

30

COMPREHENSIVE PLAN
FOR
AUMSVILLE, OREGON

NOVEMBER, 1977

ORDINANCE No. 212

THE COMPREHENSIVE PLAN
FOR THE CITY OF AUMSVILLE,
OREGON

Prepared by
MID WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

220 High Street NE
400 Senatory Bldg.
Salem, Oregon 97301

November 7, 1977

"The preparation of this report was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development."

CONTRACT NO.
76-03-02

BIBLIOGRAPHIC DATA SHEET	1. Report No. CP-1	2.	3. Recipient's Accession No.
4. Title and Subtitle City of Aumsville Comprehensive Plan		5. Report Date September, 1977 6.	
7. Author(s) Aumsville Planning Commission Mid Willamette Valley Council of Governments		8. Performing Organization Rept. No.	
9. Performing Organization Name and Address Aumsville Planning Commission 595 Main Street Aumsville, OR 97325		10. Project/Task/Work Unit No. ACP-05/807 11. Contract/Grant No. 76-03-02	
12. Sponsoring Organization Name and Address Department of Housing and Urban Development "701" Program Administered by: Executive Department Room 306 State Library Bldg. Salem, OR 97301		13. Type of Report & Period Covered FINAL: 1975-2000 14.	
15. Supplementary Notes Done in cooperation with affected federal, state and local agencies.			
16. Abstracts The plan describes goals, objectives, and policies of Aumsville's residents and elected and appointed officials with respect to guiding decision-making for future development. The plan is organized in six chapters: Introduction and Summary; Background Studies; Land Use and Housing; Transportation; Public Facilities and Services; and, Implementation. The first chapter describes the planning program process, presents conclusions and recommendations, and lists goals, objectives and policies. The Background chapter describes the physical and historical constraints and resources influencing development, population and economic trends and projections, existing land uses, and capability of public facilities and services to support growth. The Land Use and Housing chapter describes urbanization within the Urban Growth Boundary, and future housing needs and objectives for their achievement. The transportation plan provides a circulation plan, and prioritizes street improvements. The public facilities and services chapter describes plans for schools, parks, water and sewerage, storm drainage, solid waste disposal, and public buildings. The last chapter describes the legal basis of the plan, and methods by which it is implemented.			
17. Key Words and Document Analysis. 17a. Descriptors			
17b. Identifiers/Open-Ended Terms The Aumsville Comprehensive Plan is organized into six chapters: Introduction and Summary, Background Studies, Land Use and Housing, Transportation, Public Facilities and Services, and Implementation.			
17c. COSATI Field/Group			
18. Availability Statement Release Unlimited Aumsville Planning Commission 595 Main Street Aumsville, Oregon 97325		19. Security Class (This Report) UNCLASSIFIED	21. No. of Pages 106
		20. Security Class (This Page) UNCLASSIFIED	22. Price

ACKNOWLEDGEMENTS

A special note of thanks is due to the many citizens, and city personnel and officials of Aumsville who gave so free of their time, information and advice. With their participation, this Comprehensive Plan is truly a Plan developed by the community for their city.

Project Planner
Ron J. Graafstra

AUMSVILLE CITY OFFICIALS

CITY COUNCIL

Joel F. Mathias, Mayor
Kurth Bowers
Gary Bates
Emil T. Fahrenkrug
Peter Gauthier
Darlene Loyd

PLANNING COMMISSION

Don Wonderly, Chairman
Harold Conn
Mike Woodward
Betty Kennedy
Don Wright
Terry Stanton

PARKS AND RECREATION COMMISSION

Chris Kergil, Chairperson
Jerry McMurry
Linda Dollar
Frances Springstead

CITY OFFICIALS

Graig McMillin, City Attorney
Dewey Stout, Chief of Police
Kraus & Dalke Engineers, Inc., City Engineers

TABLE OF CONTENTS

<u>CHAPTER</u>	<u>TITLE</u>	<u>PAGE</u>
I	INTRODUCTION AND SUMMARY	1
	INTRODUCTION	1
	CONCLUSIONS AND RECOMMENDATIONS	2
	GOALS, OBJECTIVES AND POLICIES	3
II	BACKGROUND STUDIES	
	PHYSICAL CHARACTERISTICS	11
	NATURAL RESOURCES	16
	HISTORICAL RESOURCES	19
	POPULATION PROFILE	20
	EXISTING LAND USE	25
	PUBLIC FACILITIES AND SERVICES	32
III	THE COMPREHENSIVE PLAN	
	LAND USE AND HOUSING ELEMENTS	47
	URBAN GROWTH BOUNDARY AND PROGRAM	48
	RESIDENTIAL LAND USE	49
	HOUSING	50
	COMMERCIAL LAND USE	54
	INDUSTRIAL LAND USE	55
IV	TRANSPORTATION ELEMENT	57
	TRAFFIC CIRCULATION PLAN	57
V	PUBLIC FACILITIES AND SERVICES ELEMENT	59
	SCHOOLS	59
	PARKS AND RECREATION	59
	WATER SYSTEM	60
	SEWER SYSTEM	61
	STORM DRAINAGE SYSTEM	62
	SOLID WASTE DISPOSAL	62
	PUBLIC BUILDINGS AND SERVICES	62
	COMMUNITY APPEARANCE	63

TABLE OF CONTENTS (Cont.)

<u>CHAPTER</u>	<u>TITLE</u>	<u>PAGE</u>
VI	IMPLEMENTATION	65
	REGULATORY CONTROLS	65
	INTERGOVERNMENTAL COOPERATION	67
	PUBLIC IMPROVEMENT FINANCING	67
	COMMUNITY PROGRAM PLANNING	68
	CITIZEN INVOLVEMENT	69
	PLAN REVISION	69

LIST OF TABLES

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
1	SOIL INTERPRETATIONS OF AUMSVILLE AREA	12
2	HISTORICAL POPULATION GROWTH	20
3	PERCENT CHANGE IN POPULATION PER DECADE	20
4	POPULATION PROJECTION	21
5	AGE DISTRIBUTION - 1970	21
6	EXISTING LAND USE DISTRIBUTION	25
7	GENERAL HOUSING CHARACTERISTICS	26
8	HOUSING UNITS BY CONDITIONS	27
9	GROSS RENT FOR RENTER OCCUPIED UNITS	28
10	HOUSING UNITS BY VALUE RANGES	31
11	PROJECTION OF LAND AREA NEEDS	48
12	PROJECTED HOUSING NEED	51
13	SUBSIDIZED HOUSING IN AUMSVILLE - 1976	53

LIST OF MAPS

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
1	SOILS OF AUMSVILLE	13
2	FACTORS INFLUENCING DEVELOPMENT	17
3	EXISTING LAND USE	23
4	REHABILITATIVE HOUSING	29
5	WATER SYSTEM	33
6	SEWER SYSTEM	35
7	STORM DRAINAGE SYSTEM	37
8	STREET CONDITIONS	41
9	COMPREHENSIVE PLAN MAP	45
APPENDIX	EXISTING FEDERAL AND STATE HOUSING ASSISTANCE PROGRAMS	71

INTRODUCTION

AND

SUMMARY

CHAPTER I

INTRODUCTION AND SUMMARY

In 1973, the 57th Legislative Assembly adopted Senate Bill 100 (ORS 197), known as the 1973 Land Use Act, which among other things, created the Land Conservation and Development Commission (LCDC). LCDC was charged with the responsibility of developing statewide planning goals and guidelines to guide local comprehensive planning. Extensive work sessions and public hearings resulted in the adoption of 14 Statewide Goals and Guidelines to be used by state agencies, cities, counties and special districts in preparing, adopting, revising and implementing comprehensive plans. Two important components of the planning goals and guidelines is first the authority of cities to establish urban growth boundaries, and secondly, assurances of citizen involvement throughout the planning process.

In response to the state mandate and the foresightedness of the community for their need of planning, Aumsville began an evaluation process to identify community needs and desires for preparation of the city's first comprehensive plan. To assist Aumsville in its plan in conformance with the statewide goals and guidelines, a state grant was awarded the city by LCDC after approval of a comprehensive planning work program and compliance schedule spanning a period of twelve months. In addition, the State of Oregon Executive Department awarded a grant to Aumsville in preparation of a comprehensive plan and ordinances in conformance with the U.S. Department of Housing and Urban Development. The addition of this grant allowed more in-depth examination and more detailed planning in the areas of land use planning, housing and urbanization. By July 1976, the City of Aumsville contracted with the Mid Willamette Valley Council of Governments to assist the city in its planning program and to develop implementing ordinances and procedures that embody the 14 goals and guidelines established by LCDC.

A committee for citizen involvement was formed and given the responsibility of insuring citizen participation through use of the media, community surveys, informational material, and public work sessions and hearings. From this process then, identified community needs and desires were translated into goal, objective and policy statements and a land use plan.

This document should be considered an official statement of the City of Aumsville and its inhabitants. The Comprehensive Plan sets forth goals, objectives and policies and makes recommendations to guide the future physical development of the community. The following subchapters summarizes conclusions and recommendations made in the text of the Plan, and lists the goals, objectives and policies for each element of the Plan.

CONCLUSIONS AND RECOMMENDATIONS

Aumsville's population will increase by 1,700 by the year 2000.

An urban growth boundary encompassing 631 acres is needed to accommodate projected land area needs and desired increases of commercial and industrial activity.

Approximately 586 new housing units will be needed at varying rent and price ranges.

Adopt a housing code.

An identified business center is needed to concentrate public improvements and to cluster new retail and service-related businesses for the convenience and accessibility of shoppers.

Maintain land in the industrial area as a reserve for future industrial development.

Seek a loan from the Small Business Administration to purchase industrial land for development of an industrial park.

Attract industries that diversify the city's tax base and that not only increase, but broaden employment opportunities.

Improve traffic circulation and efficiency of streets through extension of Eighth Street and Del Mar Drive, and vacate 2nd, 4th, 7th and 10th Streets.

Program for full improvement of major streets, especially streets in and around the business center.

Build a new elementary school on the same site as the existing school.

Increase recreation opportunities through acquisition and development of parks. Priority is to enlarge and develop Porter Boone Park.

Enlarge city hall for space for a combined council chamber/community meeting place. Complement this with a small reading library, a sitting park and street landscaping.

Develop additional water supply of about 400 gps (approximate cost \$18,000) and/or additional reservoir storage capacity.

Improve sewage plant capacity to accommodate projected population growth and DEQ's wastewater discharge standards.

Develop a building permit allocation plan which regulates the number of sewer and water permits to insure sufficient long-term sewage treatment capacity and water supply for residential, commercial and industrial development.

Establish a Capital Improvements Program and budget.

GOALS, OBJECTIVES AND POLICIES

The goal, objective and policy statements that follow are responsive to the needs and desires for physical development of the community as identified in the inventory and analysis of data presented in following chapters of this document.

Before stating the goals, objectives and policies of this Plan, it is necessary to define and establish the interrelationship of these statements.

GOALS: Are broad statements of conditions to be achieved. Since they are means to safeguard health and welfare, protect the environment and enhance the economy, goals are generally independent of changing technology and, therefore, are not measureable.

OBJECTIVES: Are specific targets to be achieved. They are usually stated so that it is possible to measure the extent to which they have been achieved.

POLICIES: Are guidelines for action directed toward the achievement of objectives.

LAND USE AND HOUSING ELEMENTS

RESIDENTIAL LAND USE AND HOUSING

- GOAL:**
- 1) To provide for the housing needs of the existing and future residents of Aumsville.
 - 2) To assure that residential areas are pleasant, healthful and safe places in which to live.

- OBJECTIVE:**
- 1) Adopt an ordinance regulating the use of land in areas identified as having natural hazards, such as flooding and steep slopes.
 - 2) Consider slight modifications to land development standards that encourages the development of odd-shaped or under-utilized lots, and that help to lower the cost of housing.
 - 3) Adopt a subdivision ordinance which will assure development to urban standards and provision of necessary services and easements.
 - 4) Work with FmHA, Marion County Housing Authority and Salem Non-Profit Housing Corporation to enforce landscaping and maintenance of sponsored housing within the city.
 - 5) Develop an ordinance provision requiring a minimum of two parking spaces abreast for detached single-family units.
 - 6) Assure that sufficient acreages of multiple family zoned lands exist to accommodate the projected housing unit shift to a greater proportion of multiple family housing.
 - 7) Develop an informational system that assists participation of eligible households for low cost federal, state and local funds for financing new housing, refinancing existing housing, and home rehabilitation projects.

- 8) Identify units that are suitable for home rehabilitation loans and grants.
- 9) Develop a process for periodic identification and subsequent condemnation and demolition of residential structures no longer occupied and/or well beyond the potential of being suitable for rehabilitation.
- 10) Adopt a housing code.

- POLICY:
- 1) Require all new subdivisions to be developed with curbs, gutters and sidewalks and other appurtenances in accordance with capital improvement standards.
 - 2) Development may take place within the flood hazard areas along Beaver Creek and Mill Creek, as identified by HUD if appropriate safeguards are provided to protect the property and adjacent properties from damage.
 - 3) High density developments should have good access to an arterial or collector street.
 - 4) Allow for the use of mobile home parks in designated residential areas.
 - 5) Allow for the use of new land development techniques to encourage a variety of living areas and housing types in all residential districts.
 - 6) Encourage development of housing which meets the needs of all income groups of existing and future residents.
 - 7) Encourage city participation in a regional subsidized housing allocation program to bring about a more equitable balance of subsidized housing between communities in the region.
 - 8) Encourage a greater proportionate mix of low and moderate cost housing to avoid an undue concentration in any one area of the community.
 - 9) Encourage the maintenance, conservation and enhancement of existing residential areas and housing stock through use of federal and state funds for low interest home rehabilitation loans or grants to households of low and moderate income.
 - 10) Encourage that a coordinated and cooperative effort is established with housing programs of federal and state agencies to assess local housing need to assure that structurally sound and well designed rental housing is available to meet the needs of those who cannot afford to, or who choose not to purchase a new home.
 - 11) The conversion of residential structures into a higher order land use is encouraged, especially those that have historic or architectural significance.

COMMERCIAL LAND USE

- GOAL: 1) To maintain existing businesses and encourage a variety of new business activities to locate in the city.

- 2) To develop a business center that is easily accessible, convenient and a pleasant place in which to shop.

- OBJECTIVE:
- 1) Avoid "strip" commercial development along Aumsville's major streets.
 - 2) Designate sufficient land area around the city hall, post office and major intersecting streets to serve as a focal point for a "clustering" of new and expanding commercial activities.
 - 3) Vacate the streets noted in the traffic circulation plan as new development requests proposed to utilize the rights-of-way, or when the street is no longer needed to gain access to adjoining property.
 - 4) Program street improvements or resurfacing, curbs, gutters and sidewalks for streets that direct traffic through and around the business center.
 - 5) Consider expansion of the city hall to provide more space for administrative personnel, a combined council chamber/community meeting place, and a small reading library. Furthermore, consider developing the area around the water reservoir for use as a sitting park.

- POLICY:
- 1) It is a city policy that new and expanding businesses should first develop around the city hall and post office as a means to concentrate business activity and create a convenient and accessible business center.
 - 2) Encourage the "cluster" development of commercial activities on sites large enough to provide landscaping and off-street parking.
 - 3) Promote pedestrian and bicycle travel to the business center through construction or repair/replacement of broken sidewalks and provide sloped curb crossings for senior citizens and the handicapped.
 - 4) Where possible, encourage commercial activities to share off-street parking spaces.

INDUSTRIAL DEVELOPMENT

- GOAL:
- 1) To maintain existing industries and encourage development of a sound economic base through diversified industries.
 - 2) To increase and broaden employment opportunities and stimulate growth of retail and service-related activities.

- OBJECTIVE:
- 1) Attract industries that provide employment opportunities for the city's unemployed and under-employed.
 - 2) Take full advantage of Aumsville's railroad frontage by utilizing adjacent land for industrial and warehousing uses.

- 3) Require industrial development to adhere to applicable federal and state air, land and water quality standards.
- 4) Establish an industrial park of various lot sizes with appropriate sewer, water and storm drainage, and road access.
- 5) Designate industrial land area in excess of projected land area need to insure a reserve for future years.
- 6) Establish an industrial development corporation using funds from the SBA, EDA, and HCD to purchase land, and inform potential industries of the comparative advantages of locating in Aumsville.

- POLICY:
- 1) Require that all industrial meet existing and future environmental standards.
 - 2) Encourage only those industries with minimum sewage requirements.
 - 3) Prohibit the encroachment of non-industrial uses in lands reserved for industrial use.
 - 4) Encourage the relocation of non-conforming industries to the appropriate industrial area.
 - 5) Industries are required to provide landscaping to buffer the visual effect of expansive building or paved areas, and to screen adjoining non-industrial uses.
 - 6) Attract industries to Aumsville that not only broaden its tax base but also provides employment opportunities for existing and future residents.

TRANSPORTATION

GOAL: 1) To provide and encourage a safe, convenient and economic transportation system.

- OBJECTIVE:
- 1) Identify streets, curbs and sidewalks that need repair/construction and then prioritize and program their improvement into a capital improvement program.
 - 2) Consider a reduction of rights-of-way and paving width standards to help reduce housing cost.
 - 3) Designate arterial and collector streets within the planning area to assure adequate rights-of-way and building setbacks are established.
 - 4) Coordinate with the state and county the control of access, alignment of intersecting streets and off-set of streets along the major streets and highways.

- POLICIES:
- 1) Additional surface level railroad crossings will be discouraged.
 - 2) All new subdivisions are to provide fully improved streets.
 - 3) New building construction in areas already provided with street access are to provide curbs and sidewalks, where lacking, along its frontage.
 - 4) To promote pedestrian and bicycle travel in and around the city. It is the policy of the city that bike paths and sidewalks be provided to connect schools and parks, residential areas, and shopping and employment areas.
 - 5) Sloped curb crossings should be provided to assist senior citizens, the handicapped and bicyclists.
 - 6) Off-street parking is to be provided by all land uses to improve traffic flow and to lessen sight obstruction along the streets.
 - 7) In subdivision designing assure that mid-block access is provided to the school and parks.
 - 8) All structures fronting arterial and collector streets are to set-back the required minimum distance from the established rights-of-way.
 - 9) Where possible, residential subdivision lots are prohibited from having individual accesses from identified arterial and collector streets.
 - 10) Where and when possible, the city should consider street vacations that improve traffic circulation, consolidate developable land, and that reduces unnecessary street repair/construction and maintenance costs. Service line easements are to be maintained.

PUBLIC FACILITIES AND SERVICES ELEMENT

SCHOOL

GOAL: 1) To insure that the school maintains and enhances quality educational opportunities.

OBJECTIVE: 1) Coordinate school facilities planning with land use planning to prevent overcrowding of the school and to avoid duplication of recreational features.

- POLICY:
- 1) Insure subdivision design allows for mid-block access to school grounds.
 - 2) Minimize vehicle and pedestrian traffic conflicts near school facilities.
 - 3) Plan and develop school facilities expansion according to growth trends and projected population growth.

PARKS AND RECREATION

GOAL: 1) To conserve and protect the community's natural and scenic resources, and to provide for a variety of recreational needs of Aumsville's residents and visitors.

- OBJECTIVE: 1) Prepare a recreation facility plan for the community park and seek federal and state funds for park development.
- 2) Provide a minimum of 8 acres of developed park land by the year 2000.
- 3) Acquire land north of the community park.
- 4) Designate a 150 foot conservation easement from center line along Beaver Creek and 75 feet from center line of Mill Creek for use as open space.
- 5) Either develop a subdivision ordinance requiring dedication of park land or money in-lieu-of, or use a System Development Charge approach.
- 6) Develop a sitting park around the water reservoir.

- POLICY: 1) Discourage dedication of park land of less than one-half acre unless it is positioned on the edge of a subdivision and able to be combined with adjoining vacant land as it develops.
- 2) Revenue produced for park purposes should be targeted for land acquisition and development of the community park.
- 3) Tree preservation and landscaping to separate conflicting uses and provide scenic and recreational opportunities is encouraged.
- 4) Flood hazard areas should be used to provide natural open space.
- 5) Promote use of a planned unit development concept where natural hazards occupy portions of a land development site.

SANITARY SEWER, WATER AND STORM DRAINAGE SYSTEMS

OVERALL GOAL: To provide and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

- OVERALL OBJECTIVE: 1) Maintain and enhance the quality of public facilities and services, and provide them in a timely cost-effective manner.
- 2) Direct new development to locations where facilities and services exist, or to buildable areas adjacent to the existing service area.

OVERALL POLICY: 1) The sizing and location of sewer, water and storm drainage lines is to reflect the requirements of desired land use arrangements and densities of the service area.

- 2) Utilize the provision of community facilities and services as a guide to urban development.
- 3) Encourage development of vacant land within the city prior to urbanization of rural land so as to achieve maximum utilization of public investment.
- 4) The installation, repair or resizing of municipal service lines should be done prior to, or concurrent with street improvements.
- 5) Encourage the use of a managed growth plan that allocates building permits for residential, commercial and industrial development according to both the existing capacity of the sewage treatment system and water system, and the community's desire to prolong the life of the planned enlarged treatment system to the year 2000.

SEWER SYSTEM

GOAL: 1) To provide a continuing program for sanitary sewer service that represents the most cost-effective approach for providing service to existing and future residents.

