facilities and services to present and future residents of Yamhill is a high priority of the City. The City is serviced by public water, sewer, and a limited storm drainage system. Other public facilities and services that have been identified as necessary to promote the health, safety, and general welfare of the community are: educational facilities, solid waste disposal, fire protection, police protection, medical services, city government, social and cultural services, communications, electrical power, and street construction and maintenance.

Education

Educational services for the City of Yamhill are provided by the Yamhill School District and the Yamhill-Carlton School District. The first operates Yamhill Elementary School and the second manages Yamhill-Carlton Union High School.

Solid Waste

Yamhill's solid waste is presently transported by truck to the Whiteson landfill site 6 miles south of McMinnville. The landfill is County owned but operated by a private franchise. The landfill site is very near capacity and a new site will be needed by 1981. Approximately 4 tons of refuse, generated from urban uses in the planning area, are transported to the landfill site each week.

Proposals presented within the Chemeketa Regional Solid Waste Management Program do not envision a dumping site within the near vicinity of Carlton or Yamhill. Therefore, present plans indicate that the City will continue to depend on commercial garbage haulers for their solid waste removal.

Water Supply System

The City of Yamhill is nearing completion of a water system improvement project that will serve a population of 1,182 residents. A new dam, a 700,000 gallon per day water treatment plant, and a 35 acre-foot reservoir are being constructed. These improvements complement the existing intake dam on Turner Creek, and the 500,000 gallon storage reservoir. A ten-inch asbestos/cement line connects the reservoir to the distribution system.

The water system is designed to serve approximately 1,182 persons. This is well beyond the City's estimated year 2000 population, but below the service area's projected population of 1,360 persons. Construction of the new dam, storage reservoir and treatment plant have already begun. Completion is expected by early 1979.

Public Sewer System

The City of Yamhill operates a secondary treatment facility that was built in 1964. The plant has a treatment capacity of 100,000 gallons per day. The system experiences severe infiltration problems in the winter months. The City has recently constructed an expanded sewage lagoon which provides a longer detention period for treated effluent. In addition, a new chlorination contact chamber and facilities for spray irrigation of stored effluent have also been constructed. With completion of these improvements, Yamhill's sewer system should easily handle projected local increases to the year 2000.

Storm Drainage

Yamhill does not have to have an overall City storm drainage system. Drainage facilities exist for a small two-block section in the west end of the City. The remainder of the City relies on surface drainage. Open swales along residential streets collect much of this drainage.

Fire Protection

The Yamhill Rural Fire District provides fire protection for the City of Yamhill. The fire district encompasses an area of about 59 square miles. Presently there is a fire chief and 30 volunteer firemen in the district. Equipment consists of three pumpers, two tankers, and two brush fire rigs.

The City of Yamhill and the Rural Fire District each pays a proportionate share of fire protection expenses. The City pays one-third and the R.F.D. pays two-thirds. The City owns one of the pumpers while the R.F.D. owns the remainder of the equipment.

Yamhill Currently has a fire rating of 7. One reason for this high rating is the varying sizes of water mains in the City's water system. Water pressure ranges from 75 to 90 pounds/square inch, depending on the diameter of the water main. The district is presently experiencing no problems in providing adequate fire protection for the community. Approximately 30 to 50 alarms are responded to each year.

Police Protection

Yamhill employs two full-time police officers who provide 24 hour police protection. The City contracts with Yamhill County for use of the County jail facility. The City's equipment consists of one patrol vehicle.

Medical Services

Presently, there are two doctors providing medical services in the City. These are naturopathic physicians who practice non-conventional medical techniques. Newberg Community Hospital and McMinnville Community Hospital are the nearest medical facilities and there are numerous physicians in both cities. There also is a County Health Department which offers a number of health services to the County residents.

City Government

Yamhill has an elected mayor - council form of government. There are four members on the Council. A seven member Planning Commission is appointed by the Council. The responsibilities of the Planning Commission include the approval of land use applications consistent with the existing charter and ordinances of the City; and service as an advisory body to the Council.

The City employs a staff of five persons for the following municipal services: a city recorder, 2 police officers, and 2 public works employees. In addition, there are currently 2 CETA employees working for the City.

Social and Cultural Services

Due to the close proximity to McMinnville, Newberg, and the Portland Metropolitan area, Yamhill residents are offered a wide range of social and cultural activities. Local organizations include the Yamhill Chamber of Commerce, Lions Club, Masonic Order, the Oddfellows, the Rebekahs, the Pythian Sisters and the Cub Scouts and Boy Scouts.

Communications

Continental Telephone Company provides telephone service to Yamhill. There is no breakdown of City statistics due to the large size of the exchange area.

The City has had a post office since 1858. There is no mail delivery service in the City at this time. All residents pick up their mail at post office boxes.

Other communication facilities available to Yamhill include newspapers published in surrounding towns and reception from several radio and television stations.

Street Construction and Maintenance

Street construction and maintenance are not budgeted through City funds; instead repairs are funded through state tax fund allotment. There is a need to identify other funding sources so that street construction and maintenance will keep pace with Yamhill's growth trends.

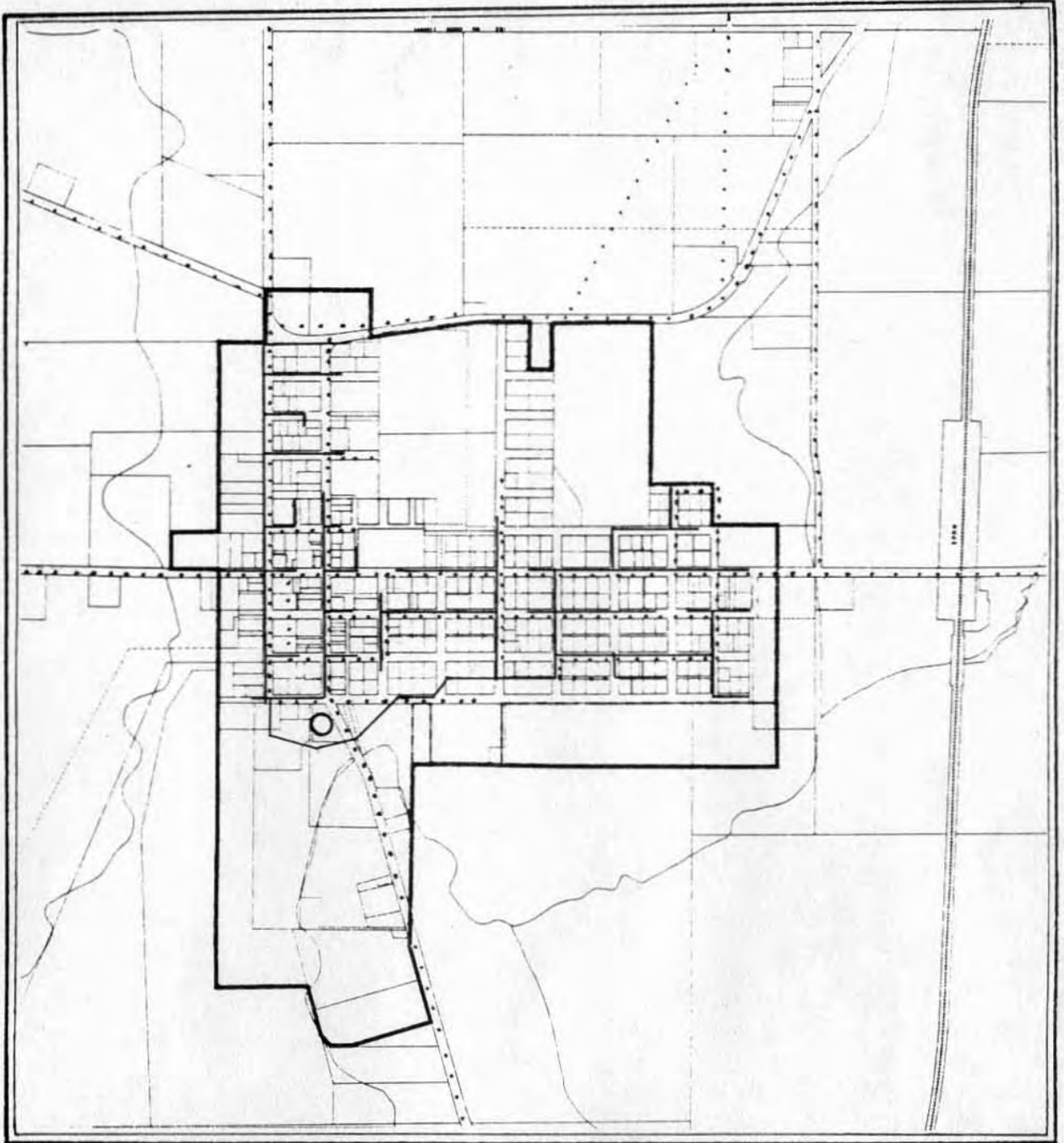
Goals

1. To develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for future development.
2. To achieve and maintain an orderly and efficient solid waste disposal system which will meet the needs of the community.