- OBJECTIVE: 1) Strive for the most cost-effective approach to provide sewage treatment capacity that accommodates the projected year 2000 sewerage flows, and that meets the objectives of DEQ's state water quality management plan.
- 2) Urban development should be confined to the limits of the gravity flow sewer system.
 - 3) Consider an increase of both connection fees and monthly charge to help finance maintenance of sewer systems.

- POLICY: 1) Development of land within the gravity flow area have priority over other areas for issuance of building permits
- 2) Review all development proposals with regard to its impact on the treatment system.
 - 3) Only land uses with minimal sewage flows are allowed to connect to the system.

WATER SYSTEM

- GOAL: 1) To maintain and enhance the quality of water service to all customers.
- 2) To conserve water and encourage its wise use.

- OBJECTIVE: 1) An engineering study should be undertaken to determine the cost-benefit of increasing the reservoir storage capacity and/or developing a well capable of producing about 400 gpm.
- 2) Prepare, adopt and implement a water facilities plan.

3) Increase both connection fees and monthly rates. Reduce the amount of water allowed at base rate.

4) Replace undersized distribution lines in the original townsite.

POLICY: 1) Discourage development of land uses that require a high water consumption.

2) All land use developments are required to install distribution lines that will provide, at least, minimum water pressure and flow for the proposed land use and future land uses.

3) To maintain adequate water flow and pressure, the city is encouraged to continually strive for a loop system and standard pipe sizes.

STORM DRAINAGE SYSTEM

GOAL: 1) That existing and future developed areas be provided with an adequate storm drainage system.

OBJECTIVE: 1) Adopt and implement a storm drainage plan.

2) Upgrade the storm drainage system in the original townsite concurrent with street improvements.

POLICY: 1) All storm drainage is to be channeled into an effective storm drainage system.

BACKGROUND STUDIES

CHAPTER II

PHYSICAL CHARACTERISTICS

CLIMATE

Aumsville has a temperature maritime climate with moderately warm summers and wet, mild winters. Winter temperature below 30 degrees and summer temperature above 85 degrees are rare. Normal minimum January temperature is 32 degrees, and the normal maximum July temperature is 81 degrees.

Annual precipitation averages 45 inches a year; most of which occurs as rain falling at low intensities. The proportion of precipitation that is snow is minor. Its depth rarely exceeds two or three inches and usually melts in a day or two. Approximately 70 percent of the precipitation occurs between the months of November and March.

The prevailing winds are from the west and northwest during the summer and from the south and southwest during winter storm periods.

GEOLOGY

Aumsville is situated near the southern edge of the Pudding subbasin of the Willamette Basin. The floor of this portion of the subbasin consists of valley alluvial material. The silt, sand and gravel of this information constitute a major aquifer in the area of the Santiam alluvial fan.

SOILS

The Soil Conservation Service of the U.S. Department of Agriculture in cooperation with the Marion Soil and Water Conservation District has prepared soil resource data for the Aumsville planning area for land use planning and community development. The basic resource information includes a detailed soils map (series level) and land use interpretations for uses ranging from agriculture to engineering considerations for building and development sites.

A land capability classification system was used to group soils according to the limitations of the soils when used for field crops, the risk of damage when they are used, and the way they respond to treatment. Soil characteristics such as depth, wetness, texture, slope, erosional hazard, permeability, water holding capacity, runoff and inherent fertility and climatic conditions as each influence the use and management of land are used in categorizing the soils into eight capability groupings. Class I soils have few limitations that restrict their use; Class II soils have moderate limitations due to drainage or runoff potential; Class III and IV soils have severe limitations that require special conservation practices; Class V, VI and VII soils have very severe limitations and are generally restricted to use as pasture or woodland. Class VII soils have landform limitations that restrict their use to recreation, wildlife or open space.

Map 1 delineates the soil types of the Aumsville area, and Table 1 lists their capability classification, in addition the degree and type of limitation of soils for various uses is shown. The map and table show considerable land area with a classification ranging from II-IV. Soils of the planning area are somewhat poorly

drained to excessively drained gravelly loams and gravelly silt loams over clay loam and gravelly sand. Land with a V-VIII classification have soils that are poorly drained, stoney and have a high water table.

The Soil Conservation Service has also rated the soils as to their limitations for certain uses. These ratings are slight, moderate and severe. A slight rating indicates that the restrictive feature is minor and can be overcome easily. A moderate rating indicates that the restrictive feature can be overcome or modified by special planning, design, or maintenance. A severe rating indicates that a particular use is doubtful and generally unsound.

Factors used to determine soil limitations for building and development sites include excessive slope, high water table and soil characteristics such as permeability, bearing strength, shrink-swell potential and depth to bedrock.

Comparisons of Map 1 and Table 1 shows the suitability of soils for various uses. The inability of some of these soils to allow movement of water through the soil profile and the accumulation of water on or near the surface of the soils are the greatest hindrances to proper management and development of the area. It needs to be emphasized, though, that the interpretive soil suitability is useful for large scale planning purposes and not for detailed site analysis.

TABLE 1
SOIL INTERPRETATIONS OF AUMSVILLE AREA

SOIL SERIES	BUILDINGS WITH SEPTIC TANKS	BUILDINGS WITH PUBLIC SEWER	COMMERCIAL-INDUSTRIAL	AGRICULTURAL	SAND	GR
				CAPABILITY CLASS		
Amity (Am)	S(l,w)	M(w)	M(w)	II	poor	P
Clackamas (Ck)	S(p)	M(w)	M(w)	III	poor	P
Concord (Co)	S(p)	S(s,w)	S(s,w)	III	poor	P
Courtney (Cu)	S(p,w)	S(w,l,s)	S(w,l,s)	IV	poor	P
Dayton (Da)	S(w,s)	S(w,l,s)	S(w,l,s)	IV	poor	P
Holcomb (Ho)	S(p,w)	S(w,l)	S(w,l)	III	poor	P
McAlpin (MaA)	S(p,f)	S(f)	S(f)	II	poor	P
McAlpin (MaB)	S(p)	M(w,l)	M(w,l)	II	poor	P
Nekia (NeB,C,D)	S(p,r)	M(t)	M(s)	II, III	poor	P
Nekia (NsE)	S(t)	S(t)	S(t)	VI	poor	P
Salem (Sa)	SL	SL	SL	II	fair	P
Salkum (SkB,D)	S(p)	SL	M(t)	II, III	poor	P
Sifton (St)	SL	SL	SL	III	poor	P
Waldo (Wa)	S(p)	S(w)	S(w)	III	poor	P

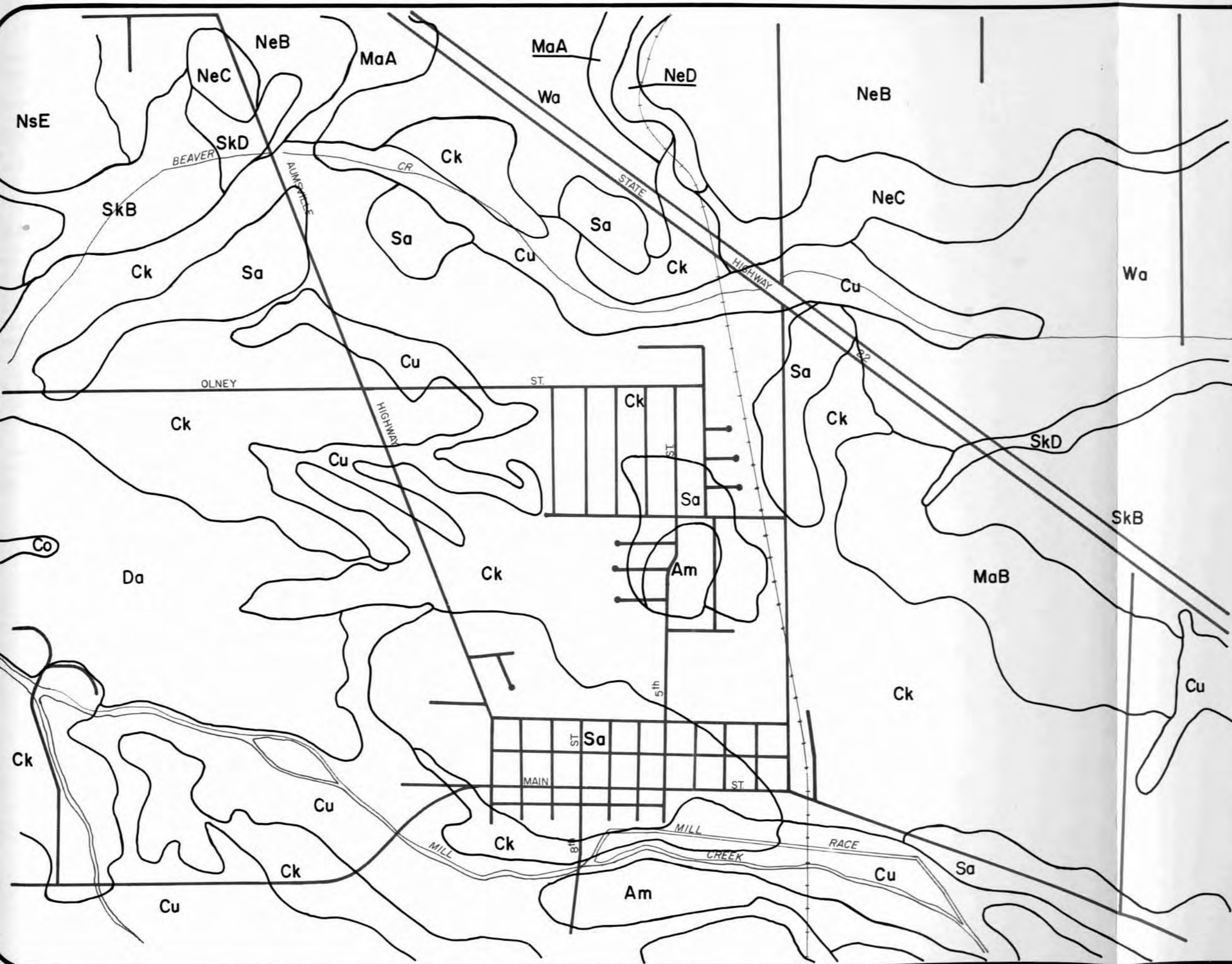
Degree of Limitation

S - Severe
M - Moderate
SL - Slight

Limiting Factors

w - wetness
l - low strength
s - shrink-swell
f - floods
r - bedrock
t - topography
p - permeability

SOURCE: Soil Conservation Service



- Am AMITY
- Ck CLACKAMAS
- Co CONCORD
- Cu COURTNEY
- Da DAYTON
- MaA McALPINE
- MaB McALPINE
- NeB,C,D NEKIA
- Sa SALEM
- SkB,D SALKUM
- Wa WALDO

SOILS FOR AUMSVILLE

MAP I

A recent geologic report has identified compressible soils in the Aumsville area.¹ The Courtney (Cu) soil (Map 1) is reported to contain structures that allow abundant water to be contained. Under heavy loads, the water migrates to areas of less pressure, and structural settlement may take place.

TOPOGRAPHY AND SLOPE

Aumsville is situated on a gravelly terrace that varies in elevation from 350 feet to 365 feet above mean sea level. The land generally slopes in a westerly direction. More abrupt elevational changes occur to the north and northwest of the city.

FLOOD HAZARD

Within the planning area, flood hazard mapping (Map 2) has been made available by the Soil Conservation Service (SCS) and the U.S. Department of Housing and Urban Development (HUD). The flood areas designated by HUD parallel Mill Creek and Beaver Creek. The flood area of such creek is not shown to extend outside the city. Presumably though, the same degree of flooding would occur outside the city as has been delineated by the SCS.

The City is participating with the U.S. Department of Housing and Urban Development in the federally subsidized National Flood Insurance Program. As part of the program, the City has adopted measures that will guide new development in the flood hazard areas so as to minimize flood losses.

Four small reservoir sites on Mill Creek and Beaver Creek are available for flood control storage. Flooding on the lower reaches of Mill Creek could not be effectively controlled by storage due to the sites being too far upstream.²

¹ Schlicker, H.G., Geologic Restraints to Development in Selected Areas of Marion County, Oregon: East Salem-Aumsville Area, Oregon Department of Geology and Mineral Industries, 1977, p. 37.

² Willamette Basin Task Force, Willamette Basin Comprehensive Study, Water and Related Land Resources, Appendix E, Flood Control, Pacific Northwest River Basins Commission, 1969, p. IV-19.



**FACTORS
AFFECTING
DEVELOPMENT
FOR
AUMSVILLE**

MAP 2

HISTORICAL RESOURCES

Within the City of Aumsville, 17 residential structures have been identified as potentially having historical value.⁴ These structures were built by the turn of the century between the year 1870 and 1900. The local historical society is investigating the historical or architectural significance of these structures.

TABLE 1
RESIDENTIAL STRUCTURES WITH HISTORICAL VALUE

Address	Year Built	Style	Notes
101 N. 1st St.	1885	Queen Anne	Well preserved
105 N. 1st St.	1890	Queen Anne	Well preserved
110 N. 1st St.	1880	Queen Anne	Well preserved
115 N. 1st St.	1895	Queen Anne	Well preserved
120 N. 1st St.	1885	Queen Anne	Well preserved
125 N. 1st St.	1890	Queen Anne	Well preserved
130 N. 1st St.	1880	Queen Anne	Well preserved
135 N. 1st St.	1895	Queen Anne	Well preserved
140 N. 1st St.	1885	Queen Anne	Well preserved
145 N. 1st St.	1890	Queen Anne	Well preserved
150 N. 1st St.	1880	Queen Anne	Well preserved
155 N. 1st St.	1895	Queen Anne	Well preserved
160 N. 1st St.	1885	Queen Anne	Well preserved
165 N. 1st St.	1890	Queen Anne	Well preserved
170 N. 1st St.	1880	Queen Anne	Well preserved
175 N. 1st St.	1895	Queen Anne	Well preserved

⁴ Data collection from review of Residential Appraisal Cards, Marion County Assessors' Office, December 1976.

POPULATION PROFILE

POPULATION GROWTH

The City of Aumsville has grown over the years as a result of low-cost housing construction and its emergence as a bedroom community of Salem. Tables 2 and 3 show historical population growth data for Aumsville, Marion County and District III (Marion, Polk and Yamhill Counties).

Aumsville's population growth since 1920 has been erratic, but steadily increasing. The city's population increased dramatically from a 1950 population of 281 persons to an estimated 1,450 persons by 1975. Most recently, the city's population had increased substantially during the five-year period between 1970 and 1975. The 1970 population was 590, but then increased by 860 persons by July 1975; an increase of 145 percent. From 1970 to present, the city has increased its relative share of the county population from .38 to .87 percent, respectively.

TABLE 2
HISTORICAL POPULATION GROWTH
AUMSVILLE, MARION COUNTY, DISTRICT III

PLACE	1920	1930	1940	1950	1960	1970	1975
Aumsville	171	153	174	281	300	590	1,450
Marion County	47,187	60,541	74,246	101,401	120,888	151,309	166,500
District III			121,571	161,202	179,889	226,871	251,800

TABLE 3
PERCENT CHANGE IN POPULATION PER DECADE

PLACE	1920-30	1930-40	1940-50	1950-60	1960-70	1970-75
Aumsville	-11.7	13.7	61.4	6.7	96.6	145
Marion County	28.3	24.3	34.8	19.2	25.3	25.2
District III			32.5	11.5	26.1	11.0

SOURCE: (Table 2 and 3) U.S. Bureau of Census; 1975 Data is population estimate from PSU Center for Population Research and Census.

POPULATION PROJECTIONS

Population projections are an important tool in forecasting future community needs. The number of people projected to live in Aumsville will determine future land area requirements for residential, commercial, industrial and public uses. The characteristics of the population help determine the type and extent of public facilities that are needed.

The projections are developed for a 25-year period, from 1975 to the year 2000, and are divided into five year increments. The incremented population projection then allows public officials, planners and citizens to compare actual population census counts with the projected figures. This comparison provides a basis to modify subsequent population projections and a measure for reassessment of future land area needs and public facility needs.

It is difficult to project future population for small cities such as Aumsville. Birth and death rates are not as important as they are on a state or national scale. For a small city, the most important factor is the net migration rate.

Population for Aumsville, in Table 4 is based on a "step-down" process. This process assumes that the city's relative share of the county population will increase. The city's proximity to Salem and Stayton will contribute to its growth rate as will increased economic activity.

TABLE 4
POPULATION PROJECTION

PLACE	1975	1980	1985	1990	1995	2000
Aumsville	1,450	1,693	1,977	2,309	2,696	3,150
Marion County	166,500	182,700	196,500	206,000	214,600	219,600

Aumsville's projected growth rate is shown to stabilize by increasing at an average rate of 36.3% each decade. The reduction in projected growth rate from previous years is a result of the City's position that only 24 building permits will be issued each year.

CHARACTERISTICS

The 1970 demographic profile of Aumsville indicates a relative young population as is shown in Table 5. The median age of an Aumsville resident was approximately 19 years of age. This is significantly lower than the median age group (24-34 age group) of District III and Marion County. The low median age in Aumsville is probably attributed to an influx of residential building activity attracting young families between 1960 and 1970. Aumsville and Census Tract 108 had a comparatively small proportion, 5.6 and 7.4 percent, of persons age 65 and older.

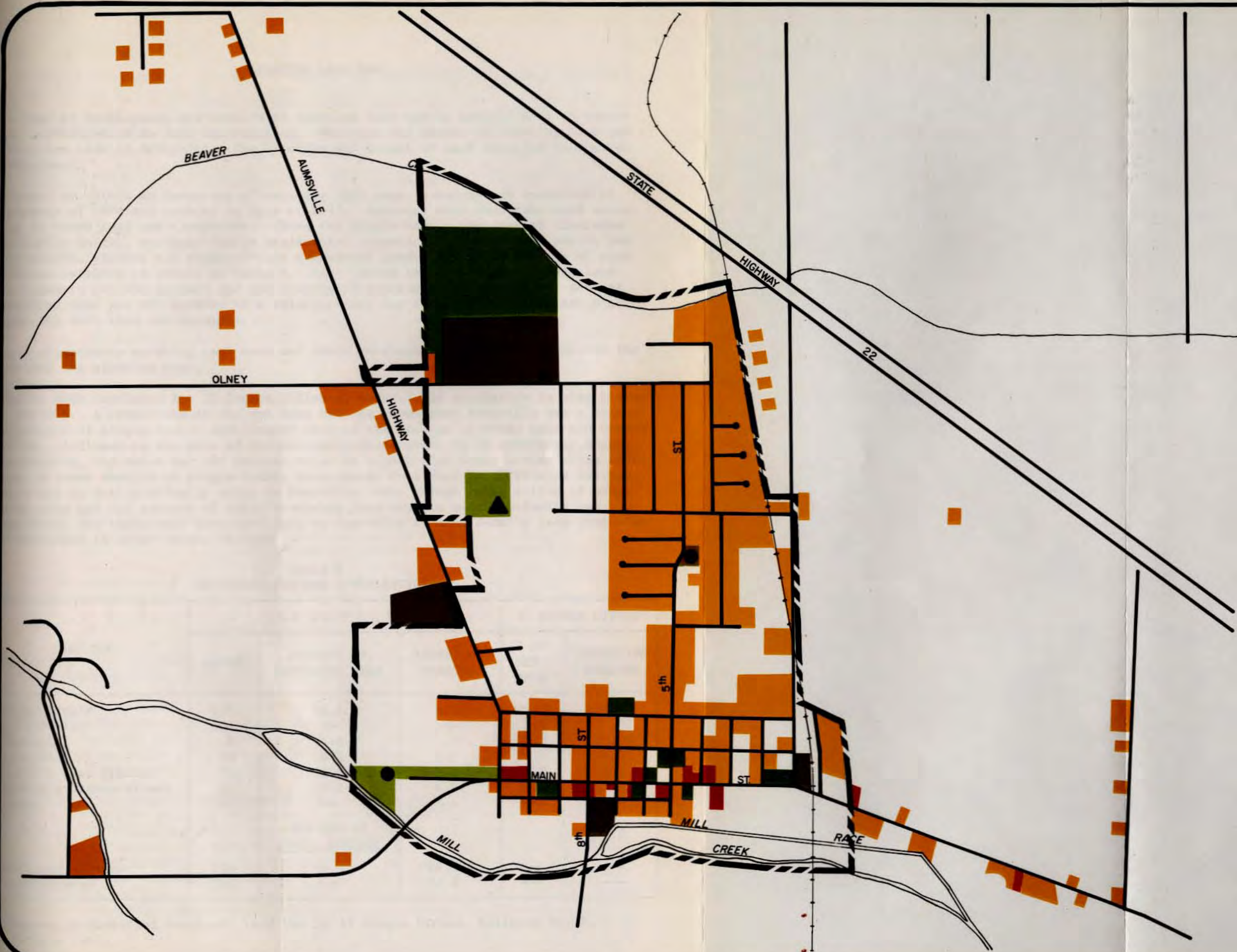
TABLE 5
AGE DISTRIBUTION - 1970

AGE GROUP	DISTRICT III		COUNTY		AUMSVILLE	
	NO.	%	NO.	%	NO.	%
Under 5	17,330	7.7	11,806	7.8	69	11.7
5 - 14	44,936	19.8	30,174	19.9	161	27.2
15 - 24	40,453	17.8	25,898	17.1	114	19.4
25 - 34	25,783	11.4	17,825	11.7	75	12.7
35 - 44	23,605	10.4	15,769	10.4	81	13.7
45 - 54	25,015	11.0	16,655	11.0	34	5.8
55 - 64	21,597	9.5	14,532	9.6	23	3.9
65 +	28,170	12.4	18,650	12.3	33	5.6
TOTAL	220,871	100.0	151,309	100.0	590	100.0

INCOME

Fifteen percent of all families in Census Tract 108 had incomes below poverty level in 1970. This was the next largest proportion of families of all Marion County census tracts. Of all families and individuals with incomes below poverty level, over half, 52.5 percent, earned their incomes, while nearly 30 percent received social security or railroad retirement payments. In Aumsville, 56 households or 9.5 percent of its population had incomes below poverty level.⁵

⁵ U.S. Bureau of Census, 1970 Census of Housing, Special Statewide Summary Print-out -- Community Planning and Development, Selection Criteria Data for Discretionary Grants, In SMSA's and Non Metro Areas, provided by the Department of Housing and Urban Development, June 17, 1975.



LEGEND

- Single Family:
Includes 2
Family Units
- Multi-Family:
- Commercial:
- Industrial:
- Schools: ▲
- Parks: ●
- Public / Semi Public:
- CITY LIMITS

**AUMSVILLE
AREA
EXISTING
LAND USE**

MAP 3

EXISTING LAND USE

The type of development and pattern of existing land use in Aumsville is an important consideration in land use planning. The type and extent of existing land use activities aids in determining the location and amount of land required for future development.

In order to obtain an inventory of existing land uses, a survey was conducted in September of 1976 and updated to July of 1977. Acreages were then tabulated according to seven land use categories. These are single-family residential (includes two-family units), multiple-family residential, commercial, industrial, public and semi-public, streets and right-of-ways and vacant land. The total acreage of each land use category is listed in Table 6. Also listed is the acreage of each land use category per 100 persons and the percent of developed land area. The rate of developed land per 100 persons is a valuable tool for forecasting total land area needs for each land use category.

Map 3 illustrates existing land uses and their geographical relationship within the city and the planning area.

Similar data developed for 33 Oregon cities of under 2,500 population is also listed in Table 6. A comparison of the two data sources shows that Aumsville has a greater proportion of single-family development than of the average of other selected Oregon cities. Included in the data of single-family development is 16 two-family units. Furthermore, the acres per 100 persons ratio is higher than other cities which indicates a lower density of single-family development than what is considered average. There are no multiple-family units in Aumsville, even though other cities of comparable size had .32 percent of their developed land area in multiple-family use. Commercial and industrial developed land in Aumsville is considerably less than what is developed in other Oregon cities.

TABLE 6
EXISTING LAND USE DISTRIBUTION

LAND USE	A U M S V I L L E			33 OREGON CITIES ¹	
	ACRES	PERCENT OF DEVELOPED AREA	ACRES/100 PERSONS	% OF DEV. AREA	ACRES/100 PERSONS
Single-Family	128	54.2	8.6	23.2	5.4
Multi-Family	-0-	-0-	-0-	1.4	.32
Commercial	4	1.6	.27	4.2	.95
Industrial	15	6.3	1.0	17.7	4.1
Public & Semi-Public	25	10.6	1.7	14.0	3.2
Streets & Rights-of-way	64	27.1	4.3	39.6	23.2
Vacant	128	---	---	---	---
		<u>PERCENT OF TOTAL ACREAGE</u>			
Developed acreage	236	64.4	16.0	---	---
Total acreage	366	---	24.8	---	---

¹ Bureau of Municipal Research, Land Use in 33 Oregon Cities, Bulletin No. 2, January 1961.

RESIDENTIAL LAND USE AND HOUSING

Aumsville is predominantly a residential community where nearly 55 percent of the developed land area is devoted to this use. The land use survey reveals that 91 percent of the city's total housing stock consists of conventional single-family housing. The balance of residential units consist of 16 two-family units.

The number and type of housing units is tabulated in Table 7. Other pertinent data on housing characteristics is also shown in the Table.

TABLE 7
GENERAL HOUSING CHARACTERISTICS

YEAR	TOTAL UNITS	TOTAL OCCUP. UNITS	HOUSING UNITS (OCCUP.)				HOUSING TYPES						HOUSING VACANCIES	
			OWNER		RENTER		S.F.		M.F.		M.H.		#	%
			#	%	#	%	#	%	#	%	#	%		
1960	91	81	62	77	19	23	---	---	---	---	---	---	10	10
1970	153	147	87	59	60	41	152	99	-0-	-0-	1	<1	6	3.9
1977	410	405	280	69	125	31	410	100	-0-	-0-	-0-	-0-	5	1.2

SOURCE: U.S. Census of Housing

The survey tabulated 410 housing units, of which 405 were occupied with an average of 3.58 persons per housing unit. Prior to this, the U.S. Bureau of Census reported an average of 4.01 persons per housing unit.

Again, the proportion of multiple-family units and mobile homes within the city has not materialized nor kept pace with the rising trend of this type of housing.

Physical Condition

The city's housing stock is generally in good physical condition. Ten percent of all housing units were constructed prior to 1940, while 82 percent of all units were constructed since 1970. The 1970 Census of Housing listed only one substandard unit; 26 units were identified in 1960. Substandard housing units are defined as those units lacking either plumbing or heating facilities or both. The number of substandard units in 1970 was less than one percent, while comprising 29 percent of the total housing units in 1960. Both years compare to a 1970 average of 11.2 percent for all Mid Willamette Valley cities and a state average of 12 percent.

The 1976 categorization (standard and substandard) of all housing units was accomplished through review of residential appraisal cards from the Marion County Assessor's office. Each structure was appraised and given a "percent good" rating. This rating was based on maintenance, plumbing and heating and its utility value, to name a few. Deferred maintenance and other forms of depreciation had determined the "percent good" rating of each structure. Table 8 shows the proportion of standard and substandard housing units in Aumsville. An accurate comparison cannot be made with 1970 figures, due to more factors being used with the "percent good" rating system.

To determine the number of substandard and rehabilitatable housing units, four rehabilitative value categories were used:

Not Suitable (35% and less): generally not economically feasible to rehabilitate.

Marginal (36%-55%): with judgment involved rehabilitation may be feasible.

Desirable (56%-65%): desirable from an economic point to correct basic obsolescence.

Good (66%-100%): This is either a new structure or one that does not have any deferred maintenance.

TABLE 8
HOUSING UNITS BY CONDITION

YEAR	UNITS	CONDITION OF HOUSING UNITS				REHABILITATIVE VALUE					
		STANDARD		SUBSTANDARD		NOT SUITABLE		MARGINAL		DESIRABLE	
		#	%	#	%	#	%	#	%	#	%
1960	91	65	71	26	29	← 26		→			
1970	153	152	99	.1	1	← 1		→			
1977	410	366	89	1	1	1	1	24	5.8	19	4.6

SOURCE: From 1960 Census of Housing Units that were either "deteriorated," "deteriorated," or "sound" and "lacking only hot water," or "lacking private toilet or bath or running water." Rehabilitative value is not known.

1970 Fourth Count Summary Census computer printout listing "year-round units lacking plumbing." Rehabilitative value is not known.

Marion County Assessor's Office, residential approval cards. Substandard units is the sum total of "not suitable" units. Units in the "marginal" category and up are considered rehabilitatable.

From this method, only one unit was identified as not being suitable for rehabilitation. Some units falling within the lower range of marginal category may not be suitable for rehabilitation either. The marginal units have the greatest potential for use of a home rehabilitation loan or grant program. Map 4 shows the distribution of housing units with rehabilitative values of "not suitable" or "marginal."

Crowded Conditions

Overcrowding is often used as an indicator of housing condition, and is determined by the number of persons per room. The 1970 Census reported that Aumsville had 14 percent, or 20 of its households with 1.01 persons or more per room; Census Tract 108 had 15.3 percent. This compares to 7.2 percent of households in the county with 1.01 persons or more per room. From a housing survey conducted in December of 1976, 36 percent of the people responding indicated that there is too little space in their house.⁶

⁶ Preliminary results of Regional Housing Survey, Mid Willamette Valley Council of Governments, February 1977.

Excessive Rent

The proportion of income a household pays for shelter is an important indicator of housing need. It is generally agreed that if a household is paying more than 25% of its gross income for rent, it is paying too much.

Although the proportion of rent to income is not available, data from the 1970 census at the Census Tract 108 level can be used. In 1970, 38 percent of all rental households paid 25 percent or more of incomes of \$5,000 or less for rent. A little more than 24 percent paid more than 35 percent of their incomes for rent. Census Tract 108 had the highest proportion of renter occupied units paying 25 percent or more of income for rent.

Table 9 shows the rent ranges of rental units surveyed. The most noticeable difference is a shift to higher gross rent since 1970. The median gross rent (including utilities) is \$245.00. A principal factor for a community's high rent structure is a scarcity of housing units -- that is when a community's housing stock is underbuilt. The number of vacant units, as a percentage of all units, is a key measure in determining the adequacy of housing supply. Table 7 shows that in Aumsville, the housing shortage is substantial. In 1970, there was a 3.9 percent vacancy rate, while for 1976 there was only a 1.2 percent vacancy.

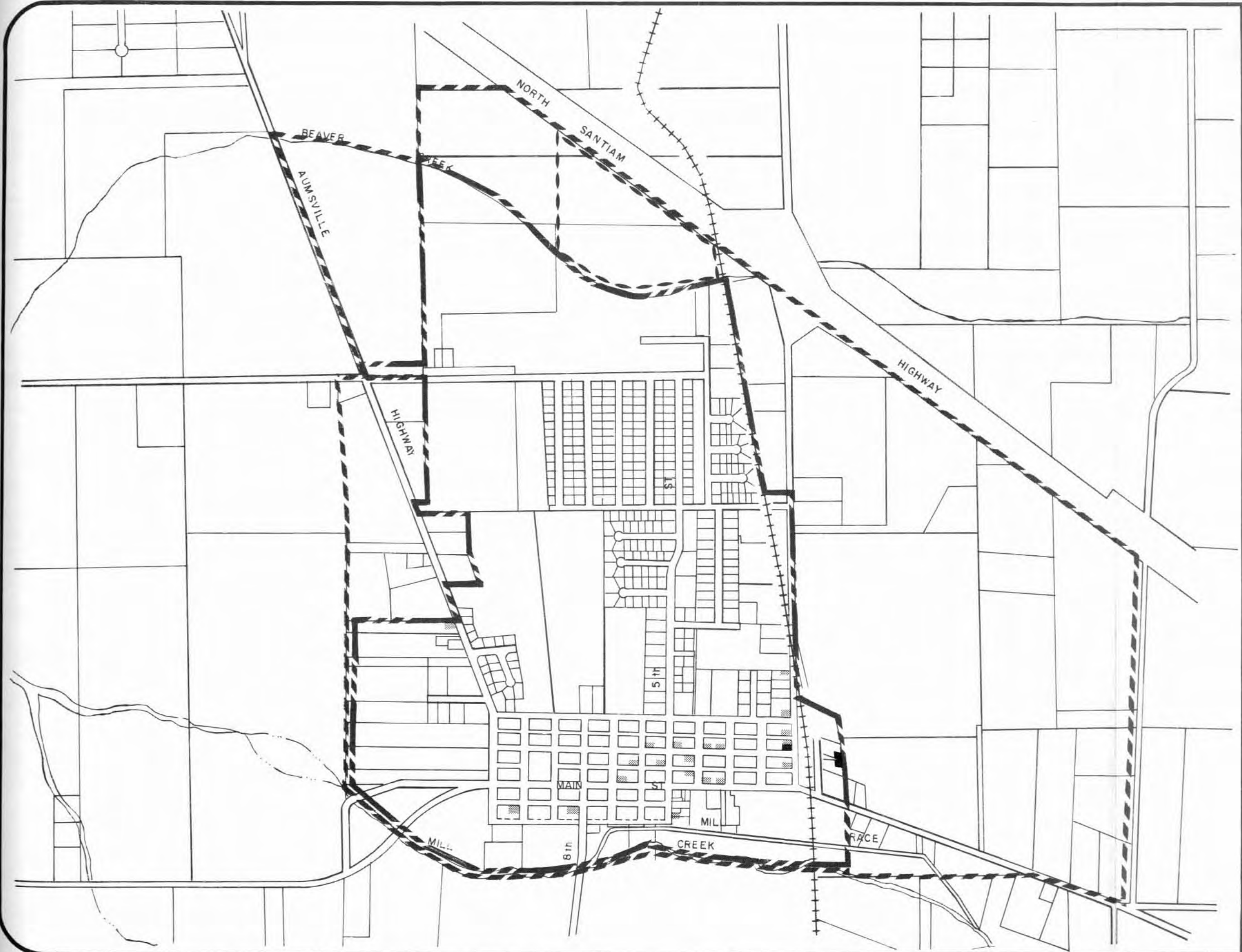
TABLE 9
GROSS RENT FOR RENTER OCCUPIED UNITS

YEAR	TOTAL OCCUP. UNITS	GROSS RENT RANGES													
		40-59		60-79		80-99		100-119		120-149		150-199		>200	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
1970	56	13	23	10	18	8	14	21	38	4	7	--	--	--	--
1976 ¹	125(79)													79	100

SOURCE: 1970 Census, Fourth Count Summary computer printout, giving "specified renter occupied."

¹ Median gross rent was determined by sampling rental rates of approximately one-half of all rental units noted in parenthesis.

Another cause of high rent structure is new housing construction. In 1970, 27.8 percent was classified as new construction (within the previous five years). In July of 1977, new construction represented 62 percent of all housing units. Since construction costs have risen considerably since 1970, it may be presumed that higher rent levels is the resultant, especially for rental units. Table 10 shows housing units by value ranges.



● SUBSTANDARD

◐ MARGINAL

▨ CITY LIMITS

▨ URBAN GROWTH BOUNDARY

AUMSVILLE HOUSING CONDITIONS

MAP 4

TABLE 10
HOUSING UNITS BY VALUE RANGES

YEAR	TOTAL UNITS	V A L U E R A N G E S															
		>5,000		5,000-9,000		10,000-14,999		15,000-19,999		20,000-24,999		25,000-34,999		35,000-49,999		< 50,000	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1970	83	2	2.4	29	34.9	28	33.7	21	25.3	2	2.4	1	1.2	0	-0-	0	0
1976	331	0	-0-	11	3.7	23	7.7	46	15.5	140	47.2	102	34.4	8	2.7	1	1

SOURCE: 1970 Census, value ranges are for "specified owner occupied" units.

1977 value ranges compiled from review of residential appraisal cards from the Marion County Assessor's Office. Land and improvement values adjusted upward by 12% and 17%, respectively, per year from the appraisal date to reflect current expected values. 1977 median value is \$24,900.

COMMERCIAL LAND USE

Aumsville has a relatively minor amount of land area in commercial use. Only 4 acres is in commercial use. All commercial activities are dispersed along Main Street and only satisfy a limited need of the community. As a result, the community is dependent on Salem and Stayton for many goods and services.

INDUSTRIAL LAND USE

Fifteen acres are in industrial use. Moduline Inc., manufactures mobile homes and is the newest and largest industrial land use. It is located adjacent to the city's sewage lagoon site. Other industries are a pellet mill and a seed and feed plant, a furniture manufacturing plant, located immediately outside the city limits along 11th Street.

PUBLIC AND SEMI-PUBLIC LAND USE

This is a broad land use category involving 25 acres which is composed of schools and parks, public buildings and churches. This category accounts for 10.6 percent of the developed land area.

Land used for streets, alleys and the railroad occupy 64 acres or 27.1 percent of the developed land area. Land used for streets and alleys has decreased over the years due to the more efficient street design of newer subdivisions. Older subdivisions using a "grid-pattern" street design typically use 45 percent of its area for streets and alleys. Less area used for streets reduces the cost of subdivision lots and future street maintenance costs.

PUBLIC FACILITIES AND SERVICES

SCHOOLS

The school system for the Aumsville area consists of three schools: Aumsville Elementary, Cascade Junior High and Cascade Senior High. Cascade Junior and Senior High are located four miles southwest of Aumsville, and is a rural area school system serving six school districts. The schools in the district are Aumsville, Turner, Cloverdale, North Santiam, Marion and West Stayton.

Located in Aumsville, the Aumsville Elementary School was originally constructed on a 20-acre site with twelve classrooms to accommodate 300 students. By 1970, student enrollment reached 323. Four new classrooms were then added to accommodate 400 students. Again in 1974, four more classrooms were added to provide space for 500 students; the year-end enrollment reached 525 students, however. The school now has 24 classrooms to accommodate 600 students. Approximately 130 of these students are from Aumsville.

Student enrollment is expected to experience an average net increase of 32 students per year. Years of higher than average enrollment increases was experienced during three separate years. Reason for these increases are: 1970-71, consolidation of Aumsville and Shaw Districts; 1973-74, subdivision activity in Aumsville; and, 1975-76, increased building activity in the Shaw area.

Considering the school's 1976 enrollment of 577 students and its enrollment capacity a school committee was formed in 1976 to study alternative programs. Plans reviewed included a 12-month school year, a 4 or 6 day school week, double shifting, enlarging core areas of the existing school, and a new school. All of these measures, except the latter, are considered as only offering a short-term solution.

PARKS AND RECREATION

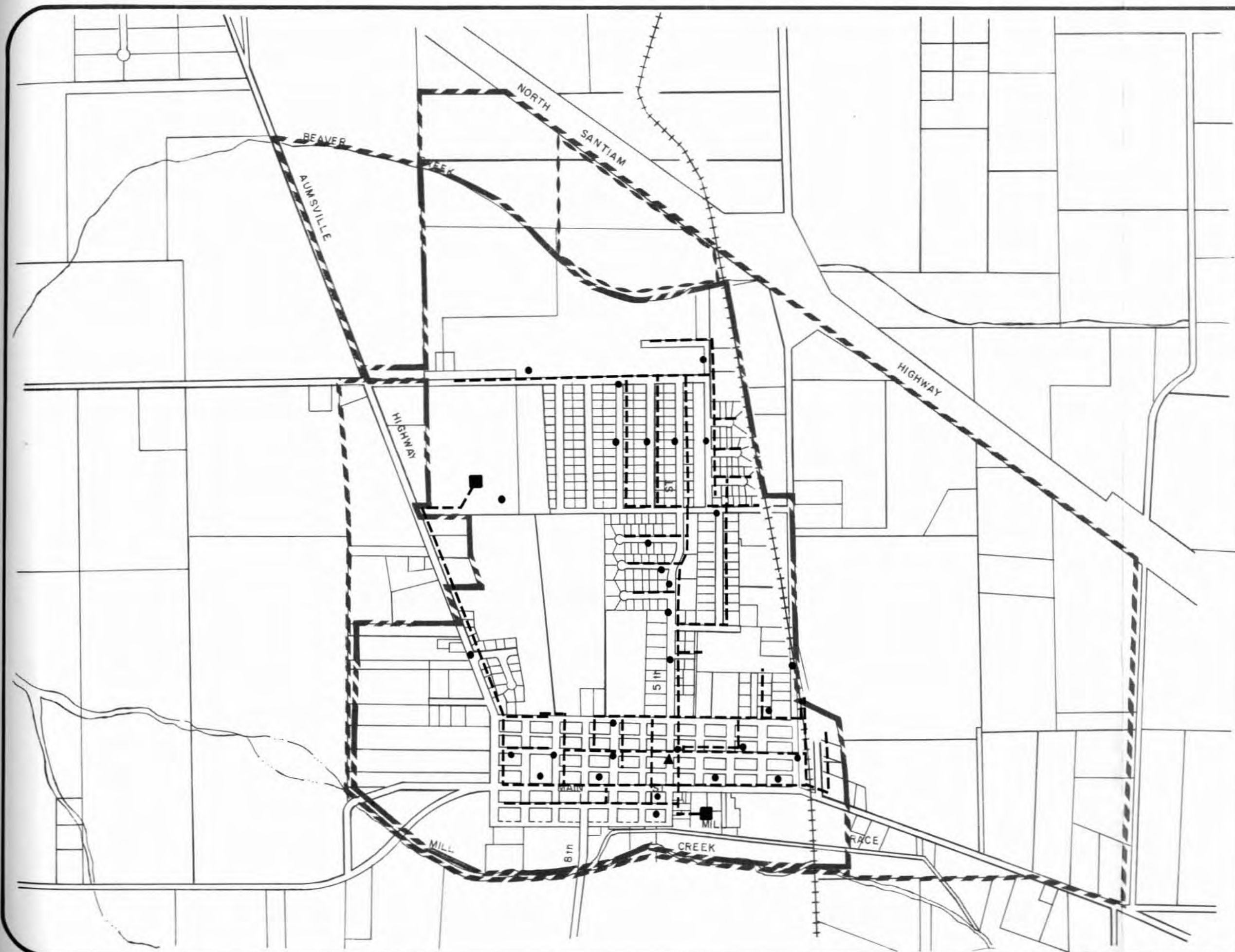
The Aumsville park system consists of two parks totaling 4.6 acres. The playgrounds and recreation equipment of the Aumsville school is also available to the public and contributes approximately 9 acres of play area and open space to the community. The school also provides space for community meetings and sporting events.

Located along 5th Street, Wildwood Park is .70 acres in area. Wildwood provides limited park service, yet fulfilling day-time recreation needs of the immediate area.

Porter Boone Park is located west of 11th Street and is nearly 4 acres in size. The community park backs up to Mill Creek where some picnicking facilities are provided. Dimensionally, the park is long and very narrow. Development of the park with standard recreation features of a community park will require additional park land.