Policies

1. The City shall support the upgrading and maintenance of the sewer and water systems as vital elements to the continued well being of the community.
2. The City shall examine, identify and promote energy efficient and cost effective methods to provide and maintain public facilities and services. These include, but are not limited to the following: street, curb, and sidewalk construction; and provision of adequate drainage measures, both man-made and natural, to accommodate storm runoff.
3. The City shall ensure that adequate sedimentation, erosion control, and drainage measures are taken for all new buildings and development.
4. The City shall investigate and promote measures to improve and maintain a high standard of water quality within the domestic system.

- ✓ 5. The City shall coordinate the type, location, and delivery of public facilities and services in a manner that best supports the existing and proposed land use of the community.
- ✓ 6. Developable areas which are most easily served by public facilities and services shall be identified and promoted as priority development areas.
7. Transportation planning shall funnel major traffic flows away from residential neighborhoods.
8. The City, as the need arises, shall investigate and promote the use of funds in addition to state monies for the construction and maintenance of city streets and sidewalks.
- ✓ 9. A public facility and service should not be provided in a developable area unless there is provision for the coordinated development of all facilities and services applicable to the kind of development intended.
10. A high standard of police and fire protection shall be maintained and expanded as needed.
11. When in the best interest of the community, the City shall support and promote the use of county-wide social services. Particular attention shall be paid to the needs of the youth and the elderly.
12. The City shall coordinate efforts with the contracted disposal service to assure that the solid waste disposal needs in the community are being met in a most cost efficient and energy conserving manner.
13. The City shall promote recycling of solid waste materials.
14. The City shall encourage the Chemeketa Region Solid Waste Management Program to provide policy and implementation alternatives for an effective solid waste program.
15. The City shall encourage the County and the Chemeketa Solid Waste Region to coordinate with, and inform the City of all solid waste management decisions relative to the community.



YAMHILL SEWER and WATER

- Water Lines
- Sewage Lines
- Sewage Lagoon



North

1.2" = 1/4 mi.



Scale: 1" = 1085'

TRANSPORTATION

Travel in Yamhill is primarily by automobile; consequently the greatest community demand in regards to transportation is for maintenance and improvement of the City's street network.

However, provisions for other forms of transportation means are important to meet the overall transportation requirements of the City. Therefore, the City sees a need to assure that special requirements of rail transportation, mass transit, the transportation disabled, and bicycle and pedestrian transportation are met.

Findings

- The automobile constitutes the primary mode of travel in Yamhill.
- Highway 47 (Maple Street) is the City's most heavily traveled road.
- Pedestrian sidewalks exist along only a few major streets in the City.
- There are presently no bicycle paths in the City.
- Major traffic problems which have been identified are as follows:
 - (a) On-street parking too close to intersections poses a traffic hazard;
 - (b) The loading and unloading of commercial vehicles from City streets poses a traffic hazard;
 - (c) Off-street parking to accommodate anticipated future growth is a concern.
 - (d) The intersection of Highway 240 and Highway 47 and the intersection of First Street and Highway 47 create the most serious traffic hazards in Yamhill. Poor visibility, particularly when traveling in an easterly direction, is the main reason for hazardous driving conditions at both intersections.
- Traffic volumes have steadily increased on Yamhill's major roads between 1971 and 1976.
- The greatest City demand, in regards to transportation, is for continued maintenance and paving of City Streets.
- Approximately 5.6 miles of streets exist within the City. There are 12 north-south streets and 10 east-west streets in Yamhill. Approximately .2 mile (3-4%) of the streets are not paved.

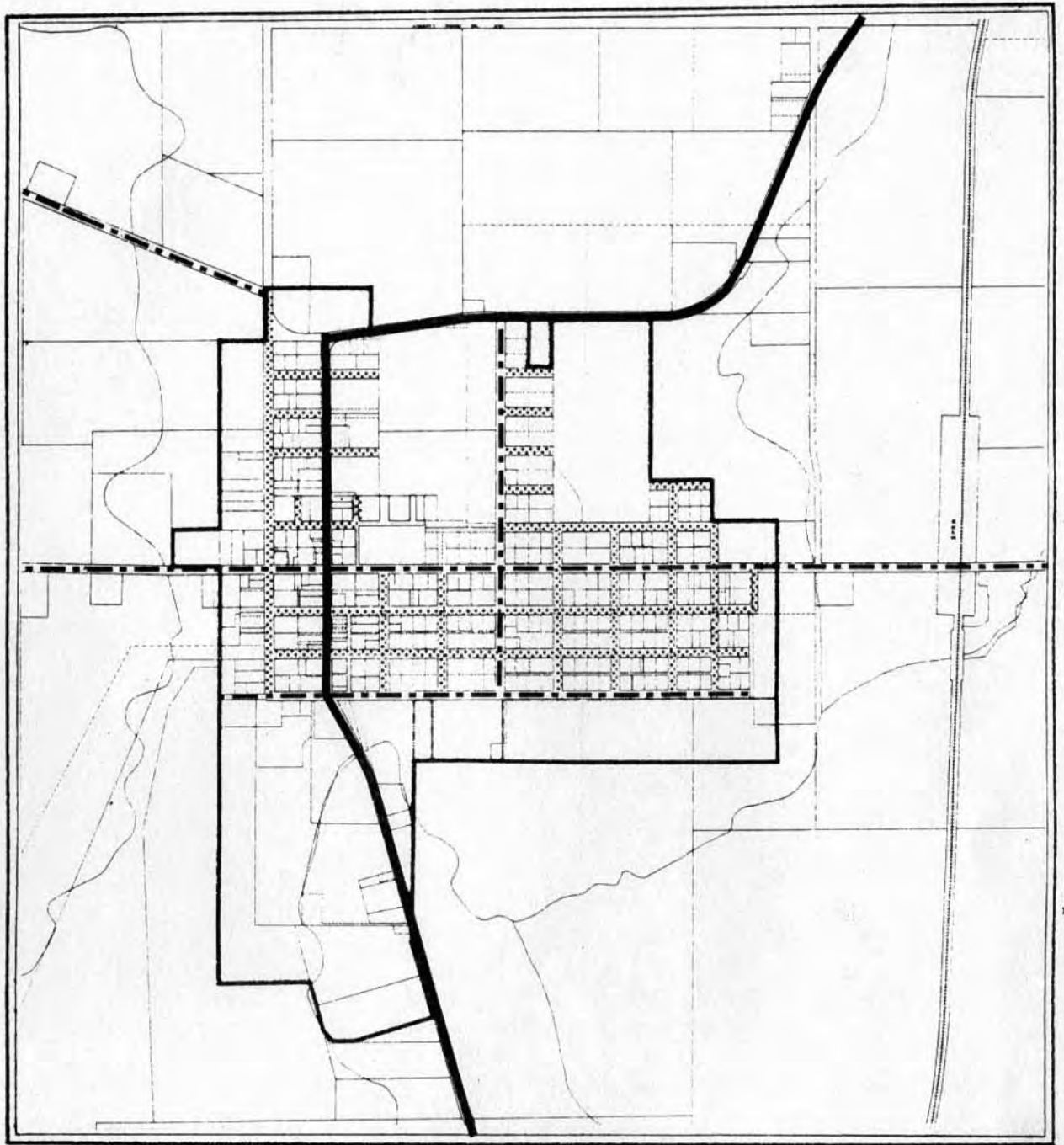
- Southern Pacific rail lines exist approximately 1,200 feet east of Yamhill's eastern city limits. The tracks intersect Highway 240 and are used only for freight traffic, and presently there are no observable trends or factors to change the situation.
- At the present time the Yamhill Council on Aging provides the only form of mass transportation available to Yamhill. The Council on Aging provides bus transportation for handicapped and senior citizens and all others desiring transportation on Tuesday and Friday.
- There are no designated bikeways within Yamhill. Bicyclists primarily utilize side streets.