WATER SYSTEM

Aumsville receives its water supply from a series of wells that tap a major aquifer of sand and gravel. The three wells are capable of producing 748,800 gallons per day (gpd). A fourth well leased to the school provides for irrigation and is capable of producing 100,900 gpd.



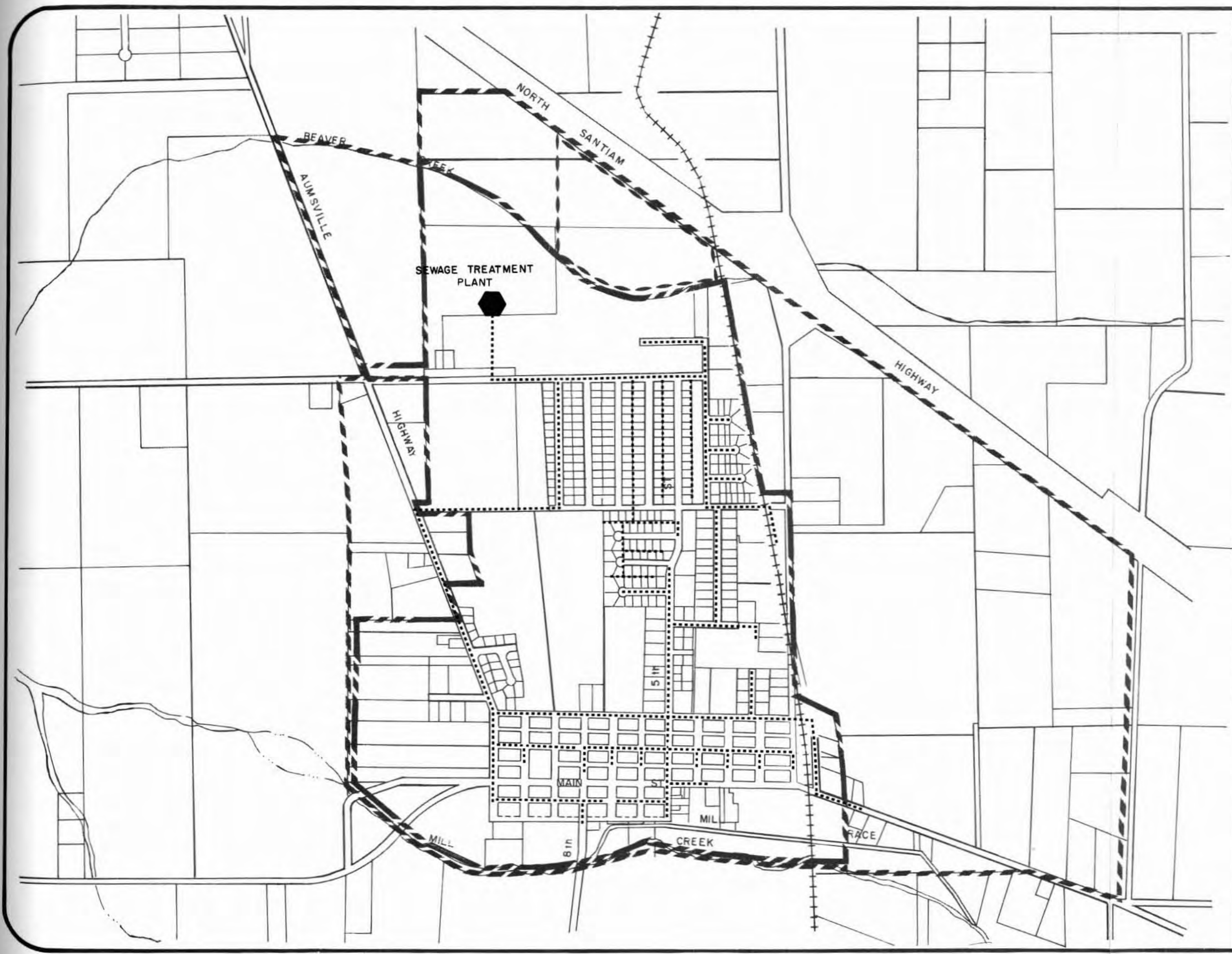
- FIRE HYDRANTS
- WELL
- ▲ RESERVIOR

 CITY LIMITS

 URBAN GROWTH BOUNDARY

AUMSVILLE WATER SYSTEM

MAP 5



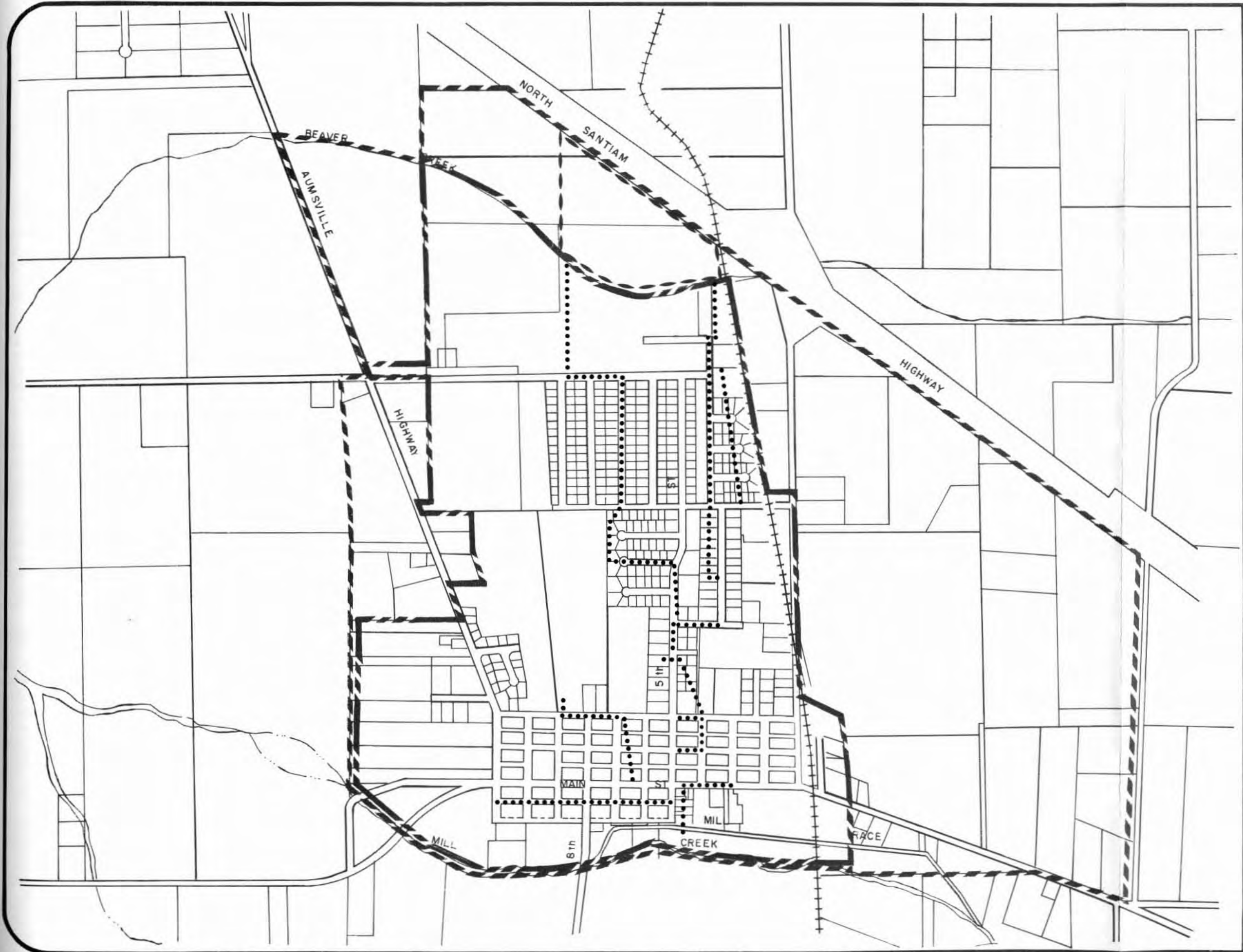
○●●●○ SEWER LINE

▬▬▬ CITY LIMITS

▬▬▬ URBAN GROWTH BOUNDARY

AUMSVILLE SEWER SYSTEM

MAP 6




 STORM DRAINS


 CITY LIMITS


 URBAN GROWTH BOUNDARY

AUMSVILLE STORM DRAINAGE SYSTEM

MAP 7

Looping within the system is generally adequate, although within the original town-site a number of plastic lines of two inches and less are in poor condition and do not properly interconnect. Development of the property adjacent to the school will allow complete looping of the distribution system. New lines are of asbestos -- cement construction with minimum line size of six inches. System pressures average 65 pounds per square inch (psi) but vary through friction loss to 55 psi in the northern developments.

Water storage is provided by a single 100,000 gallon elevated tank located near city hall. High per capita water consumption and the lack of automatic switching devices on well pumps, has during the past two dry seasons, resulted in a drawdown of water in the reservoir. Usually the water supply customers had to be reduced to allow refilling of the reservoir. Map 5 shows well locations and the water distribution system.

SEWER SYSTEM

The collection system consists of six to ten inch concrete pipe. All developed land within the city is connected to the system. Infiltration contributes to increased flows into the sewage lagoon. Flow to the lagoon increases a day or two following heavy rainfall.⁷ Through city action though, infiltration has been reduced considerably.

The component of the sewage treatment system that will determine the growth limitation of the city is the chlorination retention tank. This component has a hydraulic limitation of 1,647 persons.⁸ Enlargement and upgrading of the system must be accomplished by the time city's population reaches this level. As a result, the city is preparing to purchase 25 acres of land north of Beaver Creek for expansion of the lagoon system.

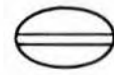
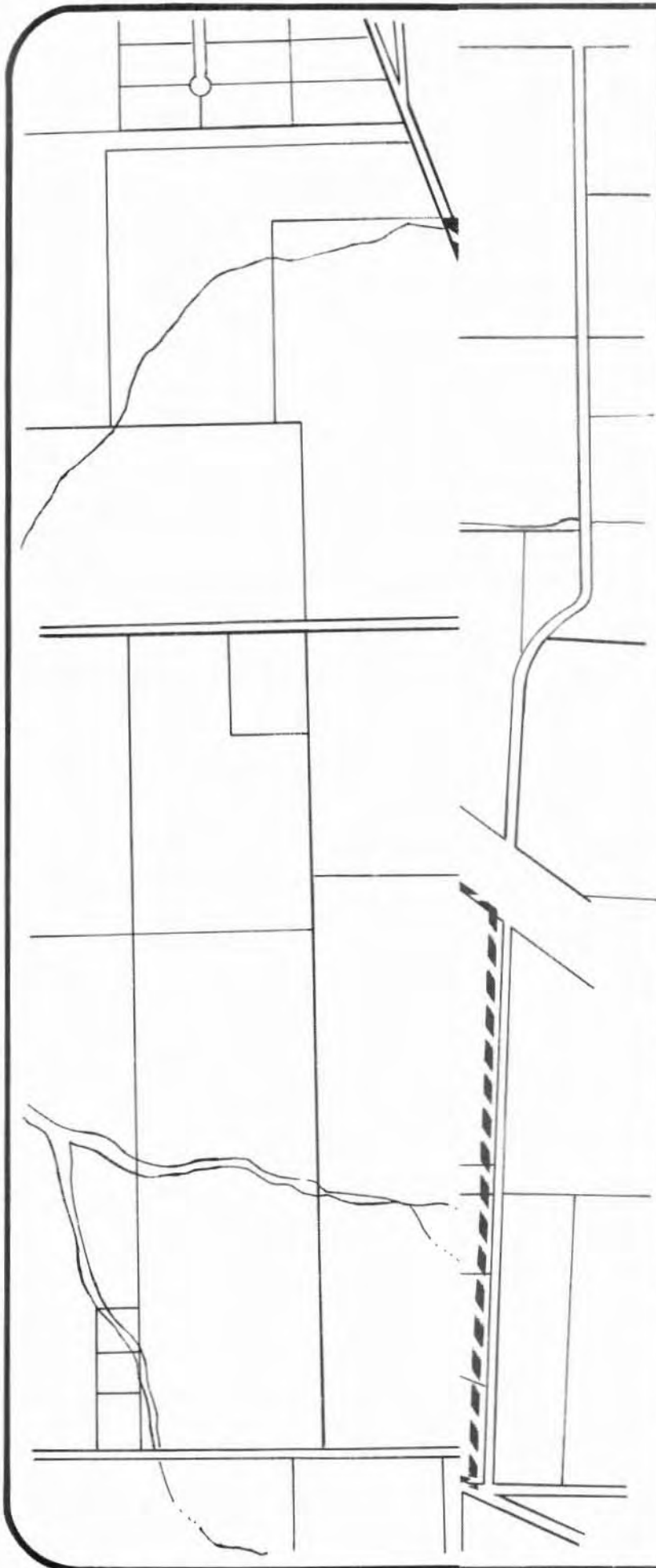
The design and site selection for the treatment system was chosen to enable development of a gravity flow collection system. Continuation of development on a gravity system results in an area where urban expansion is limited. Map 6 outlines the approximate gravity flow of the system and location and sizing of the collection system. The capacity of the existing treatment system limits the amount of population growth, and the gravity flow area helps to define the direction of growth.

STORM DRAINAGE SYSTEM

The direction of surface drainage in the Aumsville area is generally to the south and west. Surface drainage, is for the most part, discharged into Beaver Creek and Mill Creek. Surface water movement is not easily discernible due to the area's gently sloping topography. Storm drainage in the city is handled by both a piped drainage system and surface drainage. The original townsite relies, for the most part, on surface drainage into open ditches. Map 7 shows the location of storm drainage lines in the city.

⁷ Kraus and Dalke Consulting Engineers, Facilities Plan for Wastewater Treatment Report to the City of Aumsville, Oregon, July 1976.

⁸ Ibid., p. 23.



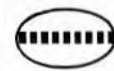
FULLY IMPROVED



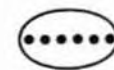
PARTIALLY IMPROVED



PAVED



GRAVEL/DIRT



UNOPEN



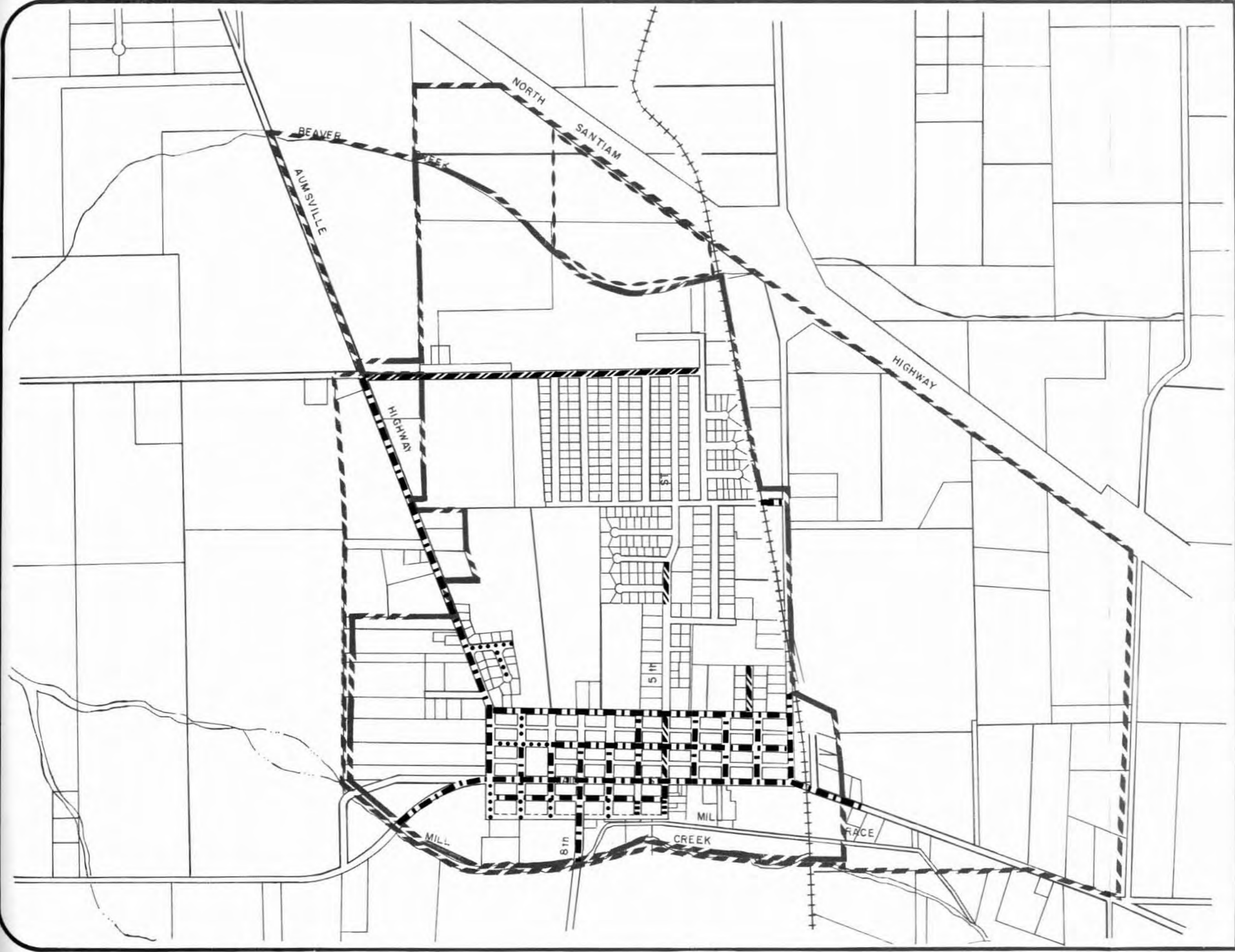
CITY LIMITS










URBAN GROWTH
BOUNDARY

AUMSVILLE STREET CONDITIONS

MAP 8



-  FULLY IMPROVED
-  PARTIALLY IMPROVED
-  PAVED
-  GRAVEL/DIRT
-  UNOPEN
-  CITY LIMITS
-  URBAN GROWTH BOUNDARY

AUMSVILLE STREET CONDITIONS

MAP 8

FIRE PROTECTION

The Aumsville Rural Fire Protection District serves a 24 square mile area, and a population of approximately 4,300. The city was annexed into the district in 1970. A four-station fire hall was constructed in 1974 and is situated in the city -- the geographical center of the district.

The fire district consists of a 24-man volunteer force and a full-time fire chief. Fire equipment includes:

- 1 -- 750 pumper, 750 gallon tank
- 1 -- 750 pumper, 1000 gallon tank
- 1 -- 200 pump tanker, 1650 gallon tank
- 1 -- 650 pump tanker, 4000 gallon tank
- 1 -- 500 pumper, 350 gallon tank

The city had a class 7 fire insurance rating which was increased to a class 6 due to the addition of a full time fire chief in January 1977. The higher rating represents a cost reduction of fire insurance rates in the city.

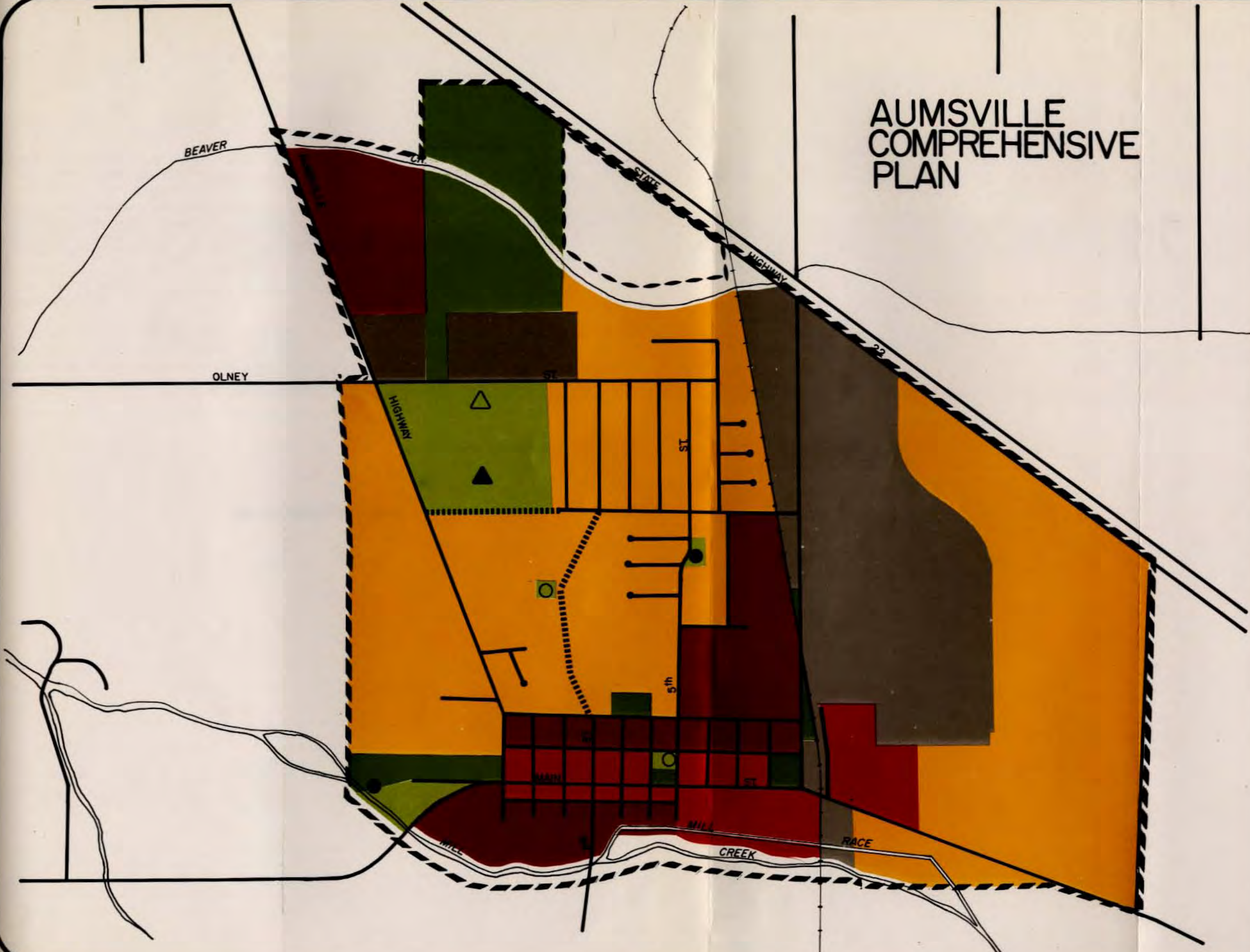
POLICE PROTECTION

The police department of Aumsville consists of three officers with their office located in city hall. Currently, full 24-hour patrol service is not provided. Emergency needs are covered by an officer assigned for stand-by duty.

A study released by the Board on Police Standards and Training provides insight into the level of police service provided cities of similar size.⁹ The study stated that the number of sworn officers for all cities is 1.73 per 1,000 population. This compares with a 2.1 average for cities in the 1,000-4,999 population range. Currently, Aumsville has 2.04 officers per 1,000 population. However, further review shows that cities with nearly the same exact population have a ratio of 3.5 officers per 1,000 population. However, these ratios do not necessarily measure level (quality) of service. Additional personnel may be required to maintain the existing level of service rather than to expand or improve services. Maintenance or improvement of police service through additional personnel or equipment involves a value of judgment of the community. Jail facilities are provided through an agreement with the Marion County Sheriff's office.

⁹ Administrative Services Section, Board on Police Standards and Training, Annual Personnel and Budget Study of Oregon Law Enforcement Agencies, Administrative Services Bulletin 76-1 (Salem, Oregon), p. 9 and 21.

AUMSVILLE COMPREHENSIVE PLAN



- RESIDENTIAL
 - MEDIUM (Orange circle)
 - HIGH (Black circle)
- COMMERCIAL (Dark red circle)
- INDUSTRIAL (Brown circle)
- PUBLIC / SEMI PUBLIC (Green circle)
- SCHOOL
 - EXISTING (Green circle with black triangle)
 - PROPOSED (Green circle with black triangle outline)
- PARKS
 - EXISTING (Green circle with black dot)
 - PROPOSED (Green circle with black dot outline)
- OPEN SPACES / AGRICULTURAL (White circle)
- URBAN GROWTH BOUNDARY (Dashed line)
- URBAN RESERVE (Circle with horizontal lines)
- STREETS
 - EXISTING (Circle with vertical lines)
 - PROPOSED (Circle with horizontal lines)

MAP 9

THE COMPREHENSIVE PLAN

CHAPTER III

LAND USE AND HOUSING ELEMENTS

Map 9 shows the physical arrangement of land use for the Aumsville Comprehensive Plan. The Urban Growth Boundary establishes the land area in which all future development will take place. The land uses are arranged to allow additional retail and service related commercial development along Main Street. Existing industrial activities are recognized in the city, in addition to other vacant industrial land currently outside the city. The balance of the land is set aside for residential development, except for certain public and semi-public uses noted in the Plan. An urban reserve area is identified on the Plan map and its designation will be determined, in part, by the type and amount of development of adjacent land.

The land use plan is responsive to the City's and LCDC's goals, guidelines and policies. The Plan is based upon careful consideration of elements of the Comprehensive Plan, community desires as expressed by the residents and officials of Aumsville, a community survey, and projected land use needs. Table 11 shows the projected land area needs.

TABLE 11
PROJECTION OF LAND AREA NEEDS

LAND USE	ACRES/100 PERSONS	FORECASTING YEARS				
		1980	1985	1990	1995	2000
Residential	8.6	146	170	198	232	271
Commercial	0.2	4	4	5	6	7
Industrial	1.0	17	20	23	27	32
Public & Semi-Public	1.7	29	34	39	46	54
Streets & Rights-of-way	4.3	73	85	99	116	135
TOTAL		269	313	364	427	499

URBAN GROWTH BOUNDARY AND PROGRAM

The growth and development of a city is a continuous process. As more land is needed for urban purposes, undeveloped in-city land is typically bypassed in favor of larger parcels along the city's developing fringe to satisfy its land area needs. While the development of in-city land has positive economic, social and environmental implications, the manner in which urbanization of the city's fringe area occurs is of primary importance, too. Good urban form, with distinct identity between urban and rural areas, is fostered by sequential growth; that is the phasing of urban expansion outward from the built-up area of the city. A carefully conceived and managed phased growth program opposes "urban sprawl". Sprawl type of development is characterized by "strip development" along major streets, and "leap frogging" where public facilities are extended through and beyond undeveloped land. This land lies vacant for some period of time, enjoying access to public facilities while contributing very little to the local tax rolls. This kind of activity promotes a diffused urban form and often results in untimely and illogical expenditures of public funds.

Nationwide, the land and the natural environment are forming the basis for comprehensive plans and development policies. The term "highest and best use" no longer refers only to the marketability of a parcel of land. It now, more appropriately, refers to its "carrying capacity" or capability of accommodating urban development, agriculture, open space or other uses with a minimum of adverse economic, social or environmental impacts. Thus, the need to have comprehensive plans reflect more clearly the land capability, public facility capabilities and the emergence of changing values and attitudes, comes more clearly into view.

The purpose of the urban growth boundary is first to comply with state law, and second to provide for an orderly, efficient, and economical transition of rural land to urban development. The City of Aumsville is the logical provider of urban services and therefore should have control over the urban form. This is not to imply, however, that the urban growth boundary and program sets an ultimate limit to population or physical growth. Rather, it provides a guide for urban expansion and sets physical limits within the planning period.

The urban growth program consists of two parts. The urban growth boundary shown on Map 9 separating urban and rural lands, and a set of policy statements to direct daily and long-term decision making by the planning commission and city council.

The 631 acres within the boundary was established after careful consideration of projected land area needs to the year 2000 the type and pattern of existing development, the physical characteristics of the land and its resources, the economy of the area, and the attitudes and desires of the residents of Aumsville. An urban reserve area of 23 acres is also included in the total boundary acreage. The urban reserve area is intended to be the last area to develop within the urban growth boundary, as a result the use of the land is to remain as open space/agriculture.

Land within the urban growth boundary is to be considered available for urban purposes in accordance with policies of the Urban Growth Program. The following policies are applicable to the Urban Growth Program:

URBAN GROWTH PROGRAM

1. No extension of urban land uses or city water and sewer facilities beyond the urban growth boundary without concurrent amendments to both the city and county comprehensive plans;
2. Substantial development of available land in the city is to occur prior to urban expansion.
3. Only upon annexation will urban services, including sewer and water facilities, be extended.
4. Land will only be annexed when there is immediate access to urban facilities or the land is serviceable within a reasonable length of time.
5. Land will only be annexed to the city at a rate that is compatible with the capacity of the sewer and water systems to accommodate anticipated development.
6. An annual allocation of building permits is to give first priority to development proposals inside the current city limits.
7. The city should develop a 6-year Capital Improvements Program and Budget for the provision of urban facilities and services.

RESIDENTIAL LAND USE

Residential uses is the major land use category in Aumsville. Nearly 55 percent of the developed area is devoted to this use. Ninety-one percent of the housing are conventional single-family units. There are no multiple-family units. The Comprehensive Plan, therefore, designates a substantial proportion of the land area for residential use. The Plan allocates 60 percent (excluding the urban reserve area), or 325 acres for residential development. While more land is allocated to residential purposes than is indicated in the land projections, it is felt that the excess of 54 acres will allow the housing market to function at a more efficient and optimal level. As the land inside the UGB is developed and vacant land becomes more scarce, then the natural forces of the housing market will increase prices on the remaining land. Having this amount of excess land will tend to maintain an equitable housing market, and not artificially increase the cost of housing, nor will it restrict the concept of free market choice.

Two types of residential densities are illustrated on the Plan map: Medium density and high density. These density designations are equal to 6.22 units and 12 units per gross acre of land for medium density and high density, respectively. The intent of the density designations is to allow both single-family and multiple-family housing in any one of the residential areas provided conditions set out in the zoning and subdivision ordinances and other implementing ordinances are met.

Medium Density

The Plan designates land north, west and east of the commercial center as medium density residential. The area to the west is predominantly large, odd-shaped rural lots which may result in difficulty in their development. The use of a Planned Unit Development Ordinance and relaxed development standards could provide the mechanism for development of this land. The area lying east of First Street is predominantly large acreage holdings and should be retained in this state until infilling has been completed within the existing city limits and services can be economically provided. The area north of the commercial center is at present developing at medium density and should provide sufficient land at the present rate of development for the next few years.

High Density

In Aumsville, high density development or multiple-family housing has not developed. However, multiple-family units and mobile homes have increased in importance in other cities throughout the state. The emergence of both housing types is largely due to the rising cost of land, labor, materials and financing making ownership of a single-family residence beyond the reach of many people.

Multiple-family and mobile home development, which is typically associated with high density development, is expected to become an alternative type of housing in Aumsville.

The land use plan allocates 64 acres for high density development, not all, of which, is immediately available. Approximately 11 acres is developed with older lower density residential units and other non-residential uses. The largest single parcel for high density development is located immediately west of the sewage lagoon. Use of a Planned Unit Development Ordinance and landscaping should allow flexible siting of the structures to be reasonably compatible with the lagoon.

Two stages of high density development is expected to occur: conversion and new development. New development probably will be more immediate on land that is vacant, while the conversion of land or structures, especially in the original toursite, will occur over a longer period of time. As structures become structurally unsound or uneconomical, the parcels of land will be assembled for higher density of development. Some larger homes may be converted to apartments, thus extending their economic life.

HOUSING

The Housing Element of the Comprehensive Plan is specifically intended to address the housing needs of existing and future residents of Aumsville.

Housing Characteristics

In 1977, a review of residential appraisal cards of the Marion County Assessor's Office was used to evaluate the condition of housing units in the city. The review

and evaluation process identified only one substandard unit, while another 24 units were considered as marginal; bordering between standard and substandard.

The city's average household size of 3.58 persons per housing unit is considerably lower than 4.0] as reported by the 1970 census. This trend parallels the reduction in household size both nationally and statewide. Nevertheless, the current average household size suggests a need still exists for housing with three or more bedrooms.

The 1970 median income for families and unrelated individuals in Census Tract 108 was \$7,290; slightly lower than District III's median income of \$7,575. However, 15 percent of all families in tract 108 had incomes below poverty level; the second largest proportion of families of all census tracts. In 1970, 56 households in Aumsville or 9.5 percent of its population had incomes below poverty level. Although this data is dated, especially since 145 percent of its population growth occurred since 1970, it does suggest that some of the city's 1970 families still living in the city have a need for low-cost housing.

Crowded housing conditions in 1970 was considerably higher than was recorded for the county. Crowded housing is defined by the U.S. Bureau of Census as "more than one person per room of living space". A 1976 housing survey suggests this condition has not improved with 36 percent of the people responding indicating that there is too little space in their house.

The number of vacant housing units, as a percentage of all units, is a key measure for determining the adequacy of housing supply. In Aumsville, the housing storage is substantial. In 1970, there was a 3.9 percent vacancy rate, while for 1976, there was only a 1.2 percent vacancy rate. The most serious shortage is for rental housing.

Projected Housing Needs

To meet the housing need of the projected population growth, it will be necessary to increase the total housing stock by an average of 23 units per year. Table 12 summarizes the total projected housing starts for each five year period, and the distribution of housing by type.

TABLE 12
PROJECTED HOUSING NEED

TIME PERIOD	POPULATION INCREASE		PROJECTED ¹ STARTS	VACANCY ² SPLIT		DEMO	TOTAL HOUSING STARTS	HOUSING ³ DISTRIBUTION		
	No.	%		SF-1%	MF-2%			SF 65%	MF 25%	MH 10%
1975-1979	243	16.7	68	5	7	2	82	53	21	8
1980-1984	284	16.7	82	4	8	3	97	63	24	10
1985-1989	332	16.7	98	5	9	3	115	75	29	11
1990-1994	387	16.7	114	6	11	3	134	87	33	14
1995-2000	454	16.7	134	7	13	4	158	103	40	15
TOTAL	1700		496	27	48	15	586	381	147	58

¹ Persons per household is decreased by .1 persons per each five years to 1990, then 3.38 persons per household is held constant for remaining years.

² An adjustment is required to maintain an adequate supply of housing.

³ S.F.=Single-Family; M.F.=Multiple-Family; and M.H.=Mobile Homes.

Housing Types:

It is a policy of the Comprehensive Plan to encourage an adequate supply of housing at varying price/rent levels to accommodate the projected population growth, and that safe and sanitary housing is affordable to all income groups. The continuing cost increases of land, labor, materials, and financing make it mandatory to follow this policy if all who desire to move to or want to continue to live in Aumsville are to be accommodated.

Conventional Housing:

Every community has a responsibility to insure that adequate housing at appropriate prices/rent levels are available to existing and future residents of the city. As a result, the city must view its existing housing stock as a valuable resource. Preservation of the older housing stock is essential if the city is to provide decent housing within the financial reach of its residents.

It is the policy of the Comprehensive Plan to encourage the maintenance, conservation and rehabilitation of existing housing stock within the community. This can be accomplished by an active rehabilitation program. The principal deterrent to home rehabilitation has been the lack of low cost financing, and a lack of knowledge of available financing. This would include state and federal weatherization programs. Furthermore, the tax on residential improvements does not provide the incentive to insure maintenance and improvement of existing housing. Special efforts by the City will have to be made to insure that families with low and moderate-incomes have the ability to take advantage of rehabilitation loans or grants. A 1976 survey showed that 55 percent of the homeowners responding were interested in a low-interest loan or grant. Responses indicated the most serious home repair need was roofing and insulation, in individual amounts of \$500 to more than \$2,000.¹⁰

It is also the policy of the city to further energy and natural resource conservation by encouraging the conversion of residential structures, that otherwise might be demolished, into a use that is compatible with other uses of the area.

It is also a policy of the Comprehensive Plan to encourage a compatible mixture of multiple-family housing in the medium-density residential district. The desired result is to disperse the availability of various housing types throughout the city. The city's insistence on appropriately designed and landscaped multiple-family housing among single-family units of the medium density areas will insure the amenities in single-family subdivisions will be preserved.

Mobile Homes:

Throughout Marion County, mobile homes now represent more than 6 percent of the total housing stock. Mobile homes have increased in number by 353 percent from 1960 to 1970. Although there are no mobile homes in the community, the city recognizes mobile homes as an alternative housing type and has therefore provided ample opportunity in the Plan and ordinances of the City for mobile park development. For this reason the placement of mobile homes on individual lots is not allowed.

¹⁰ Preliminary results of Regional Housing Survey, Mid Willamette Valley Council of Governments, February, 1977.

Subsidized Housing:

Two federal agencies presently operate subsidized housing programs in Aumsville. These agencies are listed in Table 13 along with a tabulation of subsidized housing in Aumsville by program of each agency.

TABLE 13
SUBSIDIZED HOUSING IN AUMSVILLE-1976

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			DEPARTMENT OF AGRICULTURE	
Section 8	Section 23 Leasing Program	235 Single Family Housing	502 Single Family Housing	Total No.
4	5	2	125	136

Currently, 92 percent of all subsidized housing in the city is financed by the Department of Agriculture, Farmers Home Administration (FmHA). The total subsidized housing units in Aumsville in 1975 represented 38 percent of the total housing stock; the highest proportion of all 33 cities of the tri-county area.

The total number of subsidized housing units absorbed by a city should be regulated not only from a city's capability to absorb subsidized housing, but also from a regional allocation on "fair-share" viewpoints. Historically, subsidized housing has been dispersed irrespective of an allocation plan. The result has been that today the degree of subsidized housing in cities has reached a high of 38 percent in Aumsville, while the average for all cities is only 7 percent. This inequitable balance has not only affected school budgets but also a broad range of public facilities and services which city revenues are obligated to provide.

As a result, an areawide housing opportunity plan is being drafted for the tri-county area.¹¹ The plan has an objective to allocate subsidized housing units to well-served areas of the region currently offering limited low and moderate-income housing opportunities; priority is to be given to cities that have better service capabilities, but that have the most serious housing needs. Five factors are used to measure both the capability and suitability of the city to absorb additional subsidized housing. These factors are: 1) percent of households that qualify for housing assistance; 2) availability of medical, public assistance, postal, banking, food and drug, and retail merchandise and shopping; 3) projected rate of urbanization; 4) proximity to central cities and job markets; and 5) availability and frequency of transit.

A ranking of these factors into short and long-term allocation goals, places Aumsville as second and first priority area (short-term and long-term, respectively) to receive .74% of the regional subsidized housing need. Preliminary results indicate Aumsville's "fair-share" should provide a 10-year minimum of 71 units by 1988 and a maximum of 141 units. A 3-year maximum is 30 subsidized housing units.

¹¹ Preliminary report, Areawide Housing Opportunity Plan (HOP), Mid Willamette Valley Council of Governments, July 1977.

It should be remembered that the 3 and 10 year goals are to be met with housing programs that provide financing for new construction and assistance payments to existing renters residing in town. In Aumsville's case, it is likely that, at least for the short term, most of the needs will be met by accepting supplemental payments to renters and having foreclosed homes reacquired and offered to families at reduced interest rates; not by new subsidized construction. Another major provision of this plan which has a significant affect on Aumsville is policy #1 of the proposed Housing Opportunity Plan. This policy states:

- #1 Three times the region-wide average of 7% subsidized housing (or 21%) will be used as the standard for determining whether a community has exceeded the maximum level of subsidized housing from one particular housing program. A community may exceed its numerical goal only if it provides the additional subsidized housing using a program which does not already comprise more than 21% of the housing stock. Twenty-one percent also approximates the region-wide average of housing need and there is no reason to expect that one community should receive either its share or the region's proportion of need in one housing type. Practically applied, the only subsidized housing program that has financed more than 21% of all housing in one community is the Farmers Home Administration's 502 Single-Family Homeownership Program. This program has accounted for more than 21% of the housing stock in Aumsville (at more than 30%) and Hubbard (at more than 21%). An exception to the 21% limit would be to allow qualified elderly and minority families the opportunity to find housing wherever it is available.¹²

The affect of this policy is to discourage further use of the FmHA 502 program in subdivision development; 502 loans to fewer than five individual homebuyers in one year and not in a new subdivision would be acceptable. New 502 developments would be allowed when the city's supply of conventionally financed housing units increases to the point that the subsidized programs share of the housing stock drops below 21%. It has been estimated that this provision may preclude new subsidized subdivision developments until 1985. The present number of subsidized units already in the city is considered in calculating the percent and number of subsidized units which have been established as goals for the next 3 and 10 year periods.

The city's participation in an areawide housing allocation plan would reduce the inequitable balance of subsidized housing in Aumsville and other cities. The City would then be in a position to control the location and amount of subsidized housing, while providing for the housing needs of the current residents and households expected to reside in the city.

COMMERCIAL LAND USE

A goal of the Comprehensive Plan is to maintain existing businesses along Main Street and encourage a greater variety of new businesses to locate in the city. The overall intent is to encourage a "clustering" of commercial activities in one area that is easily accessible and pleasant. A survey of the community revealed that the lack of retail and service related businesses is one of the greatest inconveniences of living in Aumsville.¹³

¹²Ibid., P. 30.

¹³Community Attitudes Survey, Mid Willamette Valley Council of Governments, December 1976.

Although projected land area need is only 7 acres, the land use plan allocates 29 acres due to an expected higher proportion of commercial development in the years ahead. The retail and service related businesses should be confined within the current city limits; nearer and more convenient for pedestrians. A retail and service activity center should be located within a two block radius of city hall. Relocation of the post office further east on Main Street will direct people into this activity center, since people walk or drive daily for their mail. Further emphasis should be provided by the City through increasing the center's accessibility and pleasantness.

Increased accessibility, both pedestrian and vehicular would result from full improvement of the major streets directing traffic into the center. These streets are: Fifth Street, Eighth Street, Main Street, Cleveland Street between Eighth and Third Streets, and Third and Sixth Streets between Cleveland and Main Streets. Additional emphasis should be provided by an expansion of city hall to include a combined city council/community meeting place, and a small reading library. A small park is shown on the land use plan, around the water reservoir, for use as a sitting area. The vacation of Fourth and Seventh Streets is proposed to help consolidate developable land area. Both a single parking lot, central to all the businesses, and streetscaping will contribute to the convenience and attractiveness of the activity center.

INDUSTRIAL LAND USE

Industrially developed land in Aumsville represents only 6.3 percent of the developed land area. Limited employment opportunity exists at these industries. The land use plan allocates 108 acres, or 20 percent of the total land area for industrial development, although only 32 acres is the projected need. However, the amount of industrial development is more a function of public policy and community acceptance. From a community survey, 75 percent of the people responding preferred more industrial development as a means to increase employment opportunity and increase the tax base.