Goals

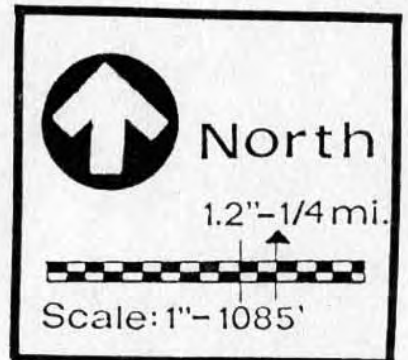
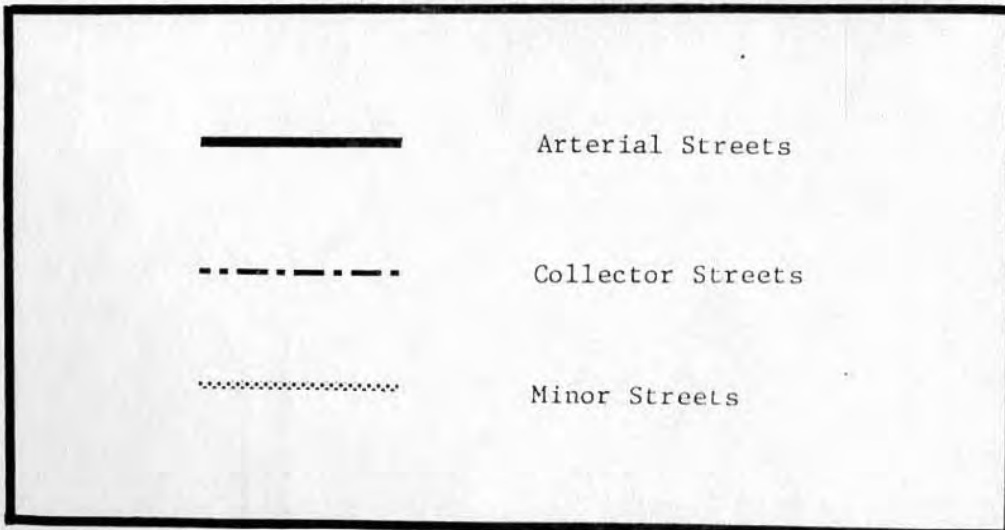
1. To provide the opportunity for a safe, convenient, aesthetic, and economic transportation system through a variety of transportation means.
2. To develop a bikepath plan for the City of Yamhill.

Policies

1. Transportation facilities shall be sited, designed, and constructed so as to minimize visual and environmental impacts on the natural and social features of the area.
2. Transportation facilities shall respect adjacent land uses and be designed to be an asset to an area rather than a restrictive feature.
3. Access control along highways can often provide the most cost-effective means of maintaining highway capacity, and should be implemented wherever feasible.
4. New direct access to arterials should be granted only after consideration is given to the land use and traffic patterns in the area of development, not just at the specific site. Frontage roads and access collection points shall be implemented wherever feasible.
5. Access control techniques shall be used to coordinate traffic and land use patterns, and to help minimize the negative impacts of growth. Area-wide needs supersede site specific needs.
6. Hazardous and inferior road sections and intersections shall be identified and recommendations shall be made for improvement through a systematic capital improvement program.
7. Automobile routes between residential areas and major activity centers shall be examined and recommendations shall be made for improvements.
8. To ensure a minimization of traffic flow, and to promote safety, the number of access points to arterials shall be kept to a minimum, the cluster development of commercial and industrial activities shall be encouraged and minimum setbacks will be established from the public right-of-way. Arterials shall be required for commercial and industrial uses.



YAMHILL TRANSPORTATION



9. The City's bikepath plan shall be coordinated with and connected to the Yamhill County Bikeway Plan.
10. When the scale of the development as determined by the City Council warrants additional amenities, bikepaths and pedestrian walks shall be provided along with other basic services.
11. When bikepaths are developed, they shall be separated from sidewalks. Provision of a sidewalk on one side of a street and a bikepath on the other side shall be considered.
12. When determined to be necessary by a majority of adjacent property owners, good quality sidewalks shall be installed on at least one side of all city streets. The priority area for sidewalk construction and maintenance shall be Main Street and Maple Street.
13. The City shall encourage the use of car pooling and other alternative forms of public mass transit.
14. Undeveloped lands near the urban growth boundary and near arterials should be designated as "Critical Transportation Corridors," and receive special consideration for the use of the various access control techniques. These lands have both the greatest need and the greatest potential for access control.
15. The City shall recognize and encourage the potential future uses of the railroad spur and adjacent land for transportation purposes. The county should recognize this as an area of mutual concern.
16. The City shall ensure that any expansion plans or design changes undertaken by the Oregon Department of Transportation regarding either Highway 47 or the east end of Highway 240 be compatible with the City's goals and policies for future growth.
17. The City shall encourage transportation improvements and actions which address the special needs of the low income, the handicapped, and senior citizens.

ENERGY

Electricity, heating oil, propane and wood are the principal fuel types supplying the energy needs for Yamhill. The City is not presently served by natural gas. With the exception of wood, these major fuels are imported into the County. Electricity is primarily generated from hydroelectric and thermal plants elsewhere in Oregon. Fuel oil comes from other parts of the United States and from foreign imports.

The City recognizes that rising costs of energy will affect the well-being of the community, and the importance of greater energy self sufficiency.

Findings

- For the period 1977 through 1997, total energy consumption in Oregon is expected to increase at an overall annual rate of 2.5% per year.
- Approximately 78% of the household energy budget goes toward space and water heating.
- All energy fuels, with the exception of wood, are imported into the City.
- The harnessing of solar radiation is a potential energy resource for the City.
- The demand for energy, and the costs to produce energy, are continually rising.

Goals

1. To conserve existing energy resources and develop alternative sources to ensure that an adequate future energy supply will be available to Yamhill's citizens at a reasonable cost.

Policies

1. The City shall request assistance from appropriate agencies, when necessary, to evaluate energy considerations for planned development. Resource agencies include but are not limited to: Yamhill County Department of Planning and Development Energy Office.
2. The City shall solicit support for and otherwise encourage the weatherization of existing structures to minimize health and economic impacts due to rising fuel prices.
3. The City shall encourage the siting, design and layout of structures which minimize the electrical and fossil fuel energy consumed by these structures.
4. The City shall, when feasible and practical, solicit support for renewable and indigenous energy sources including but not limited to wood, solar and wind.
5. The City shall encourage landscaping which provides summer shade to structures and paved areas, protection from winter winds, and access to solar radiation.

6. Special considerations shall be paid to avoiding landscape tree conflict with overhead lines, sewer lines and other utilities.
7. Power, telephone lines and other utilities should be encouraged to be established underground whenever possible.
8. Whenever possible, the City shall promote preservation of solar rights through encouragement of proper development planning.
9. The City shall encourage development which contains provisions for energy efficiency and/or retain options for future considerations to renewable sources of energy.
10. The City shall encourage new housing developments which provide for natural design opportunities, including but not limited to the use of solar energy, and natural drainage patterns.
11. The City shall encourage the use of innovative design and development techniques which will save energy in new residential, governmental and commercial structures.
12. The City shall, when determined to be necessary, request assistance to inventory and encourage local potential from natural, renewable and unique sources of energy. Special attention shall be paid to:
 - (a) Methane gas utilization from the Yamhill Sewage Treatment Plant;
 - (b) Utilization of wood fuel sources;
 - (c) Self-contained small scale energy systems;
 - (d) Resource agencies for information sharing and technical assistance, including but not limited to Oregon State University; Energy Department, Yamhill County Department of Planning and Development; Office of Appropriate Technology; and National Science Foundation.

LAND USE AND URBANIZATION

Yamhill's City limits presently serve as its adopted Urban Growth Boundary. At the time of its adoption on October 12, 1977, the findings of fact suggested that there was sufficient buildable lands within the city limits to accommodate the City's projected needs to the year 2000. However, an updated buildable lands inventory for the City of Yamhill indicates there may be insufficient land within the existing Urban Growth Boundary to meet projected land needs to the year 2000. The amount of buildable land available for Yamhill's future urban development is dependent upon a number of factors. One of the major uncertainties surrounding this issue is the future use of the 19-acre parcel presently owned by School District #16 and planned as a future elementary school site. This is the largest individual parcel inside the City lacking substantial building limitations due to soil characteristics or flood hazard potential.

Revised land use projections for residential, commercial and industrial uses indicate the need for as much as 28 acres of developable land by the year 2000. This figure does not take into account new streets and public facilities that will also be needed to accommodate future populations. In addition, the projected land use needs could be even greater depending upon such things as the housing density and types of commercial and industrial activities which occur in future years.

Including the school district's 19-acre parcel, the buildable lands inventory shows about 30 acres of undeveloped land are available for future urban development inside the City. This is just barely enough to accommodate the City's projected need. Should the school district carry out its plan to construct a new elementary school on its 19-acre parcel, there would only be 11 acres of buildable undeveloped land available for future land needs. Even if existing oversized residential lots were partitioned to make additional land available, it is estimated that the City would fall well short of its projected land needs. Thus, there is a demonstrated need to expand the existing urban growth boundary. Land included within the urban growth boundary will be considered for annexation into the City.

Assuming the need for 28 acres of buildable land by the year 2000 and an available supply of only 11 acres. The city has decided to expand its Urban Growth Boundary by 18.5 acres. The area chosen for expansion is directly south of the city adjacent on both sides of the existing City Park. It is indicated on the following map.

The Urban Growth expansion area has the following characteristics.

1. The area consists of 18.5 acres on three separate tax lots.
2. Of the 18.5 acres only .1 acre has severe building limitations due to soil characteristics. The remaining acreage shows only slight limitations for building construction.
3. 15.5 acres of the area are in Class II soils; 1.9 acres are in Class I soils; and .1 acre is in Class III soils.

4. The area slopes gently to the southwest and would be serviceable by gravity sewers.
5. The entire area is currently used for intensive agriculture. There is one housing unit in this urban growth area.
6. The County Comprehensive Plan map designates this area for Very Low Density Residential (VLDR). It is zoned Exclusive Farm Use with a 40 acre minimum lot size (EF-40).
7. The area is included in the County's agricultural exceptions process and has been recommended for future rural residential development.

Findings

- Of the 269.92 acres within the planning area, approximately 73.17 acres have severe limitations for building due to soil characteristics, steep slopes and flood hazard.
- Existing land use data show there is a total of 85.87 acres of vacant and agricultural land in the planning area. Excluding lands which have severe building limitations, there are about 30.22 acres potentially available for future development.
- 19 acres of the 30.22 acres potentially available for future development have been purchased by School District 16 leaving 11.22 acres of potentially available land.
- Of the 74.18 acres which are classified as residential on the existing land use map, approximately 10 acres could be used for future development due to oversized and underdeveloped lots. This is contingent upon the willingness of property owners to partition their property to permit additional homesites.
- Based upon land use projections to the year 2000, it is estimated that Yamhill will need an additional 4.75 acres of industrial land and .79 acres of commercial land.
- Land use projections for residential, commercial and industrial uses point to the need for as much as 27.84 acres of developable land by the year 2000.
- There is a demonstrated need to expand the City's urban growth boundary.

Goal

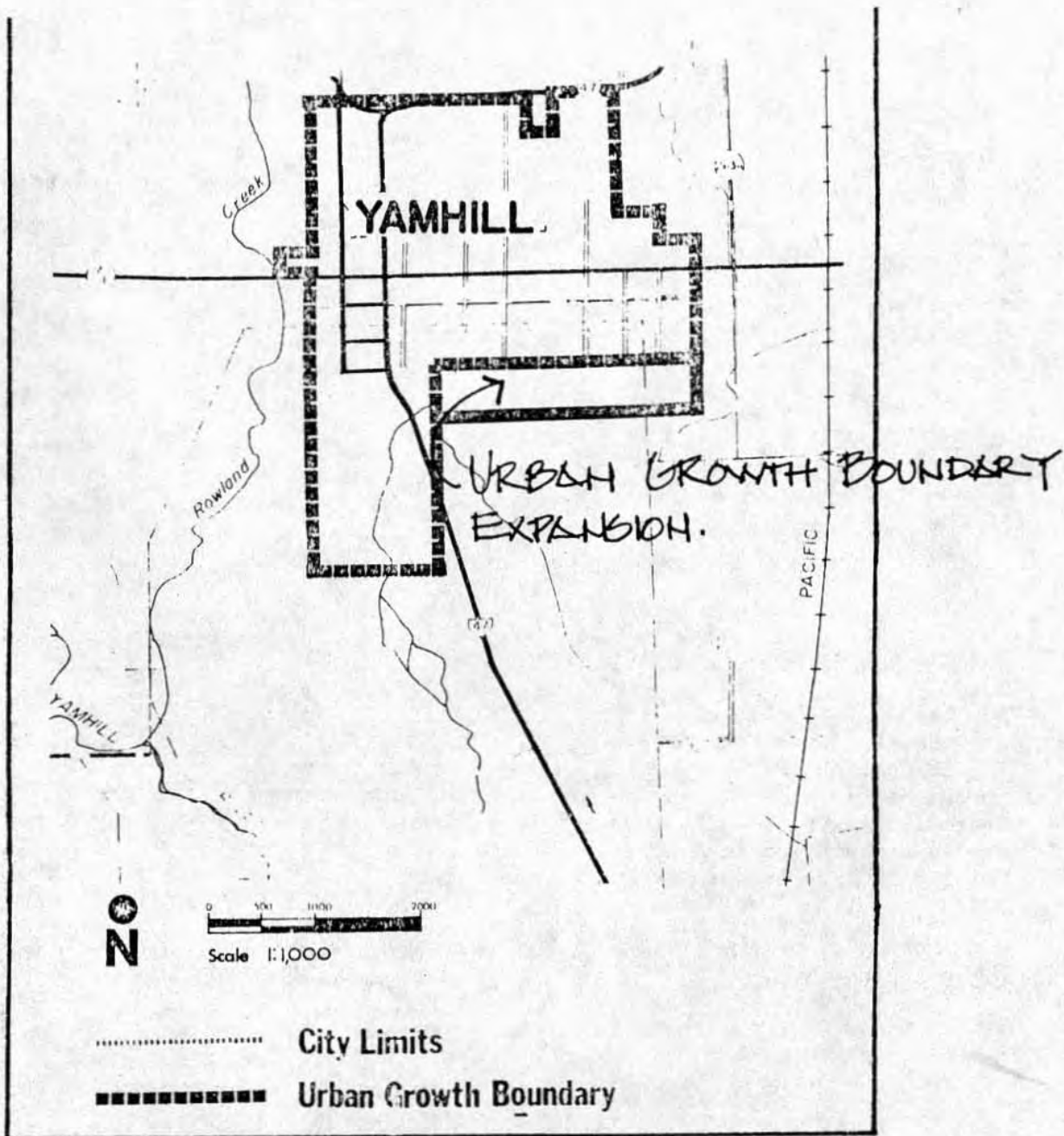
1. To provide for an orderly and efficient transition from rural to urban land use.

Policies

1. The City shall define a growth policy consistent with revised population projections and expectations and identify possible future development areas on the plan map.

2. The City shall encourage the availability of sufficient land for various urban uses to ensure choices in the market place.
3. The City shall encourage the utilization of existing platted residential lots outside of the flood prone area as a means to infill within the City limits.
4. The City shall recognize the existence of forces that result in unforeseen population changes. If such circumstances occur, the City shall undertake adequate measures to meet the demand for urbanizable land consistent with the goals and policies adopted for urbanization.
5. The City shall ensure that maintenance and acquisition of public properties will be consistent with general public need and benefit. Special attention shall be paid to the maintenance and general upkeep of existing City properties.
6. Local land use controls and ordinances should be mutually supporting, adopted, and enforced to integrate the type, timing, and location of public facilities and services in a manner that accommodates increases in public demand as developable lands become available, including but not limited to: sewers, schools, water, power, roads and streets and police and fire protection.
7. Change of the Urban Growth Boundary shall be based upon consideration of the following factors:
 - (a) Demonstrated need to accommodate long range urban population growth requirements;
 - (b) Need for housing, employment opportunities and liability;
 - (c) Orderly and economic provision of public facilities and services;
 - (d) Maximum efficiency of land uses within and on the fringe of the existing urban area;
 - (e) Retention of agricultural land within the City limits until needed for development;
 - (f) Compatibility between the proposed urban uses and nearby agricultural activities.
 - (g) Environmental, energy, social and economic consequences.
8. The size of the parcels of urbanizable land should include but not be limited to the following as they become feasible:
 - (a) Tax incentives and disincentives;
 - (b) Multiple use and joint development practices;
 - (c) Fee and less than fee acquisition techniques;
 - (d) Capital improvement programming.

9. The size of the parcels of urbanizable land that are converted or developed shall be of adequate dimension to maximize the utility of land resources and to enable the logical extension of services to the parcels.
10. The City and County shall mutually adopt an Urban Growth Boundary management agreement for the purpose of guiding urbanization for these County lands which are now or in the future may be located inside the Urban Growth Boundary.
11. The City shall investigate the use of growth management techniques to promote a reasonable rate of growth consistent with the availability of public facilities and services, and the fiscal ability of the City to provide public facilities and services.



ACKNOWLEDGEMENTS

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

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PLAN

IMPLEMENTATION

IMPLEMENTATION

The City has established a series of goals and policies consistent with the statewide goals that are implementable in the following ways.