It is the intent of the Comprehensive Plan that Aumsville fully optimize its regional advantages for industrial development. The city's advantages are contributed by its position near the Santiam Highway interchange directly linking with Salem, and the availability of railroad freight service connecting other regional market areas.

To initiate industrial development, the city should authorize the formation of a corporation to promote and assist the growth and development of industrial activities. With 25 stockholders or members, the corporation would be in a position to receive Section 502 Local Development Company Loans from the Small Business Administration (SBA). The SBA would guarantee up to 90 percent of a \$500,000 loan for a maximum period of 25 years. This source of funding has been used successfully in other communities.

A prerequisite for maximum use of these funds is to design an industrial park with a full complement of urban facilities and services. To augment these efforts, a committee of the corporation should solicit industrial activities. Emphasis should be placed on value added industries, or warehousing and distributing facilities.

Attracting Employment

Employment created directly by new industry or indirectly by increased economic activity is important to understanding the impact of new development in the city. Industrial and commercial development often directly create jobs. Residential development only creates jobs indirectly. Construction related employment probably would do little to reduce unemployment or under-employment in the city. Most construction personnel would most likely be from a firm that employes people from other communities. Long-term employment impacts of industrial and commercial development heavily depends on the number of jobs created, availability of labor skills in Aumsville and the proportion of these jobs to be filled by residents of the city, commuters or immigrants.

Not only does employment create a healthy economy, but of equal importance is the stability of the jobs created and the level of employment opportunities. Therefore, a policy of the Comprehensive Plan is to strengthen the local economy and to provide expanded employment opportunities for existing and future residents of Aumsville.

Non-resource based industries are somewhat "foot-loose" and will therefore, consider the amenities of Aumsville for what the city can offer its employees. An identifiable program to upgrade and develop the city park would indicate a commitment by the city. Also a program to establish a business center that is both convenient and pleasant, and that offers a wide range of retail and service related activities would be another important attracting factor.

TRANSPORTATION

ELEMENT

CHAPTER IV
TRANSPORTATION ELEMENT

This chapter of the Comprehensive Plan provides a guide for improvement of the city's streets and circulation system. Consideration of other modes of transportation are incorporated into the Plan which specifically relate to pedestrian and bicycle traffic.

TRAFFIC CIRCULATION PLAN

The traffic circulation plan is intended to guide and assure the dedication or acquisition of rights-of-way for streets to establish adequate pavement widths, and to aide in the development of a capital improvement program, including priorities for expenditures and design standards.

Functional Classification of Streets

Land use and traffic generation have a direct relationship. Each type of land use has its own characteristics of traffic generation. Places of employment, shopping and recreation areas are termed as intensive generators because they generate a higher volume of traffic per unit of land area. On the other hand, lower density residential areas are considered as extensive generators.

The traffic circulation system is, therefore, based upon three distinct and inter-related types of streets: arterial, collector and minor. The streets shown on the Plan map are classified according to their function with respect to the degree of access provided abutting property and movement of through traffic.

The arterial street is the principal mover of traffic within and through the city. It connects the major traffic generators and links important rural routes. The Santiam Highway and Main Street are arterial streets.

The collector street collects traffic within an area and distributes it to an arterial street. A principal function of a collector street is to move traffic, but should not be considered to augment an arterial street. There are eight collector streets identified on the Plan map. Del Mar Drive and Eighth Street need to be extended before they function as collector streets.

A minor street primarily serves to provide direct access to abutting land and offers the lowest level of traffic movement. Through traffic on minor streets is deliberately discouraged.

Traffic Circulation

It is a policy of the Comprehensive Plan that the city take full advantage of the public investment in existing streets and that new streets be developed to improve traffic circulation.

As part of the transportation plan, it is recommended that both Del Mar Drive and Eighth Street be extended as shown on the Plan map. Both streets are to be designed as collectors and each is to be provided through subdivision activity. The northern one-half of Del Mar Drive extended between Eleventh Street and the school property may require a cost-sharing arrangement with the city and the school district. Eighth Street extended should have minimal curvatures to allow smooth traffic flow. Construction of both streets will improve northsouth and eastwest traffic movement.

Another determination of the city is to vacate four streets in the original town-site. These streets are Second, Fourth, Seventh and Tenth Streets. The objective is to reduce public expenditures for improvement and maintenance of streets that are unimproved or partially improved and that which will not restrict traffic circulation. Public funds can then be concentrated on streets necessary for traffic circulation. Vacation of these streets will also help consolidate developable land area within the business center.

Street Improvements

The degree of street improvements in the city range from undeveloped rights-of-way to fully improved streets. Streets consisting of half paved widths, or of a dirt surface will eventually require full street improvement. All streets in need of improvements are located within the original townsite. Increased traffic usage resulting from land infilling and street vacations will necessitate these improvements. The following streets are recommended, in order of priority, for any applicable curbs, sidewalks and full street paving. Estimated construction cost is also included:

1) Concurrent with stormdrainage improvements, make subgrade preparation and resurfacing of Cleveland and Church Streets from First to Fifth Streets, and Third Street to Cleveland.	\$108,754
2) Construction of sidewalks on the above streets (property assessment)	22,700
3) Sidewalks on Fifth from Main to Church Street (property assessment)	4,000
4) Resurfacing and curbs on Eighth Streets from Cleveland to Main Streets	9,500
5) Sidewalks on the above street (property assessment)	2,300
6) Main Street from First to Eleventh Street:	
County	132,000
City	35,000

An overall intent of the Comprehensive Plan is to improve traffic circulation and enhance the movement of pedestrian and bicycle traffic to parks, schools, residential areas and shopping and employment centers.

CHAPTER V
PUBLIC FACILITIES
AND
SERVICES ELEMENT

CHAPTER V

PUBLIC FACILITIES AND SERVICES ELEMENT

This element of the Comprehensive Plan is intended to be used as a guide for urban development and the provision of capital improvements. Urban growth should be limited to areas where public sewer and water are already provided or can be economically and efficiently provided.

SCHOOLS

The historical rate of enrollment increases at Aumsville Elementary School has caused the school to continually add classrooms and convert support facilities into classroom space. Student enrollment is estimated to average a net increase of 32 students per year. Approximately 8 of these students each year will come from Aumsville; based upon the proportion of students from Aumsville and the city's current policy of limiting building permits to 24 per year.

The balance of the twenty acre school site is intended for future school construction. The school would be situated on the northern portion of the site. Preliminary plans suggest that both schools would have combined use of the existing school's kitchen, cafeteria and gymnasium. The first three or four grades would be moved to the new school relieving the existing school for future enrollment increases.

The land use plan allocates 27 acres for future school facilities and playground needs.

PARKS AND RECREATION

The Aumsville park system consists of two parks totaling 4.6 acres. Only Wildwood Park is developed with a variety of recreation equipment; primarily oriented to pre-teen use. The configuration of Porter Boone Park makes it difficult for development of outdoor activities. The park does provide picnicing space and fishing in Mill Creek. Two miles to the east, the Santiam Golf Course provides another dimension of recreation activity for area residents.

Land area standards for small urban area parks was established by the Regional Parks and Recreation Agency. The agency's standard of 2.5 acres per 1000 population suggests the city has more park land than what is considered "standard".¹⁴ The greatest deficiency is, however, recreation opportunities. A survey of the community rated recreation opportunities for teens, adults, senior citizens and community groups as being overwhelmingly poor.¹⁵ The lack of a developed community park was the reason for a poor rating. Recreation needs listed were: a community center, swimming pool, tennis court and ball fields.

To address these needs, the land use plan designates 29 acres for parks and open space. The Plan proposes that the size of Porter Boone Park be increased by nearly 5 acres. This addition will allow the park to be more dimensionally developable and useable. A second neighborhood park of one acre is shown adjacent to Eighth Street extended. This park should be designed for general day use to include outdoor play equipment, picnic tables, and landscaping with trees.

¹⁴ Regional Parks and Recreation Agency, Regional Parks and Recreation Facilities Plan: Needs and Opportunities, May 1975.

¹⁵ Community Attitudes Survey, Mid Willamette Valley Council of Governments, December 1976.

As discussed in the Land Use and Housing Elements, a one-quarter acre sitting park is proposed for the area surrounding the water reservoir.

The remaining 18 acres consists of open space within the flood hazard area along both Beaver Creek and Mill Creek. The open space designation is intended to both preserve the integrity of the land and protect future development from flood hazard damage.

At the intersection of First Street and the railroad line, two one-half acre parcels are designated as open space use. The intent is to landscape both areas with shrubs which do not obstruct the vision of an approaching train. This proposal is compatible with the city's policy of requiring tree planting along First Street as a means to provide a visual relief of future industrial development and to create an attractive entrance to the city.

Sources of Revenue

Generally, funds for the acquisition and development of parks come from general property tax revenues, special assessment of benefitted property, federal grants, and donation of money or land. Listed below are sources of revenue for parks:

Land and Water Fund: These federal funds are available from the Bureau of Outdoor Recreation and available through the State Parks Branch of the Highway Division. Local matching funds of 50% are required. However, in-kind services and/or Community Development grant funds can be used for the local match. There are few limitations on the types of parks and recreation facilities, but no spectator facilities or indoor facilities may be developed with Land and Water Funds.

Community Development Block Grants: These federal funds are available from the Department of Housing and Urban Development. No local funding match is required. The funds may be used for both park acquisition and development purposes. The public funds are limited, and other public works and community improvements will be competing for these funds. These funds are intended to help satisfy the needs of the low-income and minority of a community.

General Revenue Sharing: These federal funds can be used to supplement fund monies assigned for park acquisition and development. Such funds can be used to match other federal or state grant funds.

Systems Development Charge: Revenue is produced from a one-time charge on new building. This method provides a continuous source of funds which can be used for a local matching requirement.

WATER SYSTEM

The City of Aumsville maintains a public water system with a series of four wells that produce nearly 850,000 gpd. The wells discharge directly, and without treatment into the distribution system. Water storage is provided by a single elevated reservoir of 100,000 gallon capacity.

An analysis of per capita consumption and well production capabilities indicate that a new well will have to be put into operation (approximately 400 gpm) before the user population reaches 1,700.

A projection of water storage needs indicate that additional reservoir capacity is already needed. Estimated total water storage capacity is 431,000 gallons by 1980, and 596,000 gallons by the year 2000. This amount may not, however, be appropriate to the needs of the city. It is recommended the optional arrangement of providing additional water storage and water supply be investigated regarding the cost of storage balanced against the cost of providing additional water supply, increased fire protection, and more uniform pressure in the distribution system.

A policy of the Comprehensive Plan is for the city to continually strive for a looped system, and also the gradual replacement of undersized lines serving property in the original townsite.

SEWER SYSTEM

The city's sewage collection and treatment systems were constructed in 1970. However, the summer storage capacity of the existing lagoons is not sufficient to accommodate projected population growth. Two 6.3 acre lagoons are proposed north of Beaver Creek to provide additional summer storage capacity for winter discharge. Anerobic digestion of sludge will seldom produce odors that would interfere with the desirable residential development of the land immediately to the west.

The waste load capacity of the collection system is capable of servicing future growth with annual monitoring for excessive line infiltration. The gravity flow collection system produces an area where, without pumping facilities, urban expansion is limited. Specifically, westward expansion is confined to an area about 900 feet west of Eleventh Street. Minimum line grade, changes in elevation, and lines depth limit the area of gravity flow.

It is a policy of the Comprehensive Plan that sewer and water facilities not be extended beyond the urban growth boundary, and that these services not be provided to users outside the city unless first annexed to the city. Developments which can be served by a gravity flow system should be given priority.

Due to the existing limited sewage treatment capacity and water supply, a recommendation of the Comprehensive Plan is for the city to annually allocate a specified number of building permits for residential, and commercial and industrial development. It is also recommended that the allocation approach be continued even after the sewer and water system is upgraded, and therefore allowing the city to manage growth and insure the designed life of the sewer system and water system extends throughout the planning period. It is recommended that the issuance of building permits be allocated in the following manner:

Residential:

1. Allocate 24 building permits annually, of which 5 are to be reserved for individual lots that are not part of a subdivision development but may be released for general residential use if not used at the end of each year.
2. Fifteen of the 24 permits can be issued during the first six months of each year, and the balance can be issued during the second six months of the year.

3. An individual or company can reserve permits for six months within which all reserve permits must be paid in full during the first two months.

Commercial and Industrial:

1. Allocate 7-12 building permits annually.
2. Any unused permits are to be accumulated with the next annual permit allocation.

General Guidelines:

1. At the end of a 3-year period, the total permits issued is not to exceed 15 percent of the rate of 24 building permits per year.
2. Building permits can be reserved only for six months unless the city council grants an extension of time.

STORM DRAINAGE SYSTEM

Soils of the area have a high water table within four feet of the surface, and are also rated by the Soil Conservation Service as having a high water runoff potential. Such conditions necessitate the need of a storm drainage system.

Storm drainage is handled by both a piped system and surface drainage. The newer developed section of the city is provided with a piped system that discharges storm water into Beaver Creek. The original townsite has several storm drainage lines, but mostly relies on surface drainage into open ditches. Development policies of the Comprehensive Plan for infilling within the original townsite will require an improved storm drainage system. Available federal or state funds should be targeted for improvement of this system.

SOLID WASTE DISPOSAL

It is important for the city to participate in a regional solid waste management program. Sites that fulfill the criteria for solid waste disposal and that are acceptable to the public are scarce in the Mid Willamette Valley region. As a result, Aumsville will participate in a regional solid waste management program that maximizes the use of existing sites, endorses energy conservation and recycling of wastes, and the coordination of solid waste activities of counties in the region.

PUBLIC BUILDINGS AND SERVICES

The structural size of city hall provides limited space for additional police and clerical personnel or an expansion of city service--such as a library. Therefore, it is recommended that the city hall be enlarged to at least twice its current size. This addition should provide space for a small reading library and a combined city council/community meeting place. An expansion of city hall with the above features, and the small sitting park around the water reservoir should serve as a focal point for future commercial development. Street improvements and street landscaping earlier recommended would further complement attraction for the area.

The Aumsville Rural Fire Department does not anticipate additional facility needs in the city. Continued development in the Shaw area may require a new fire station in that location.

COMMUNITY APPEARANCE

Some degree of community attractiveness can result through implementation of the objectives and policies of this Comprehensive Plan, and use of the city's zoning and subdivision ordinances. However, the combined efforts of the community is required to enhance the aesthetics of Aumsville.

The attractiveness of the major streets within and entering the city can be enhanced through use of landscaping and tree planting. Both property owner pride and the city's use of its landscaping requirements can accomplish the goal.

Again, the street improvements, street landscaping and the addition of a park could provide the impetus for other aesthetic improvements. Community pride can transcend to maintenance of private property through city or a civic organization sponsorship of a local clean-up, fix-up and paint-up campaign. Private and city participation in a Home Rehabilitation Program should provide incentive for an active housing-maintenance-awareness program in Aumsville.

The cumulative effect will be an individual's sense of place; a city that not only is home, but has places to shop, recreate and work in an attractive rural community.

CHAPTER VI
IMPLEMENTATION

CHAPTER VI

IMPLEMENTATION

The Comprehensive Plan provides a policy framework for guiding all urban growth and development, and provisions of public facilities and services. However, the Plan is only the initial step in the planning process. The achievement of the goals, objectives and policies of the Plan are also part of the planning process. The devices by which the city may implement the Comprehensive Plan are detailed in this chapter.

The methods by which Comprehensive Plans are implemented greatly vary, but most always involves the cooperative efforts of private citizens, business people, and local, state and federal governments. These implementing methods may be grouped into four categories: Regulatory Controls, Intergovernmental Cooperation, Public Improvement Financing and Community Program Planning. The second part of this chapter involves a continuous planning process for plan revisions and citizen involvement.

REGULATORY CONTROLS

Zoning Ordinance:

The zoning ordinance is a means of plan implementation which regulates the use of land by dividing the city into residential, commercial, industrial, and other zoning districts. It establishes uniform regulations within each district as to use, building height, lot size, building setbacks from streets and property lines, housing density, landscaping and other similar requirements.

State laws and recent Oregon Supreme Court decision have defined the relationship of comprehensive plans and zoning. Oregon law (ORS Chapter 197) not only requires cities to adopt comprehensive plans, it also requires that their zoning ordinances conform to the comprehensive plan. The Baker vs. City of Milwaukee court decision is also supportive of the state mandate. In this decision, the court ruled that in the event of a conflict between a city's zoning ordinance and comprehensive plan, the comprehensive plan shall be the guiding document.

Furthermore, another court decision, Fasano vs. Washington County, has ruled that all zone changes must conform to the comprehensive plan. Therefore, once the zoning ordinance has been amended to conform to the comprehensive plan, any subsequent zone change must first be preceded by an amendment of the Comprehensive Plan.

In light of the state land use planning mandate and recent court decision, the enactment of a zoning ordinance is an important step in implementing the Plan. Although zoning and other regulatory controls are considered as negative instruments to regulate the standards of development, the proposed zoning ordinance is designed to provide flexibility and incentive for a compatible mixture, and yet, balanced arrangement of land uses, good layout and design, quality development and open space. Therefore, adoption of the proposed zoning ordinance will give effect to the goals, objectives and policies of the Comprehensive Plan.

Although the zoning ordinance does not deviate significantly from traditional ordinances, it does however, allow for a compatible mixture of housing types, and commercial and residential land use. A mixture of housing types, whether detached single-family or multiple-family units, is allowed in all residential districts of the ordinance (i.e., RS, Residential Single-Family; RM, Residential Multiple-Family)

relate more to the overall density of development than the type of housing units. An example would be multiple-family units or a cluster type of subdivision in the RS zone, where the total number of units allowed would not exceed the normal number of housing units which could be developed under conventional platting in the RS zone. The balance of land area not used for housing would remain as open space for purposes of recreation or for conservation of non-developable land. This approach for land conservation could easily apply to the flood hazard area along Beaver Creek and Mill Creek.

During the planning process, several areas of the community were identified where a compatible mixture of residential and commercial uses is desired as transition between established commercial and residential uses. The use of a residential-commercial zone (RC) is intended to apply to specific areas designated on the Plan as either commercial or high density residential. The intent is also to encourage a compatible mixture of land uses, while not prematurely zoning areas strictly for commercial development; thus inhibiting development or accelerate deterioration of housing units.

Signs are also regulated by the zoning ordinance. This ordinance provision regulates the placement, height and area of signs. The overall objective is to encourage signs that do not obstruct, but signs that will complement development and the aesthetic goals of Aumsville.

Subdivision Ordinance:

The subdivision ordinance is another tool which assists in the achievement of the goals, objectives and policies of the Plan by prescribing standards for the subdivision of land. Subdivision regulations establishes reasonable minimum standards for streets, block and lot sizes and lists improvements to be provided by the subdivision.

A subdivision ordinance was also prepared as part of the planning program. This ordinance will regulate subdivision and partitioning so that high standards of layout and design will be maintained. The regulations also provide for the dedication of land for public purposes including streets and parks, or payment of a parks acquisition and development fee for continued improvement of recreation opportunities in the city. In addition, the regulations may require that sites for public improvements be reserved for a reasonable period to allow time for acquisition by the appropriate public agency or school district.

Building Code:

Building codes defined standards for structural strength, and standards for fire, safety, plumbing, and electrical installation. These codes help to insure the safety and welfare of the public, but have limited effect in preventing blight in older, built-up areas. Aumsville has adopted the Uniform Building Code.

Housing Code:

Housing standards are prescribed by the Housing Code which establishes minimum space per occupant, sanitary facilities, lighting and general safety and welfare standards for residential property. The code provides for the removal or improvement of housing which has become unsafe or has become over-crowded.

INTERGOVERNMENTAL COOPERATION

Another method of implementing the Plan is through a cooperative effort between the city and other public agencies or cities. Some of the policies and public improvement proposals can best be achieved through a joint effort with other agencies. For example, improvement of Main Street would require a cooperation of the county and city. Therefore, the city should seek to join with other agencies in implementing specific policies of this Plan.

Seeking advice and consultation on the part of the Planning Commission and city officials is a communication process that can be effective in implementation of the Plan and policies. Both communication and coordination are necessary means in developing support from other public and private agencies or groups for city policies.

PUBLIC IMPROVEMENT FINANCING

Most public improvements for streets, sewer and water trunk lines, public buildings and other public projects greatly influence the growth pattern of the city, but require large public expenditures. There are numerous sources, though, for the financial assistance of public improvements. From the federal government, grants-in-aid are available through the Department of Housing and Urban Development, the Federal Highway Administration, the Department of Health, Education and Welfare, and the Department of Agriculture and the Environmental Protection Agency, just to name a few. Funds are available for such projects as streets, sewer and water facilities, parks and open space and public buildings. In addition to direct grants-in-aid, several low-interest loan programs are available to both the public and private sector. Low-interest loans for home rehabilitation or for new housing, although not public improvements, are available and are clearly in the community interest, though. Federal revenue sharing funds, and anti-recessionary funds are available, but most often these funds must compete for other immediate budgeting needs. Community Development Block Grants are also available to the city. Under this program, the city may apply for money for such community projects as public works, housing and social services.

Other alternatives, within the legal domain of the city, for financing public improvements are briefly described below:

- 1) Pay-As-You-Go -- Is the financing of projects from current revenues. Such revenues come from taxation, fees, charges for services, special funds, or special assessments. Advantages of this method include saving of interest costs on borrowed money. The major disadvantage is the need to have uncommitted cash available. Reserve fund financing, such as the city uses, is a variation of this method.
- 2) General Obligation Bonds -- Projects of community wide benefit are financed by general obligation bonds. Through this method the taxing power of the city is pledged to pay interest upon and retire the debt. The issuance of this bond requires approval of the electorate. General obligation bonds are used to finance permanent types of improvements.
- 3) Revenue Bonds -- Revenue bonds are sold for such revenue producing facilities as sewer and water systems. The bonds are not included in the state imposed debt limits, as are general obligation bonds, because they are not backed by the full faith and credit of the city.

- 4) Lease/Purchase -- The city may use this method for needed public works and have it constructed by a private company. The facility is then leased to the city, and then at the end of the lease period the facility is conveyed to the city. The rental over the years will have paid the original cost plus interest.
- 5) Local Improvement Districts -- Here are the cost of streets, sewers, sidewalks, and other improvements are paid by benefited property owners rather than at public expense. After the projects are built, they are turned over to the city for maintenance. The cost of the improvement is apportioned among the owners of the property benefited.
- 6) Joint Financing -- Projects that are mutually beneficial to other agencies can be arranged for joint financing. Such a cooperation may bring about projects that would otherwise have to be deferred for many years.

Because of the influence that the provision of public improvements have on the phasing and pattern of urban growth, a capital improvements program and budget (CIP), is perhaps the most important tool for implementing the Comprehensive Plan. Information essential to the development of the CIP, can be obtained from the studies and community surveys made in support of the elements of the Comprehensive Plan. For example, the population projections provides an estimate of the future growth of the city. This aids in determining what public facilities and services will be needed to meet the needs of the future population base. The Public Facilities Element gives an indication of what exists now and what new public improvements will have to be constructed or furnished to meet future needs and desired growth pattern. Continued reference to the Comprehensive Plan will provide valuable support in preparing the capital improvements program and budget.

Preparation of the capital improvements program and budget is based upon the prioritization of projects for community development as adopted in the goals, objectives and policies of the Comprehensive Plan. These projects are then programmed into a six-year budget according to existing and possible revenue sources, and anticipated revenue over the next several years at various rates and bases.

The following include some of the more important advantages of capital improvements programming:

- 1) It presents to the public a profile of the short-term and long-term capital needs of the community.
- 2) It provides for a coordination of public expenditures.
- 3) It provides the private sector with some indication of the timing and priority of needed public improvements.
- 4) It promotes land acquisition in advance of urbanization, thus permitting acquisition at lower costs.
- 5) It contributes to a more balanced program of bonded indebtedness.

COMMUNITY PROGRAM PLANNING

The Community Program addresses the needs of the community such as expansion of the police department and more patrolmen, community recreation programs and social and health related programs. Continued growth of the city and changing values will require that new and expanded programs be initiated.

CITIZEN INVOLVEMENT

No one aspect of the Plan preparation review and adoption process is more significant than the participation and input of the city's citizens. The City of Aumsville has continually enlisted the efforts of citizens in all phases of City decision-making. Special attempts have been made to represent all interests and geographical areas. The policy of the City is to have citizens become increasingly involved in the continuing planning process, if only on an ad hoc basis, to periodically review and recommend on land use matters and other social and economic development issues. This citizen involvement program is in concert with the first goal of the Statewide Planning Goals and Guidelines established by the Land Conservation and Development Commission which requires the development of "... a citizens involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." The planning effort in Aumsville is open, accessible and solidly supported by the citizens of the city, and every effort will be expended to keep it this way.

PLAN REVISION

The value of a Comprehensive Plan as a statement of public policy for the growth and development of Aumsville is measured, in part, by the ability of the Plan to reflect changing needs and desires of the community. Continued growth and development will present new problems and issues which will need to be addressed and resolved. Therefore, the Plan and implementing measures are then to be evaluated and revised when public needs change and when development occurs at a different rate than projected by the Plan. However, major revision to the Plan such that would result in a widespread and significant impact beyond the immediate area is not to be made more frequently than every two years.

Changes of the urban growth boundary, Plan map changes of residential to industrial, or any similar change is considered to have significant impact. Therefore, the Plan and implementing measures are to be reviewed at least once every two years and a public statement issued on whether any revision is needed. The review should begin with an examination of data on development trends, population growth and effectiveness of policy statements to guide daily and long-term decision-making. The process must also include an evaluation of the social, economic, environmental and energy implications of alternative solutions and strategies for development. Above all, this process is to involve broad citizen participation. If done in a vacuum, the Plan is no longer a statement of the community's desires and values for future development.

Minor changes to the Plan which do not have significant effect beyond the immediate area are not to be made more frequently than once a year. Proposals for minor changes to the Plan are to be reviewed, collectively, at a set time period each year. This once-a-year process is important for maintaining the public's confidence in the Plan and credibility of daily decision-making. Changes to the Plan are to be based on special studies or other resource data and used as a factual basis to support the change. The public need and justification for a change must be justified and documented.

Major revisions and minor changes to the Plan and implementing ordinances must be adopted by the city council following the forwarding of a recommendation by the Planning Commission based upon citizen involvement, and coordination with other governmental units and agencies. Property owners within 500 feet of an area subject to change are to be notified by mail of proposed changes as is specified by the zoning ordinance.

APPENDIX

APPENDIX A

EXISTING FEDERAL AND STATE HOUSING ASSISTANCE PROGRAMS

A. Federal Programs

1. Farmers Home Administration (FmHA)

The Farmers Home Administration is a federal agency within the Department of Agriculture. Their housing programs are available to eligible applicants in rural Marion, Polk and Yamhill Counties (outside of the Salem and Woodburn urbanized areas). A FmHA County office is located in Salem,

FmHA assistance to low and moderate income households is available under the following general restrictions: a dwelling financed by FmHA must be modest in size, design, and cost; an applicant must be without adequate housing or without sufficient resources to provide on his/her own account the necessary housing; and be unable to secure the necessary credit from other sources. Programs available include:

a. Rural Housing Loans - Section 502:

This direct loan program can be used for new construction, rehabilitation, or purchase of existing housing. The interest rate varies from about 8 percent to 1 percent, depending on the type of 502 loan and on adjusted family income. This program is among the most widely used subsidized programs in the region.

b. Housing Repair Loans - Section 504:

This program is available to owner-occupants to rural Marion, Polk, and Yamhill Counties who: have an urgent need to repair their homes; have enough money coming in to pay the loan; and have so little income that they cannot qualify for a FmHA 502 loan. The maximum loan amount is \$5,000. The interest rate is 1 percent and the loan is secured by a mortgage on the property.

c. Housing Repair Grants - Section 504:

This grant program was recently funded by congress and allows a \$5,000 grant to eligible elderly (62 years and older) homeowners in rural areas to make repairs to their dwelling.

d. Rental Housing Loans - Section 515:

This loan program is for the purpose of constructing, repairing or improving rental housing including related facilities such as community rooms, recreation facilities, landscaping and so forth. Non-profit sponsors, profit-making corporations, public bodies, and housing authorities are eligible for the loan program. The interest rate for these loans is about 9 percent.

Farmers Home Administration also has loan programs (both direct loans and guaranteed/insured loans) available for community development activities. Activities which are eligible include: community water storage facilities; fire and rescue services; transportation, traffic control, community social, health, recreation, and cultural facilities; industrial development grants; and so forth.

2. Department of Housing and Urban Development*

a. Section 8.

The phrase "Section 8" entered the housing vocabulary when the federal Housing and Community Development Act of 1974 was signed into law. "Section 8" refers to a new Section 8 that amended the United States Housing Act of 1937, creating a new housing program which supplements those programs established in the 1937 act.

Section 8 is a housing subsidy program. "Fair market" rents are established for rental units based on the number of bedrooms available. The lower income family pays a maximum of 25 percent of their monthly income and the federal government makes up the difference between this amount and the fair market rent. A simplified example will illustrate:

Net Monthly Income	=	\$400
25% of Income	=	\$100
Fair Market Rent	=	\$155
Amount Paid by Federal Government	=	\$ 55

There are five separate systems under which eligible families can be provided with Section 8 housing assistance. These systems are as follows:

- i. Existing Housing. Housing already built and on the market is made available through the local public housing authority. The housing authority and the applicant provide the initiative while the owner of the existing unit plays a more passive role. In fact, the owner's role is not much different than it would be for any unsubsidized renter.
- ii. New or Substantially Rehabilitated, Privately Developed. The private developer is the initiator of this type of Section 8 housing. The building or extensive rehab can only occur, however, after certain steps are taken: 1) HUD Field Offices have allocated money under Section 8 to local areas; 2) invitations for preliminary proposals have been made by the field offices to prospective developers; 3) preliminary proposals have been ranked, evaluated and selected; and 4) local government clearances have been received.

Under this program, the new or rehabilitated units then become eligible to accept families which qualify for the program. The

* Not included in this section are federal loan guarantee programs offered by the Federal Housing Administration (FHA) which is a part of HUD. They are not housing "assistance" per se; the federal government merely is insuring the loan made by a local lending institution. Some of the FHA programs are, however, available to low or moderate income family households only. Most programs are for developers.

Section 8 subsidy payment will only be made when an eligible family occupies a dwelling unit. If the unit remains vacant, the subsidy payment is made only for a maximum of 60 days at 80 percent of the contract level rent.

The Section 8 program does not provide funds for the financing of housing projects. The developer must secure mortgage from: conventional sources; under federal loan insurance programs; or, through state or local public agencies.

- iii. New or Substantially Rehabilitated Housing, Publicly Developed. Public housing agencies, such as the local Housing Authorities, are also eligible to develop lower-income housing under Section 8. They must, however, seek their own financing just as a private developer would.
- iv. State Agency-Sponsored Developments. Those states with state housing finance agencies can directly receive a Section 8 allocation from HUD. They can then build or rehabilitate these units with funds provided by some sort of state-initiated financing mechanism. 6.1

In Oregon, the State Housing Division received an allocation of units from HUD. They then use a revenue bonding program to provide financing to developers. This mechanism has worked very successfully in Oregon.

- v. Farmers Home Administration 515 Program Coupled with Section 8 New or Substantially Rehabilitated, Publicly and Privately Developed. HUD allocates a number of Section 8 units for use in a program which couples FmHA 515 (see FmHA section for program description) with Section 8. The aim is to provide a financing mechanism, at a below market interest rate, to enable builders to develop with the Section 8 subsidy attached to the units. The lower interest rate makes the project financially feasible while the Section 8 subsidy allows for a larger amount of assistance to lower-income families. Both private developers and public agencies can participate in this program.
- b. Revised Section 235 Program.

The revised Section 235 program is a rebirth of a housing program that ended in 1973. The program provides homeownership assistance to moderate-income families for the construction of new dwellings or the substantial rehabilitation* of existing houses. Revised Section 235 provides an interest rate subsidy to make the effective interest rate paid by the borrower as low as 5 percent.

In this revised version of Section 235 the borrower is required to have a significant financial commitment to the property. The minimum down payment is 3 percent of the first \$25,000 and 10 percent of the excess of the purchase price. The typical investment is thus \$1,500 to \$2,000. The program is directed toward homeownership assistance for families earning about \$9,000 to \$11,000. Recertification of family income is required annually.

* Substantially rehabilitated means (for this program) that the cost of rehabilitation normally must be at least 25 percent of the value of the property after completion of rehabilitation.

Applications by borrowers for this mortgage program are made through local lending institutions. Builders and developers must apply for an allocation of units from HUD prior to any construction.

c. Traditional Public Housing.

This federal program is the rejuvenation of a housing program that was stopped in 1973. It provides direct financial assistance to Public Housing Authorities to build new lower-income housing or to buy existing multi-family housing and convert it to lower-income occupancy. The Housing Authority then owns and operates the housing units.

d. Section 202.

The Section 202 program began in 1959. The subsidy under this program is a direct loan from HUD to sponsoring nonprofit corporations at a 3 percent interest rate. HUD also provides interim financing needed for construction, again at a 3 percent rate of interest. Only elderly and handicapped persons may live in 202 projects.

The Section 202 program was stopped in 1973 but has been reborn and a limited amount of funding is available. A 202 project is planned for downtown Salem in the near future.

e. Section 312.

The Section 312 program provides rehabilitation loan money to jurisdictions. The federal government provides a loan fund and the city or county administers the fund. The maximum loan is \$17,400 and 3 percent interest is charged for a term of up to 20 years.

This program has had a history of stopping and starting depending on congress and the existing administration. Generally, only those jurisdictions which have existing 312 programs get more funds each year. Marion, Polk and Yamhill Counties are not involved in the 312 program and it is unlikely that we will receive funding.

f. Homeowner Deductions of Mortgage Interest and Real Estate Taxes.

By far the largest federal "aid" for housing in America is the deduction by homeowners of mortgage interest payments and local real estate taxes in determining taxable income for income tax purposes. A recent congressional report gives information on the impact of this subsidy:

It is estimated that in 1976 the allowance of these deductions decreased Federal revenues by \$9 billion. The sum of the two used separately is greater than the two combined because if either were deleted more taxpayers would use the standard deduction instead of itemizing. The mortgage interest deduction alone would have amounted to \$5.3 billion in 1976; the real estate tax deduction alone, to \$4.4 billion.

This form of tax assistance favors high income taxpayers because the tax savings from such deductions vary directly with the tax bracket of the taxpayer. Persons with the lowest incomes receive no direct benefit from the deductions because they pay no tax. Some homeowners, mostly in lower income brackets, find it more advantageous to take the standard deduction than to itemize their housing-related and other

deductions. It is estimated that 26 percent of all tax returns will claim these deductions in 1976, with an average tax savings of \$391. But of all returns showing total income above \$100 thousand, 88 percent will claim the deduction, with an average saving of \$2,680.*

B. State of Oregon Programs

The State of Oregon is actively involved in programs designed to help solve housing problems of lower-income households. The listing below describes state programs. More specific information on the status of these programs can be obtained by contacting the State Housing Division.

1. 1973 Revenue Bonding Programs (ORS 456.615)

This legislation allows the state to sell \$2,000,000 worth of revenue bonds to finance the construction or substantial rehabilitation of housing for lower-income households. The bond sales allow the State Housing Division to act as a source of financing for housing sponsors (private developers, housing authorities, non-profit corporations, etc.). The Housing Division provides the long-term financing and the federal government will then make available subsidies under the Section 8 program which will lower rents to a maximum of 25 percent of gross household income.

2. State Homeowners Program (HOP)

The State Housing Division has recently begun a new program that seeks to provide homeownership opportunities for moderate income persons (near the median income for the County).

The State sells revenue bonds and then loans this money to Oregon banks. The consumer makes application to the bank and the banks use the State's money for the mortgage. Because the revenue bonds raise money at a low rate of interest (about 5.5 percent) the consumer can receive a low interest loan. Thus far, \$19,000,000 has been loaned at 6.75 interest rate to the consumer. The State requires a 5 percent downpayment and the maximum mortgage amount is \$35,000.

Only three lending institutions are participating with the State Housing Division in this program.

3. Homeowner and Renter Property Tax Refund Program

This program allows a partial refund of property taxes for low and moderate income owner and renter households. The refund is the lesser of the two following statements:

- a. The total amount of property taxes levied on the homestead, or
- b. The maximum refund adjusted for family income. .

4. Elderly Rental Assistance Program

The Elderly Rental Assistance Program provides monthly payments to elderly persons to assist them in meeting their monthly expenses.

To qualify, the elderly person must meet all of the following conditions:

1. Be renting a homestead;
2. Be age 65 or older on April 15 of the year for which the assistance is claimed;
3. Have the household income of less than \$3,000 in the year prior to the year the assistance is claimed;
4. Have spent over 60 percent of the prior year's household income for gross rent;
5. Be currently living in Oregon, and have lived here for more than six months prior to filing a claim;
6. File a claim (Form 75-A) with the Department of Revenue.

5. Repair Incentive/Deferred Maintenance

This legislation allows homeowners to make specific repairs to their homes without increasing property taxes. It covers deferred maintenance such as exterior and interior painting, fixing collapsed or broken porches, performing repairs to electrical, plumbing and heating facilities, etc.

6. Rental Rehabilitation/Tax Exemption

This legislation allows owners of substandard rental units built over 25 years ago to defer for five years the increased taxes that resulted from the rehabilitation of the structure. It is implemented by local governments.

7. Elderly Housing Development

It allows cities and counties to provide rent subsidies through property tax exemptions for new construction of housing for low income elderly persons. The developer is given total tax exemption on a housing project. In exchange, the developer would be required to reduce rents on 40 percent of all units built by an amount equal to 80 percent of the taxes exempted. Eligible tenants for the reduced-rent units would be elderly persons over 60 years of age and earning less than \$5,000 per year.

8. Residential Use Tax Deferral

This measure provides that any land which is within a zone allowing industrial, commercial, or a higher residential density than a single family residential zone, but which is used, and has been used for the preceding five years, exclusively as single family residential land, must be assessed at its true cash value. The difference between the two assessments (as single family land and as commercial land, for example) can be deferred indefinitely.

9. Deferred Collections of Property Taxes for Elderly

This program has been in operation since 1963. It allows an elderly (62 years of age or older) person or persons to defer the total property taxes on their land and dwelling for an indefinite period. The taxes (plus six percent interest) become payable when the property changes ownership. The county receives from the state an amount equivalent to the deferred taxes. When the deferment is paid, the county then repays the state.



Department of Land Conservation and Development

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

May 15, 1979

The Honorable Emil T. Fahrenkrug
Mayor, City of Aumsville
P.O. Box 227
Aumsville, OR 97325

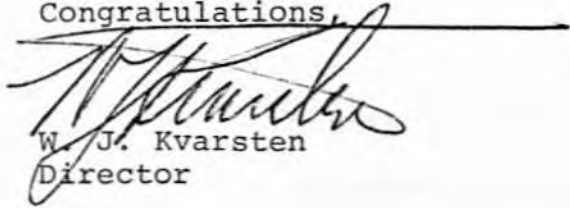
Dear Mayor Fahrenkrug:

It gives me a great deal of pleasure to confirm that the Oregon Land Conservation and Development Commission, on May 3, 1979 officially acknowledged the comprehensive plan and implementing ordinances of the City of Aumsville as being in compliance with ORS 197 and the Statewide Planning Goals.

The acknowledgment signifies a historic step for the City's land use planning program. The City of Aumsville is one of the first of Oregon's cities to be in compliance with the Statewide Goals. By effectively planning ahead for the wise use of your valuable land, you have set an excellent example for others to follow.

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

Congratulations,



W. J. Kvarsten
Director

WJK:LC:mh/MC

Enclosure

cc: Marion County Board of Commissioners
Pam Brown, County Coordinator
Craig Greenleaf, Field Representative

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

IN THE MATTER OF THE)	COMPLIANCE ACKNOWLEDGMENT	
CITY OF AUMSVILLE'S)		
REQUEST FOR ACKNOWLEDGMENT)		ORDER
OF COMPLIANCE)		

On July 24, 1978 the City of Aumsville, pursuant to ORS Ch. 197.251(1) (1977 Replacement Part), requested that their comprehensive plan and implementing measures, consisting of the Comprehensive Plan, ordinance no. 212, adopted November 7, 1977; the zoning ordinance no. 210, adopted November 18, 1977; the subdivision ordinance no. 211, adopted November 18, 1977; and the UGB Agreement with Marion County adopted May 18, 1978; be acknowledged by the Land Conservation and Development Commission in compliance with the Statewide Planning Goals.

On October 20, 1978, the Commission considered the City of Aumsville's request for acknowledgment. The Commission did not accept the Department's recommendation to acknowledge the Aumsville plan. Instead, the Commission ordered the City's request continued to December 1, 1978 to allow time for:

1. Marion County to review in detail the City's building permit allocation system; and
2. The Department to review growth management techniques with respect to the Statewide Planning Goals.

On December 1, 1978, the Commission received the response from Marion County and determined that it could not acknowledge the plan because it was not sufficiently detailed in that it discussed a building permit allocation system when a sewer permit allocation system was actually intended. The Commission granted a planning extension to April 1, 1979 to complete work on the plan.

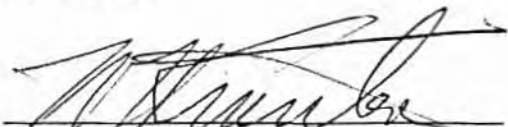
The Commission reviewed the attached written report of the staff of the Department of Land Conservation and Development on May 3, 1979 regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section IV of the report constitutes the findings of the Commission.

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

Now therefore be it ordered that:

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

Dated this 15th day of May, 1979.


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

WJK:CG:mh/MC
5/15/79
DC#15

City of Aumsville

LAND CONSERVATION AND DEVELOPMENT COMMISSION

Acknowledgment of Compliance

City of Aumsville

Response to Continuance Order of December 1, 1978 Date of Commission Action: May 3, 1979

I. BACKGROUND:

On October 20, 1978, the Commission considered the City of Aumsville's request for Acknowledgment. The Commission did not accept the Department's recommendation to acknowledge the Aumsville plan. Instead, the Commission ordered the City's request continued to December 1, 1978 to allow time for:

1. Marion County to review in detail the City's building permit allocation system; and
2. The Department to review growth management techniques with respect to the Statewide Planning Goals.