NATURAL RESOURCES

When reviewing proposals which could have impacts upon the natural resource base the city shall, when appropriate, request the expertise of involved agencies. Through effective agency coordination the City can be made aware of changes dealing with environmental quality and have access to a data resource that will aid in the implementation of conservation and management measures.

The City's zoning ordinance provides for site design review of all commercial and industrial development. Further, the subdivision ordinance addresses environmental impacts of development. Information required for a site design review would include addressing the impact of proposed development upon natural resources. Lands that are subject to natural hazards, including flood plains, poor soils, and steep slopes have been inventoried and mapped. The developer of lands within hazard areas shall comply with the review process at the planning commission level to assure that development will occur in such a way as to eliminate the hazard potential.

COMMUNITY RESOURCES

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

1. Agency Coordination: In evaluating development proposals affected agencies will be notified and given an opportunity for review and comment.
2. Comprehensive Plan Map: Future uses and extension of public facilities and services will be designated on the plan map and shall be referred to in the decision making process.
3. Comprehensive Plan and Data Base Update: The City will update the Comprehensive Plan and Atlas as changes occur. Technical data necessary to encourage good planning will be collected and made available to the citizens and governing bodies.
4. Capital Improvement Program. Through the management of a capital improvement program, maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community.
5. Subdivision Ordinance. The subdivision ordinance establishes regulations and standards for subdividing and land partitioning with the City. Transportation improvements, public facilities and services, energy conservation and recreational standards are specifically addressed during the review procedure for a subdivision plat or partitioning request.

6. Zoning Ordinance. Within the zoning ordinance, the following sections pertain to the implementation of the community resource policies:

- A. Site Design Review. The impact on the community resources of proposed commercial and industrial development is evaluated by the Planning Commission through a site design review. The City can assure, through this review mechanism, that development will be aesthetically pleasing; and development will be sited to utilize public services most efficiently and planned in such a manner to benefit the community.
- B. Mobile Homes and Mobile Home Parks. Standards and restrictions pertaining to mobile homes and mobile home parks are specified.
- C. Zone Map and Regulations. Lands are designated on the official City zone map as to the intent of the use of such areas; regulations and standards pertaining to the various zone districts are specified.

COMMUNITY DEVELOPMENT

The following measures pertain to the implementation of the City's Community development Policies:

1. Agency Review and Coordination: The City will obtain information and guidance from appropriate agencies that will aid in the economic development of the City. Through proper communication and coordination channels the City can actively pursue State and Federal sources to provide revenue through borrowing or grants for basic services. The City will also tap available resources from other governmental agencies to upgrade and diversify the housing stock in the City.
2. Zoning Ordinance: Within the zoning ordinance the following pertain to the implementation of the community development policies:
 - A. Zone Map and Regulations. Land use is regulated through the establishment of zones in the City. Adequate land for various uses has been designated to meet the projected needs of the City to the year 2000. Standards and regulations for specific uses are defined in the zone code.
 - B. Site Design Review. Design reviews of commercial and industrial development will be required so that the City maintains design consistency and services are arranged as efficiently as possible.
3. Building Code: Building codes help to assure the public of safe housing by defining standards for structural strength, and standards for fire, safety, plumbing, and electrical installation.

URBAN AREA
GROWTH MANAGEMENT AGREEMENT

I. Introduction

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

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

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

II. Definitions

Area of Influence - An area of land located outside a Urban Growth Boundary that is contiguous to the city limits. The Area of Influence shall also be considered as the watershed of the City and those lands contiguous upon which action may have impacts upon the water quality of the City. The Area of Influence shall be designated by the City and Yamhill County and show upon an Area of Influence Map adopted by reference by both bodies. Within the Area of Influence, the County will give the City an opportunity to participate in land use actions taken by the County. In the case of watershed areas, the County shall notify the City of any action to be taken that may affect the water quality of the City and give the City an opportunity to participate in land use decisions. This shall be a notification process only. It shall be the responsibility of the City to notify other agencies, companies, individuals or corporations of the watershed Area of Influence and to request opportunity to participate in land use actions that affect water quality.

City - The City of YAMHILL.

County - Yamhill County unless the context suggests otherwise.

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

- III. 1. Plan Map Conflicts. The Comprehensive Plan Land Use Map adopted by the City on June 25, 1971 shall be the plan map for the area within the Urban Growth Boundary, and shall replace conflicting portions of the Yamhill County Comprehensive Plan Map (1974) pertinent to this area. Where said maps conflict, Yamhill County shall initiate the process necessary for consideration of a map amendment.

2. Urban Growth Boundary. In accordance with the Comprehensive Plan of the City the jointly adopted Urban Growth Boundary shall define the geographical limits of urban expansion to the year 2000. The City shall prepare for the orderly extension of public facilities and services within the boundary consistent with the City's Comprehensive Plan and the annexation policy of the City. Lands outside the boundary shall be maintained in accordance with the Yamhill County Comprehensive Plan.
3. Urbanization. The City and Yamhill County shall encourage urbanization within the boundary to occur in an orderly and efficient manner, resulting in a compact, balanced urban center meeting long-term economic and social needs of the residents of the area regardless of political boundaries.
4. Implementation and Coordination. The very nature of planning requires continual refinement of various elements of the Comprehensive Plan. This includes the development of ordinances, specific plans and other mechanisms to implement the City's Comprehensive Plan. The City and County will work together in a coordinated effort to implement the goals of the City and County Comprehensive Plans.
5. Concurrence and Recommendation. The legitimate interests of the City and County overlap within the City's Urban Growth Boundary and Area of Influence. This agreement attempts to resolve these overlapping interests by providing for concurrence of City and County governing bodies for certain decisions and recommendations for other decisions.
 - a. Concurrence - Where concurrence is required, the City and County shall agree before a decision shall be binding. If agreement cannot be reached, procedures outlined in ORS 197.300 may be invoked.
 - b. Recommendation - Where a recommendation is required, the City and County need not agree for a decision to be binding. The procedures are these: The right to object to any item referred to a jurisdiction for a recommendation shall be deemed to have been waived unless the referring jurisdiction is notified otherwise within thirty days; the time limit for consideration of items referred for recommendation shall begin to run from the time the item is received by the jurisdiction whose recommendation is being solicited; each jurisdiction shall have standing to appeal the decision of the other governing body.

IV. Amendment of this Agreement

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

V. Urban Services.

1. The City is recognized as the ultimate provider of urban services within the Urban Growth Boundary. To this end:

- a. Special Districts. Before Yamhill County shall create any special district for the provision of utilities, transportation, or other public facilities or services within the Urban Growth Boundary, the matter shall be referred to the City for a recommendation. The County shall not act contrary to such recommendation without a unanimous decision of the Board.
- b. Service Capacity. New development resulting from the division of lands within the Urban Growth Boundary shall not exceed the capacity of existing services or be contrary to the annexation policy or Comprehensive Plan of the City.
- c. Annexation. Annexation shall occur in accordance with the City Comprehensive Plan and the Annexation Policy of the City. Before final action by the City Council on an annexation proposal, the proposal shall be forwarded to the Board of County Commissioners for its recommendation. In order to provide the board with advance notice of reasoning for a proposed annexation, the findings adopted by the City Planning Commission shall be referred to the County Board.
- d. Service Expansion Plans. As the ultimate provider of urban services, the City may prepare and from time to time update utility expansion plans. If so, these plans shall provide a basis for the extension of services within the Urban Growth Boundary, and as such shall be referred to Yamhill County for information and comment.
- e. Roads. The County and City shall cooperatively develop an implementation policy regarding streets and roads within the Urban Growth Boundary which is consistent with the City Comprehensive Plan. Such policy shall include, but not be limited to, the following:
 - (1) The circumstances under which the City will assume ownership of and maintenance responsibility for County roads within the corporate limits.
 - (2) The conditions under which new public streets and roads will be developed within the Urban Growth Boundary.
 - (3) The conditions under which existing roads designated as future arterials in the City Comprehensive Plan will be improved.
 - (4) The conditions under which County and other roads should meet City standards within the Urban Growth Boundary. Roads should be compatible with City street alignments and extensions. Upon annexation of property, roads adjacent to (and which serve) such property should also be annexed.

- f. The City through its departments shall cooperate with the County to coordinate City and County planning efforts and actions that affect land use with those of special districts.

VI. Establishment of the Urban Area Management Commission

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

- Commissioner of the Yamhill County Board of Commissioners designated by the Board.
- Mayor or councilperson of the City designated by the Council.
- Member of the City Planning Commission designated by the City Council.
- Member of the Yamhill County Planning Commission designated by the Board of County Commissioners.
- Member-at-large chosen by the above UAMC members and ratified by the City Council and County Board.

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

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

VII. Establishment of Land Use Review Procedures

1. Urban Growth Boundary Amendment

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

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

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

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

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

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

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

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

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

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

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

2. Comprehensive Plan Amendment

- a. Inside Urban Growth Boundary but outside city limits. This amendment shall be filed with Yamhill County, and shall otherwise be treated as an amendment to the Urban Growth Boundary.
- b. Inside city limits. This amendment shall be processed by the City and shall be referred to Yamhill County for a recommendation when determined to have impact on County lands.

- c. Outside the Urban Growth Boundary, but within the Area of Influence. This amendment shall be processed by Yamhill County and shall be referred to the City for a recommendation.

3. Zone Changes and Combination Plan/Zone Changes

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

a. Zone Changes

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

b. Combination Plan/Zone Changes

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

4. Other Items Affecting Land Use

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

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Health Hazards

- (6) Special Exceptions
- (7) Capital Improvement Programs
- (8) Major Transportation Improvements

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

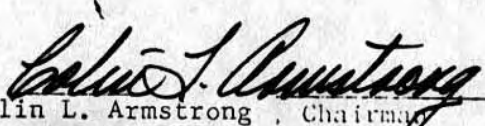
- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Extensions of the Public Sewer, Water or Storm Drainage Systems.
- (6) Capital Improvement Programs
- (7) Major Transportation Improvements

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

Approvals

Approved by the Yamhill County Board of Commissioners on this 28th day of June, 1979.

Ordinance # 206


 Colin L. Armstrong, Chairman
 Yamhill County Board of Commissioners

Approved by the City of Yamhill City Council on this 25 day of June, 1979.

Ordinance # 330

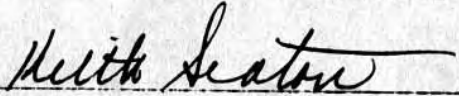
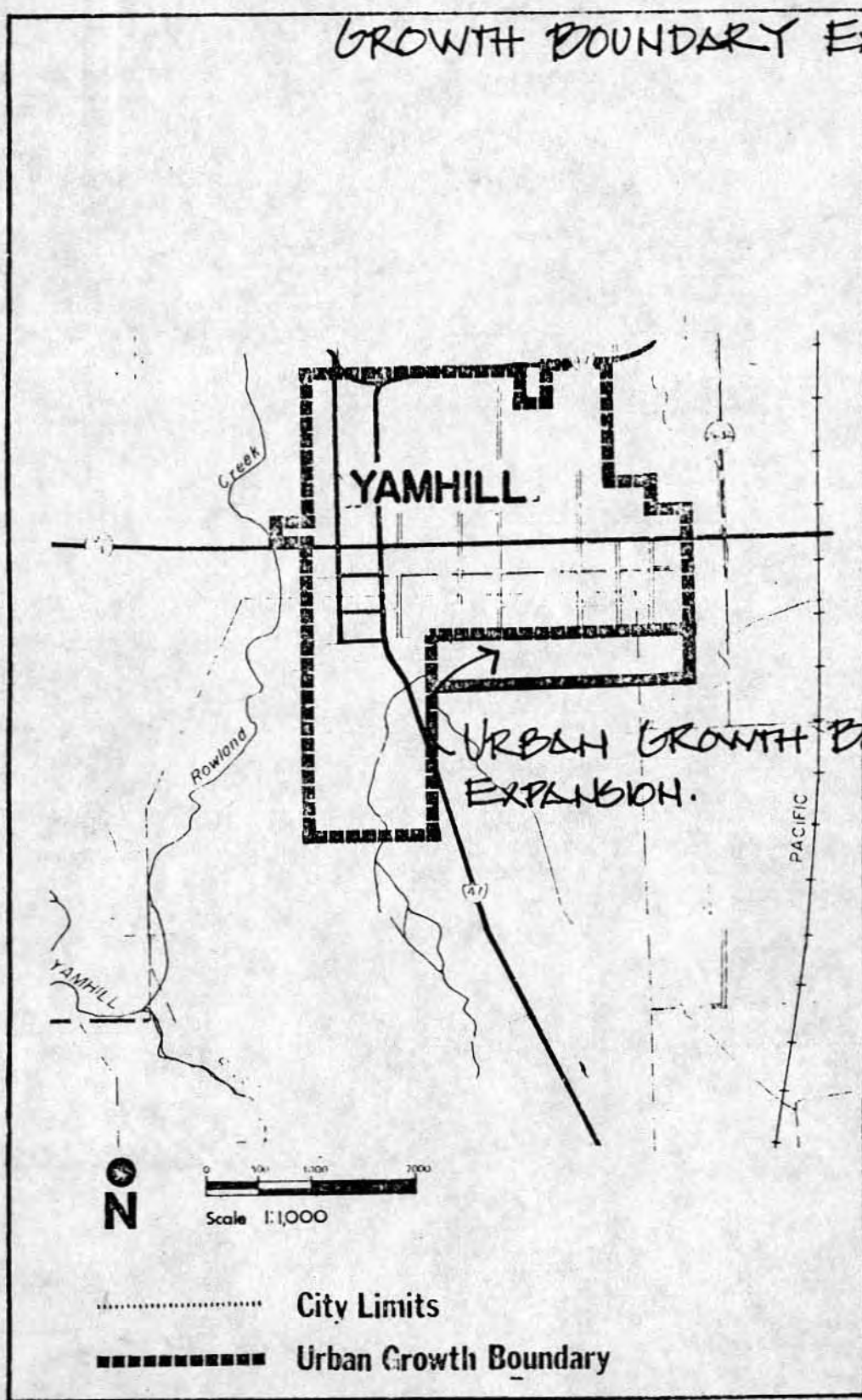
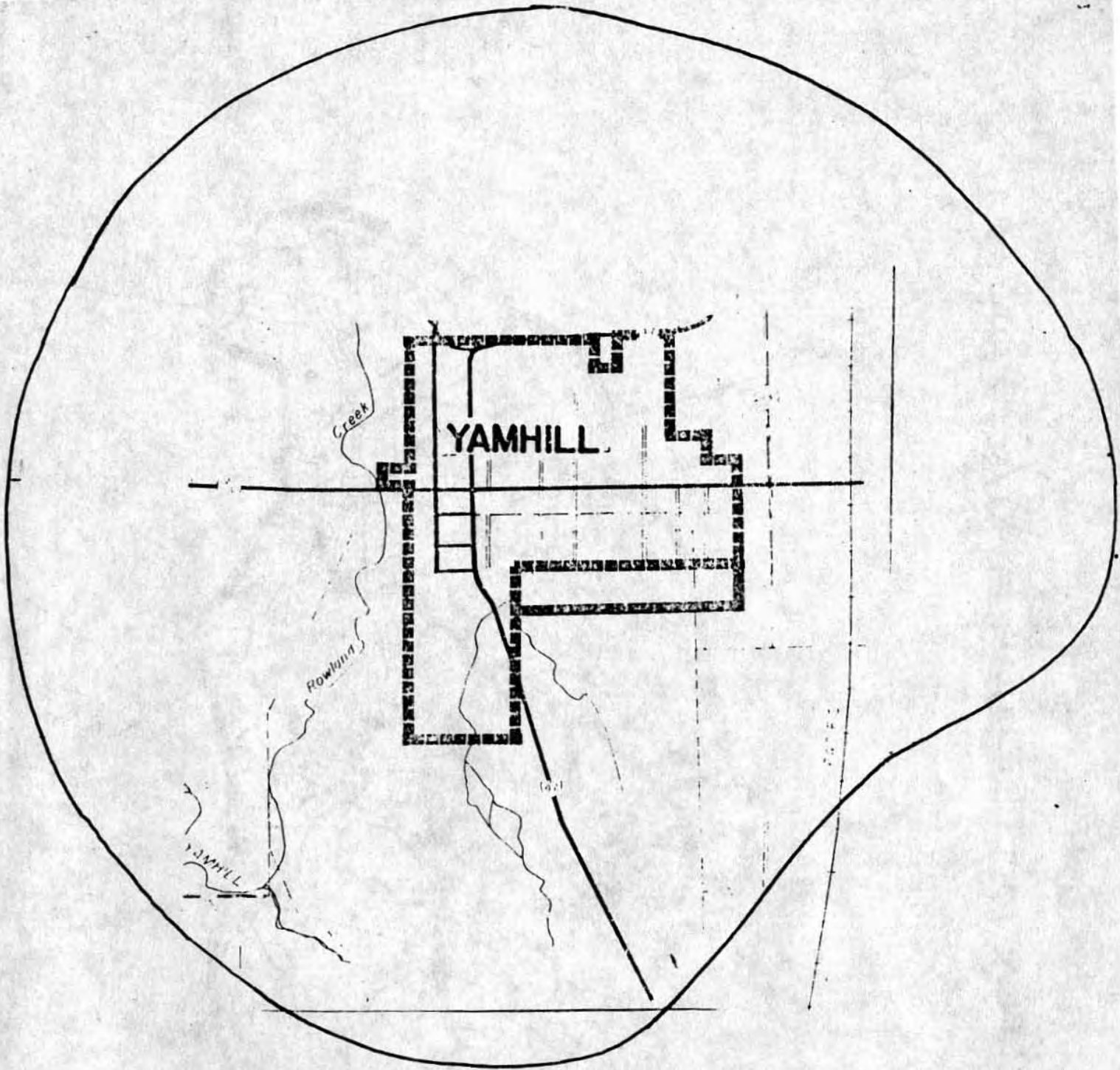

 Mayor

EXHIBIT A: CITY LIMITS AND URBAN GROWTH BOUNDARY EXPANSION.