On December 1, 1978 the Commission received the response from Marion County. (Point 2 concerning growth management techniques was discussed under another agenda item at the December 1 meeting.)

As a result of the discussion at the meeting, the Commission again continued Aumsville's request, this time to April 1, 1979. The Commission stated it could not acknowledge a plan which was not sufficiently detailed (pp. 61-2) and discussed a building permit allocation system when a sewer permit allocation system was actually intended.

In ordering the request continued to April 1, the Commission directed Aumsville to:

1. Reexamine the operation of the permit allocation system;
2. Amend its plan to reflect any modifications in the permit allocation system to be used by the City; and
3. Develop and adopt an ordinance to implement the permit system identified in the amended plan.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

 Recommends acknowledgment.

B. Local Coordination Body:

Acknowledgment recommendation anticipated on April 25, 1979.

FIELD REPRESENTATIVE: Craig Greenleaf
Phone: 378-4921

COORDINATOR: Pam Brown
Phone: 588-5038

LEAD REVIEWER: Lloyd Chapman
Phone: 378-4932

III. FINDINGS:

- A. The City's plan included reference to a building permit allocation system which the Commission found was not consistent with the intent the City expressed at the December 1, 1978 meeting.

On March 19, 1979, Aumsville amended its plan (see attached) to omit all reference to a building permit allocation system. The amendment also indicates that the City intends to develop a growth management system and correct weaknesses identified previously by the Department for plan update.

Conclusion: The City of Aumsville has met the requirement imposed by the Commission and now complies with the Statewide Planning Goals.

- B. Comments Received:

None received.

IV. RECOMMENDATION:

- A. Staff:

Recommends that the City of Aumsville be acknowledged in compliance with the Statewide Planning Goals.

- B. Local Coordination Body:

Acknowledgment recommendation anticipated by Marion County Board of Commissioner action on April 25, 1979.

JBK:krh/MC
4/19/79

MAR 28 1979

Public Hearing, Comprehensive Plan.

SALEM

The notice of public hearing on proposed changes of the Water and Sewer Sections of Chapter V of the Public Facilities and Services Element (pages 60, 61 and 62) of the Comprehensive Plan of the City of Aumsville was advertised in the Stayton Mail Newspaper, March 3, 1979, and will be held at the Regular Council Meeting, March 19, 1979, 8:00 P. M., at City Hall, 595 Main Street, Aumsville, Oregon.

Amendment to Comprehensive Plan.

DELETE: WATER SYSTEM, Page 60 and 61

The City of Aumsville maintains a public water system with a series of four wells that produce nearly 850,000 gpd. The wells discharge directly, and without treatment into the distribution system. Water storage is provided by a single elevated reservoir of 100,000 gallon capacity.

An analysis of per capita consumption and well production capabilities indicate that a new well will have to be put into operation (approximately 400 gpm) before the user population reaches 1,700.

A projection of water storage needs indicate that additional reservoir capacity is already needed. Estimated total water storage capacity is 431,000 gallons by 1980, and 596,000 gallons by the year 2000. This amount may not, however, be appropriate to the needs of the city. It is recommended the optional arrangement of providing additional water storage and water supply be investigated regarding the cost of storage balanced against the cost of providing additional water supply, increased fire protection, and more uniform pressure in the distribution system.

A policy of the Comprehensive Plan is for the city to continually strive for a looped system, and also the gradual replacement of undersized liners serving property in the original townsite.

DELETE: SEWER SYSTEM, Page 61 and 62

The city's sewage collection and treatment systems were constructed in 1970. However, the summer storage capacity of the existing lagoons is not sufficient to accommodate projected population growth. Two 6.3 acre lagoons are proposed north of Beaver Creek to provide additional summer storage capacity for winter discharge. Anaerobic digestion of sludge will seldom produce odors that would interfere with the desirable residential development of the land immediately to the west.

Amendment to Comprehensive Plan. (Con't)

DELETE: SEWER SYSTEM, Page 61 and 62 (Con't)

The waste load capacity of the collection system is capable of servicing future growth with annual monitoring for excessive line infiltration. The gravity flow collection system produces an area where, without pumping facilities, urban expansion is limited. Specifically, westward expansion is confined to an area about 900 feet west of Eleventh Street. Minimum line grade, changes in elevation and lines depth limit the area of gravity flow.

It is a policy of the Comprehensive Plan that sewer and water facilities not be extended beyond the urban growth boundary, and that these services not be provided to users outside the city unless first annexed to the city. Developments which can be served by a gravity flow system should be given priority.

Due to the existing limited sewage treatment capacity and water supply, a recommendation of the Comprehensive Plan is for the city to annually allocate a specified number of building permits for residential, and commercial and industrial development. It is also recommended that the allocation approach be continued even after the sewer and water system is upgraded, and therefore allowing the city to manage growth and insure the designed life of the sewer system and water system extends throughout the planning period. It is recommended that the issuance of building permits be allocated in the following manner:

Residential:

1. Allocate 24 building permits annually, of which 5 are to be reserved for individual lots that are not part of a subdivision development but may be released for general residential use if not used at the end of each year.
2. Fifteen of the 24 permits can be issued during the first six months of each year, and the balance can be issued during the second six months of the year.
3. An individual or company can reserve permits for six months within which all reserve permits must be paid in full during the first two months.

Commercial and Industrial:

1. Allocate 7-12 building permits annually.
2. Any unused permits are to be accumulated with the next annual permit allocation.

General Guidelines:

1. At the end of a 3-year period, the total permits issued is not to exceed 15 percent of the rate of 24 building permits per year.
2. Building permits can be reserved only for six months unless the city council grants an extension of time.

INSERT: WATER SYSTEM

The City of Aumsville maintains a public water system with a series of four wells. The wells discharge into the distribution system without treatment. Meters have been installed on the water wells with studies made and statistics furnished to engineers for the purpose of researching the feasibility and availability of the correct solution of water capabilities and storage.

The present water storage is provided by a single elevated reservoir of one hundred thousand gallon capacity. An automatic mercury pressure switch operates only one well at this time. Plans for the near future are to have a float system installed in the tower and connected to the wells which will give a fast recovery of water used.

A policy of the Comprehensive Plan is for the city to continue improving the looped system with particular emphasis on a loop from the Aumsville Elementary School on Ninth Street to Olney Street which should help the fire rating. Also, a policy of the Comprehensive Plan is to continue the replacement of undersized lines serving property in the original townsite.

INSERT: SEWER SYSTEM

The city's sewage collection and treatment systems were constructed in 1970. However, the summer storage capacity of the existing lagoons is not sufficient to accomodate projected population growth.

The waste load capacity of the collection system is capable of servicing future needs with annual monitoring for excessive line infiltration. Without pumping facilities, the gravity flow collection system produces an area where urban expansion is limited. Specifically, westward expansion is confined to an area approximately nine hundred feet west of Eleventh Street. Minimum line grade, changes in elevation and lines depth limit the area of gravity flow.

Construction of the wastewater treatment facility upgrading has been started. The work consists of constructing two wastewater treatment lagoons, chlorine contact chamber, piping, roadwork, bridge construction, public works building, lift station modifications, standby power equipment and other incidental items needed to provide a completely operational facility.

It is a policy of the Comprehensive Plan that sewer and water facilities not be provided to users outside the city unless first annexed to the city. Developments which can be served by a gravity flow system should be given priority.

Request.

That the Department of Land Conservation and Development Commission give compliance acknowledgment for the Aumsville Comprehensive Plan.

Plans of the City of Aumsville.

1. To develop a growth management system to maintain existing industries and encourage development of a sound economic base; to increase and broaden employment opportunities and stimulate growth of both commercial and industrial related activity along with good housing and living requirements to insure a total healthy growth.

Plans of the City of Aumsville. (Con't)

2. Update the Comprehensive Plan.
3. A general policy on historic preservation and inventory of historic sites will be developed and included in the update of the comprehensive plan.
4. A map identifying types of streets and the streets to be vacated will be included in the update of the comprehensive plan.



Department of Land Conservation and Development

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

December 22, 1978

The Honorable Joel Mathias
Mayor, City of Aumsville
Aumsville, OR 97325

Dear Mayor Mathias:

On December 1, the Commission reviewed the County's submission and additional testimony and again decided to continue your acknowledgment request, this time to April 1, 1979.

The Commission did not feel that they could approve a plan which discussed a building permit allocation system when a sewer permit allocation system was actually intended. They also stated that the ordinance developed to implement the sewer permit system should be submitted as a part of Aumsville's acknowledgment request.

Given the amount of interest in your present system, you may wish to consider forming an Advisory Committee to assist the City in drafting the ordinance. We would, of course, be happy to participate in any way we can be of help.

If you have further questions, please feel free to contact Craig Greenleaf at 378-4921.

Cordially,

W. J. Kvarsten
Director

WJK:LC:ka/MC

Enclosure

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE REPORT
RESPONSE TO CONTINUANCE ORDER OF SEPTEMBER 20, 1978

CITY OF AUMSVILLE

DATE OF COMMISSION ACTION: December 1, 1978

I. BACKGROUND:

On October 20, 1978 the Commission unanimously approved a continuance order for the City of Aumsville's request for acknowledgment of compliance. The action was to allow time for:

- a. Marion County to review in detail the City's building permit allocation system; and
- b. The Department to review growth management techniques with respect to the Statewide Goals.

The Department's recommendation was to acknowledge the comprehensive plan and implementing measures.

The continuance order required that the material be submitted prior to the January 5, 1979 Commission meeting. The County's response was received by the Department on November 8, 1978. The Department's analysis of growth management generally is included as an item on the agenda for this meeting (December 1, 1978).

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends acknowledgment.

B. Local Coordination Body:

Recommends acknowledgment.

Field Representative: Craig Greenleaf
Phone: 378-4921

Coordinator: Pam Brown
Phone: 588-5038

Lead Reviewer: Lloyd Chapman
Phone: 378-4932

III. FINDINGS:

In adopting the continuance order, the Commission was concerned that Marion County may not have fully reviewed and approved Aumsville's plan, particularly as it relates to the City's building permit allocation system. This was particularly important because growth not allowed in the City might result in added pressure for residential development in rural areas of the County.

The County's response was received by the Department on November 8, 1978 and is attached. The Marion County Commissioners have determined that they have no objections to the City's growth management technique based on the City's use of the agreed upon population projection.

The County has also indicated that they are working with the City on a number of technical issues related to the city's allocation system.

The order also directed the Department to review growth management strategies. The Department's initial report is found as a separate item on this agenda. The Department's position is that an acceptable local growth management technique is one which complies with the Goals and is well-coordinated and agreed to by both the city and county.

Conclusion:

The County has reviewed the City's building permit allocation system again and recommended that the plan be acknowledged. This meets the Department's concern that any growth management technique will be coordinated with the County. Therefore, the plan has been adequately coordinated with Marion County and is in compliance with the Statewide Goals.

IV. RECOMMENDATIONS:

A. Staff:

Recommends Commission acknowledge the City of Aumsville's comprehensive plan and implementing measures to be in compliance with ORS 197 and the Statewide Planning Goals.

B. Local Coordination Body:

Recommends that the Aumsville Comprehensive Plan be acknowledged.

V. COMMISSION ACTION:

The Commission finds that the plan (pp. 61-2) does not accurately reflect the City's intention expressed at the December 1, 1978 meeting to develop a sewer permit allocation system. Further, the policies on pages 61 and 62 are not detailed enough to guide the development of a permit allocation ordinance. Specifically, there are serious internal conflicts regarding the issuance of building permits for residential, commercial and industrial uses.

Therefore, the Commission orders the Acknowledgment request continued to April 1, 1979 to allow the City to:

- 1) Reexamine the operation of the permit allocation system;
- 2) Amend its plan to reflect any modifications in the permit allocation system to be used by the City; and
- 3) Develop and adopt an ordinance to implement the permit allocation system identified in the amended plan.

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

IN THE MATTER OF THE CITY) COMPLIANCE ACKNOWLEDGMENT
OF AUMSVILLE'S REQUEST) REVIEW CONTINUANCE
FOR ACKNOWLEDGMENT OF)
COMPLIANCE)

On July 24, 1978 the City of Aumsville, pursuant to ORS Ch. 197.251 (1977 Replacement Part), requested that the Land Conservation and Development Commission acknowledge their Comprehensive Plan and Implementing Measures in compliance with the Statewide Planning Goals.

Oregon Law, specifically ORS 197.251(1), requires that the Commission review and approve or deny the request within 90 days.

On October 20, 1978 the Commission reviewed the staff report and ordered the request continued to allow the County and the Department to review the City's building permit allocation system and growth management techniques generally.

However, at their meeting on December 1, 1978 the Commission found once again that more time is required to take action on the City of Aumsville's request for compliance acknowledgment because of the following extenuating circumstances:

- 1) The Aumsville Comprehensive Plan and Implementing Measures may not comply with the Statewide Goal on Housing for facts and reasons cited in Section V. of the Report attached hereto;
- 2) It is likely that the City can bring its plan and ordinances into compliance with the Statewide Goals in a short period of time;

- 3) No good purpose would be served by denying the City of Aumsville's request for Acknowledgment of Compliance, thus requiring it to resubmit its plan and ordinances for the full acknowledgment review pursuant to Administrative Rule, OAR 660-03-000, effective July 2, 1978, when a shorter review will be sufficient.

Therefore, the review by the Commission of the Aumsville Comprehensive Plan and Implementing Measures is continued until after the city submits its amended plan and ordinances to the Department by April 1, 1979 for Commission review. This additional time will allow the city to make the necessary changes in its comprehensive plan and implementing measures to comply with the Statewide Goals prior to Commission review of the plan.

Dated this _____ day of _____, 1978.

W. J. Kvarsten, Director for
LAND CONSERVATION AND
DEVELOPMENT COMMISSION

BEFORE THE LAND CONSERVATION AND DEVELOPMENT COMMISSION

OF THE STATE OF OREGON

IN THE MATTER OF THE CITY) COMPLIANCE ACKNOWLEDGMENT
OF AUMSVILLE'S REQUEST) REVIEW CONTINUANCE
FOR ACKNOWLEDGMENT OF)
COMPLIANCE)

On July 24, 1978 the City of Aumsville, pursuant to ORS Ch. 197.251 (1977 Replacement Part), requested that the Land Conservation and Development Commission acknowledge their Comprehensive Plan and Implementing Measures in compliance with the Statewide Planning Goals.

Oregon Law, specifically ORS 197.251(1), requires that the Commission review and approve or deny the request within 90 days.

On October 20, 1978 the Commission reviewed the staff report and ordered the request continued to allow the County and the Department to review the City's building permit allocation system and growth management techniques generally.

However, at their meeting on December 1, 1978 the Commission found once again that more time is required to take action on the City of Aumsville's request for compliance acknowledgment because of the following extenuating circumstances:

- 1) The Aumsville Comprehensive Plan and Implementing Measures may not comply with the Statewide Goal on Housing for facts and reasons cited in Section V. of the Report attached hereto;
- 2) It is likely that the City can bring its plan and ordinances into compliance with the Statewide Goals in a short period of time;

- 3) No good purpose would be served by denying the City of Aumsville's request for Acknowledgment of Compliance, thus requiring it to resubmit its plan and ordinances for the full acknowledgment review pursuant to Administrative Rule, OAR 660-03-000, effective July 2, 1978, when a shorter review will be sufficient.

Therefore, the review by the Commission of the Aumsville Comprehensive Plan and Implementing Measures is continued until after the city submits its amended plan and ordinances to the Department by April 1, 1979 for Commission review. This additional time will allow the city to make the necessary changes in its comprehensive plan and implementing measures to comply with the Statewide Goals prior to Commission review of the plan.

Dated this _____ day of _____, 1978.

W. J. Kvarsten, Director for
LAND CONSERVATION AND
DEVELOPMENT COMMISSION

LAND CONSERVATION AND DEVELOPMENT COMMISSION

ACKNOWLEDGMENT OF COMPLIANCE REPORT

RESPONSE TO CONTINUANCE ORDER OF SEPTEMBER 20, 1978

CITY OF AUMSVILLE

DATE OF COMMISSION ACTION: December 1, 1978

I. BACKGROUND:

On October 20, 1978 the Commission unanimously approved a continuance order for the City of Aumsville's request for acknowledgment of compliance. The action was to allow time for:

- a. Marion County to review in detail the City's building permit allocation system; and
- b. The Department to review growth management techniques with respect to the Statewide Goals.

The Department's recommendation was to acknowledge the comprehensive plan and implementing measures.

The continuance order required that the material be submitted prior to the January 5, 1979 Commission meeting. The County's response was received by the Department on November 8, 1978. The Department's analysis of growth management generally is included as an item on the agenda for this meeting (December 1, 1978).

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends acknowledgment.

B. Local Coordination Body:

Recommends acknowledgment.

Field Representative: Craig Greenleaf
Phone: 378-4921

Coordinator: Pam Brown
Phone: 588-5038

Lead Reviewer: Lloyd Chapman
Phone: 378-4932

III. FINDINGS:

In adopting the continuance order, the Commission was concerned that Marion County may not have fully reviewed and approved Aumsville's plan, particularly as it relates to the City's building permit allocation system. This was particularly important because growth not allowed in the City might result in added pressure for residential development in rural areas of the County.

The County's response was received by the Department on November 8, 1978 and is attached. The Marion County Commissioners have determined that they have no objections to the City's growth management technique based on the City's use of the agreed upon population projection.

The County has also indicated that they are working with the City on a number of technical issues related to the city's allocation system.

The order also directed the Department to review growth management strategies. The Department's initial report is found as a separate item on this agenda. The Department's position is that an acceptable local growth management technique is one which complies with the Goals and is well-coordinated and agreed to by both the city and county.

Conclusion:

The County has reviewed the City's building permit allocation system again and recommended that the plan be acknowledged. This meets the Department's concern that any growth management technique will be coordinated with the County. Therefore, the plan has been adequately coordinated with Marion County and is in compliance with the Statewide Goals.

IV. RECOMMENDATIONS:

A. Staff:

Recommends Commission acknowledge the City of Aumsville's comprehensive plan and implementing measures to be in compliance with ORS 197 and the Statewide Planning Goals.

B. Local Coordination Body:

Recommends that the Aumsville Comprehensive Plan be acknowledged.

V. COMMISSION ACTION:

The Commission finds that the plan (pp. 61-2) does not accurately reflect the City's intention expressed at the December 1, 1978 meeting to develop a sewer permit allocation system. Further, the policies on pages 61 and 62 are not detailed enough to guide the development of a permit allocation ordinance. Specifically, there are serious internal conflicts regarding the issuance of building permits for residential, commercial and industrial uses.

Therefore, the Commission orders the Acknowledgment request continued to April 1, 1979 to allow the City to:

- 1) Reexamine the operation of the permit allocation system;
- 2) Amend its plan to reflect any modifications in the permit allocation system to be used by the City; and
- 3) Develop and adopt an ordinance to implement the permit allocation system identified in the amended plan.



Department of Land Conservation and Development

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

M E M O R A N D U M

August 2, 1978

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

FROM: W. J. Kvarsten, Director

SUBJECT: REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE

Cities of Aumsville and Mt. Angel Comprehensive Plans
and Ordinances

Comments Due: September 18, 1978

Tentative Date for
Commission Action: October 5 and 6 in The Dalles
Field Representative: Craig Greenleaf
Lead Reviewer: Lloyd Chapman

The Oregon Land Conservation and Development Commission has received requests from the Cities of Aumsville and Mt. Angel in Marion County asking that the Cities' comprehensive plans and ordinances be acknowledged to be in compliance with ORS 197 and the Statewide Planning Goals.

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

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

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

2

August 2, 1978

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

LCDC Central Office
1175 Court Street N.E.
Salem, OR 97310
Contact: Lloyd Chapman
Phone: 378-4926

LCDC Portland Office
320 S.W. Stark
Portland, OR
Contact: Linda Macpherson
Phone: 229-6068

Marion County Planning Office
Marion County Courthouse
Salem, OR
Contact: Pam Brown
Phone: 588-5038

Aumsville City Hall
595 Main Street
Aumsville, OR 97325

Mt. Angel City Hall
Mt. Angel, OR 97362

(The Aumsville plan is currently not available at the LCDC
Portland office.)

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

CITY OF AUMSVILLE

CITY HALL — 595 MAIN STREET

AUMSVILLE, OREGON

March 31, 1978

Craig Greenleaf
District Representative
Land Conservation and
Development Department
1175 Court Street N.E.
Salem, OR 97310

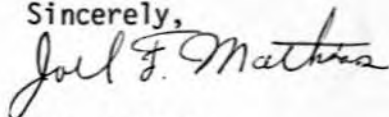
Dear Mr. Greenleaf:

The City of Aumsville received a grant for a comprehensive planning program from LCDC in July of 1976. The city contracted with the Mid Willamette Valley Council of Governments for professional services. After an active citizen involvement program and the public hearing process, the final comprehensive plan was adopted by Ordinance #212 on November 7, 1977.

In December, the Marion County Board of Commissioners held public hearings on the urban growth boundary. From these hearings came recommendations from the board to make minor revisions in the land use pattern of that portion of the plan outside the city limits. These revisions, along with the necessary public hearings have been completed and the final plan document is complete.

The city is submitting an incomplete copy at this time. The printer has yet to complete the final maps and has committed to an April 15 deadline. Enclosed with the text is a hand copied comprehensive plan map for your reference until the final printing is complete.

Sincerely,



JOEL MATHIAS
Mayor
City of Aumsville

JM:NB:sha

Enclosure