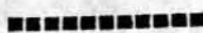
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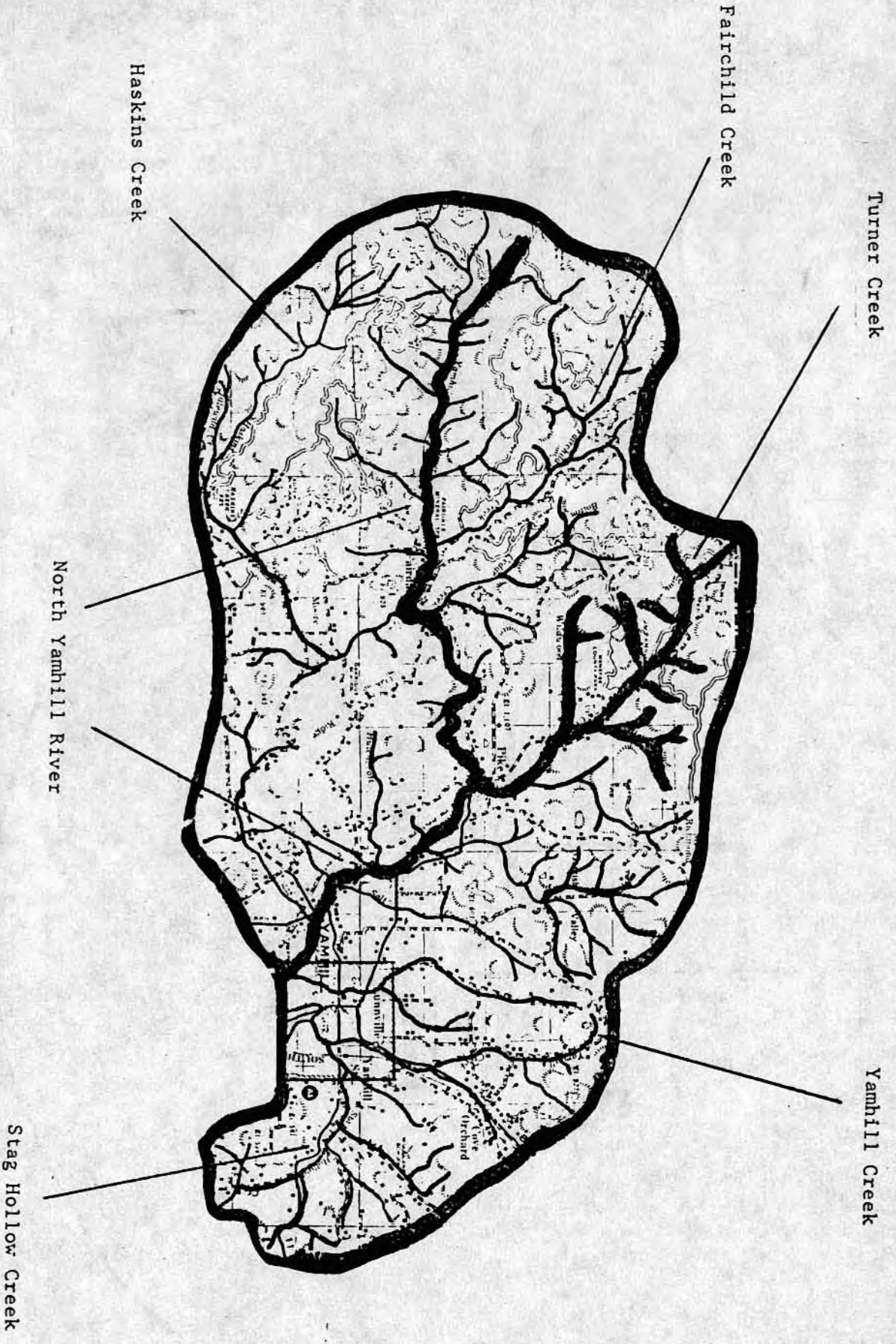
City Limits



Urban Growth Boundary

EXHIBIT B: AREA OF INFLUENCE.

EXHIBIT C: AREA OF INFLUENCE, WATERSHED.



ANNEXATION PROVISIONS AND PROCEDURES

Purpose

The City recognizes the need to establish standards and procedures for the future orderly annexation of lands into the City. Therefore all future annexations to the City shall occur consistent with the provisions of this ordinance.

Introductory Provisions

1. Annexation to the City may be permitted only if:
 - (a) The site abuts the city limits of Yamhill
 - (b) The site is within the Urban Growth Boundary
 - (c) The site is with the immediate urban area.
 - (d) The proposed use for the site complies with the Yamhill Comprehensive Plan.
 - (e) The capacity exists to provide the site with urban services that will not unduly tax the public facility and services resources of the City and;
 - (f) The site contains land which is physically suitable for urban use, and
 - (g) The proposed annexation will have a positive fiscal impact on the City.

Section 1. AUTHORITY OF CITY TO ANNEX

The boundary of the City may be extended by the annexation of territory not then within the City and which territory is contiguous to the City or separated from it by a stream only.

Section 2. GENERAL ANNEXATION PROCEDURE

- 2.1 Following submission of annexation proposal or initiation, the City Recorder shall set a date for hearing with the Planning Commission. Notice shall be pursuant to the proposed method of annexation.
- 2.2 The Planning Commission shall hear testimony and shall recommend approval or denial of the proposed annexation and submit such recommendation to the council within 10 days of the hearing. The Planning Commission's decision shall, in a written form, state the rationale used in justifying the decision, and that the decision is in conformance with the City's Comprehensive Plan. For all annexations the decision shall state how the proposed annexation will:
 - (a) Promote an orderly, timely, and economical transition of rural and agricultural lands into urbanizable lands;
 - (b) Avoid promoting development in areas of natural hazard.

- (c) Affect the natural resources of the area including; air resources, water quality, natural vegetation and fish and wildlife resource.
- (d) Effectively utilize energy resources and promote conservation of energy use.
- (e) Provide for recreation and open space opportunities.
- (f) Affect and provide for an orderly and efficient arrangement of public facilities and services.
- (g) Improve and enhance the economy of the City.
- (h) Provide the opportunity for a variety of quality, safe, housing.
- (i) Affect and provide for an orderly and efficient arrangement of transportation needs in an orderly, safe and economic manner.

2.3 The City Recorder shall set a date for a public hearing with the council upon receipt of the Planning Commission's recommendation. Notice shall be pursuant to the proposed method of annexation. After considering all testimony the Council shall sustain or reverse the Planning Commission's recommendation. The Council shall, in a written form, state the rationale used in justifying the decision, and that the decision is in conformance with the City's Comprehensive Plan.

Section 3. ANNEXATION BY ELECTION

- 2.1 The Council, upon approval of the annexation proposal, has the authority to submit, except when not required under ORS.222.850 to 222.915, to dispense with submitting the proposal for annexation to the registered voters of the City.
- 3.2 The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose. The proposal for annexation may be voted upon by the voters of the City and of the territory simultaneously or at different times not more than twelve months apart.
- 3.3 Two or more proposals for annexation may be voted upon simultaneously; however in the City each proposal shall be stated separately on the ballot and voted on separately, and in the territory proposed for annexation no proposal for annexing other territory shall appear on the ballot.
- 3.4 The Council shall give notice of each annexation election by publication prior to such election one each week for four successive weeks in a newspaper of general circulation in the city. Whenever simultaneous elections are held, the same notice and publication shall fulfill the requirements of publication for the city election and the election held in the territory. Notice shall also be given by posting notices of the election in four public places within the City if votes are to be cast therein and four public places in each territory proposed to be annexed for a like period as provided in this section for publication of notice. The notice shall distinctly state the proposition to be submitted, shall contain a legal description of, and a map indicating, the boundaries of each territory proposed to be annexed and the registered voters shall be invited thereby to vote upon such annexation. The Council

shall also designate and the notice shall state the hours during which the polls will be open within the City and each territory proposed to be annexed. If the election is to be held at the usual precinct polling places designated for a general election held at that time, or if the election is not held at the same time as a general election, but is held at the same polling places used for the last preceding general election, the notice shall so state; if any polling place is to be different than the regular precinct polling places, the notice shall describe the location of the polling places to be used in the area or precincts in which the polling places are different.

Section 4. ANNEXATION PROCEDURE WITHOUT CITY ELECTION

- 4.1 By ordinance, the council may elect to dispense with submitting the annexation proposal to the registered voters of the city, set a date for a public hearing, at which time the registered voters of the city can be heard on the annexation proposal.
- 4.2 Notice of the public hearing shall be published once a week for two successive weeks prior to the day of the hearing, in a newspaper of general circulation in the City, and posted in four public places in the City for a like period.
- 4.3 Written notice shall be given to all property owners within the boundaries of the proposed annexation and within 500 feet of the external boundaries of the proposed annexation.
- 4.4 After the public hearing the council, by ordinance subject to referendum and containing a legal description of the proposed annexation:
 - (1) Declare that the territory is annexed to the City upon the condition that the majority of the votes cast in the territory is in favor of annexation;
 - (2) Declare that the territory is annexed to the City where persons with land ownership in the proposed territory consent in writing to such annexation as provided in Section 5, Subsection 1 of this section.

Section 5. ANNEXATION PROCEDURE WITH ELECTION IN PROPOSED TERRITORY

- 5.1 The Council need not call or hold an election in any contiguous territory proposed to be annexed, or post notice in the contiguous territory, if more than half the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file the annexation proposal on or before the day:
 - (1) The public hearing procedure shall be pursuant to Section 2, Subsection 1 and 2; and Section 4, Subsection 2 and 3. If the council dispenses with submitting the question to the registered voters of the City; or
 - (2) The Council takes the necessary action to call the annexation election in the City under Section 3, Subsection 4, if the Council submits the question to the registered voters of the City.

Section 6. "ISLAND ANNEXATION"

- 6.1 It is within the power and authority of the City by ordinance subject to referendum, to annex land, provided it is not an incorporated City, that is surrounded by the corporate limits or boundaries of the City, with or without consent of any property owner or resident in the territory.
- 6.2 Notice and procedure for public hearing shall be provided pursuant to the provisions of Section 2, Subsection 1, 2 and 3; and Section 4, Subsection 2.
- 6.3 If the Council elects to submit the questions to the registered voters of the City, procedure shall be pursuant to Section 3.

Section 7. SUBMISSION OF ANNEXATION REPORTS

- 7.1 The City shall report all changes in the boundaries or limits of the City to the County Clerk and County Assessor. The report shall contain a legal description of the new boundaries and shall be filed within 10 days from the effective date of the change of any boundary lines.
- 7.2 With the exception of "island annexation" the City Recorder shall submit to the Secretary of State:
 - (a) A copy of the annexation ordinance,
 - (b) An abstract of the vote within the City if votes were cast therein, which shall show the whole number of registered voters voting therein on the annexation, the number of votes cast against annexing,
 - (c) A copy of the statement of consent of landowners in the territory annexed,
 - (d) A copy of the ordinance of the City declaring that no election is required in the City, and
 - (e) An abstract of the vote upon the referendum if a referendum petition was filed with respect to the deferred ordinance.

Section 8. EFFECTIVE DATE OF ANNEXATION

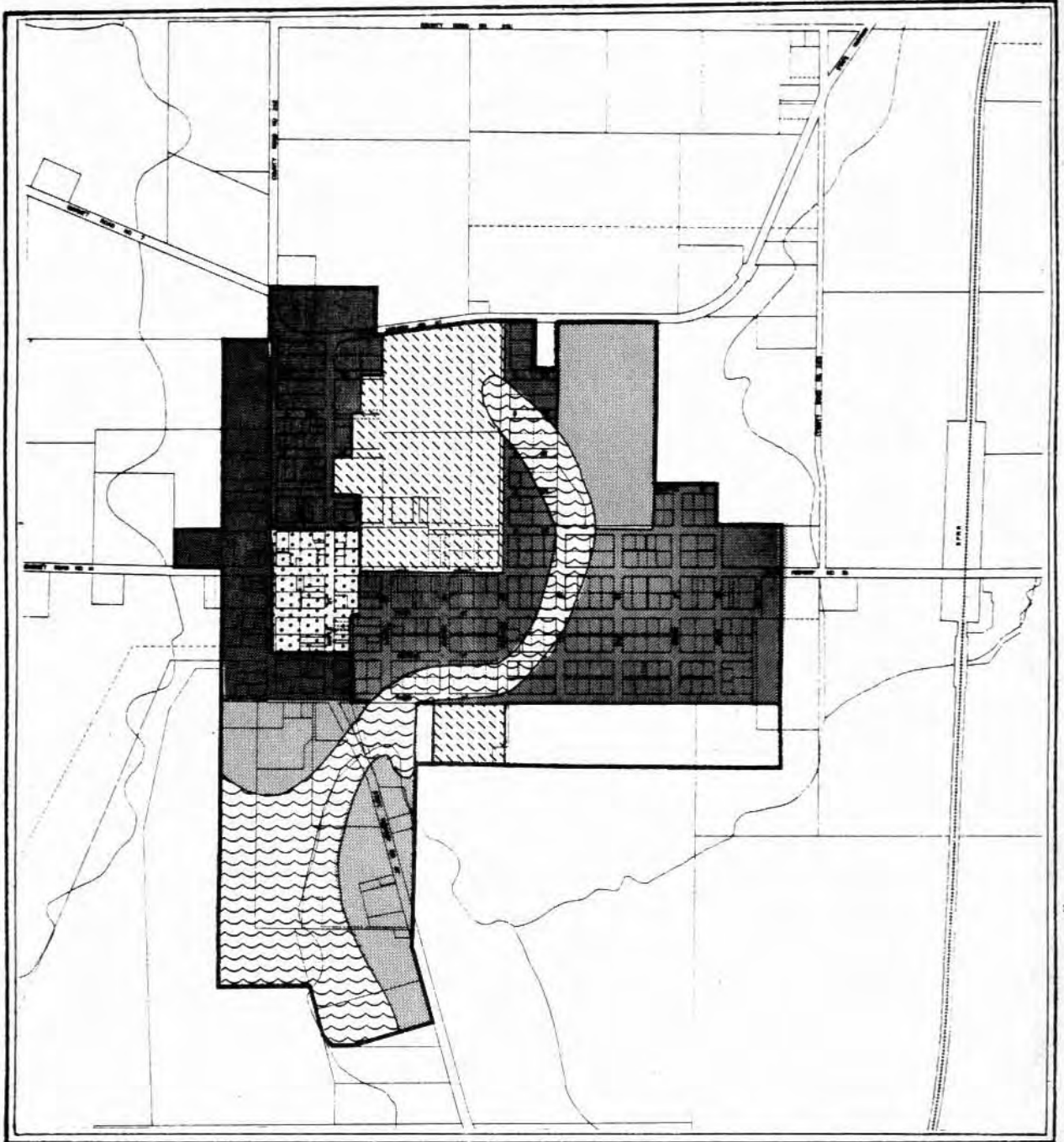
The annexation shall be complete from the date of filing with the Secretary of State as provided in ORS 222.150, 222.160, 222.170, 111.900 and Section 7, Subsection 2. Thereafter the annexed territory shall be and remain part of the City. The date of such filing shall be the effective date of annexation, provided such filing is not made later than 90 days prior to any general or primary election; otherwise, the effective date of such annexation shall be the day after the primary or general election next following the date of filing.

Section 9. ZONE DESIGNATION OF ANNEXED PROPERTY







Territory annexed to the City shall retain the zoning classification of its former jurisdiction, until changed by the City. Zone change proceedings shall be initiated by the City within two months after the effective date of annexation.

Section 10. ANNEXATION FEE

The fee for application for Annexation to the City of Yamhill shall be \$200.00 payable to the Yamhill City Recorder. If it is determined a public hearing shall be held an additional \$200.00 shall be paid to the City Recorder. All fees paid shall not be refundable.



YAMHILL ZONING MAP

RESIDENTIAL	COMMERCIAL	OTHER
 R-1	 C-3	 PF Public Facility
 R-2		 FH Flood Hazard
 R-3		



North

1.2" = 1/4 mi.



Scale: 1" = 1085'