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AMENDED COMPREHENSIVE PLAN
FOR
THE CITY OF AUMSVILLE, OREGON

REVISED AND UPDATED

ORDINANCE NO. 324

AN ORDINANCE ESTABLISHING AN AMENDED COMPREHENSIVE
PLAN PURSUANT TO OREGON REVISED STATUTES
AND THE OREGON LAND CONSERVATION AND DEVELOPMENT
ADMINISTRATIVE RULE 660, DIVISION 19;
REPEALING ALL ORDINANCES THAT ARE IN CONFLICT;
COORDINATING THE PLAN WITH ORDINANCE NO. 323 AND
DECLARING AN EMERGENCY

THE CITY OF AUMSVILLE ORDAINS AS FOLLOWS:

AMENDED
COMPREHENSIVE
PLAN

THE CITY OF AUMSVILLE, OREGON

CITY COUNCIL

Don Wonderly, Mayor
Jerry Marr, Council President
Linda Willnow
Philip Gourley
William Kergil
Chester Bridges

PLANNING COMMISSION

Harold White, Chairman
Joan Knapp, Vice-Chairperson
Dan Keeler
Robert Vance
Bryant Jackson
Gary Delaney
Peter Gauthier

PARKS & RECREATION COMMISSION

Linda Willnow, Commissioner
Chris Kergil, Chairperson
Ila Gourley

CITY OFFICIALS

James McGehee, City Attorney
Mary Sarvis, City Recorder/Treasurer
Freeman Fulton, Public Works
Robert L. Angle, Chief of Police
James Schuette, City Engineer
Kevin King, Planning Consultant

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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 foresightedness of the community for their needs 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 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 opportunity 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 updated document should be considered an official statement

of the City of Aumsville and it's inhabitants. The Comprehensive Plan sets forth goals, objectives and policies and makes recommendations to guide the future physical development of the community. The following sub-chapters summarize conclusions and recommendations made in the text of the Plan, and lists the goals, objectives and policies for each element of the Plan.

1985 Update

The City of Aumsville is committed to reviewing and updating its comprehensive plan every few years. This document is the first such update and reflects new goals and objectives based on community desires, completed public improvements, changes in state laws, and other information from public and private agencies.

CONCLUSIONS AND RECOMMENDATIONS

Aumsville's population will increase by 1,600 by the year 2005.

An urban growth boundary compassing 631 acres is needed to accomodate 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 by 2005.

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 increases, but broadens employment opportunities.

Improve traffic circulation and efficiency of streets through extension of Eighth Street.

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

Plan and develop school facilities expansion according to growth trends and projected population growth.

Increase recreation opportunities through the development of parks.

Construct a community center on the empty lot east of the existing city hall for use as a combined council chamber/community meeting place.

Establish a Capital Improvements Program and budget.

The conservation of energy and its usage are of increasing concern and the City supports and encourages the development of local energy resource programs, and the use of hydro-electric and solar energy as two alternatives.

The city is investigating the purchase of an existing generator turbine plant with State and Federal grants. Initial appraisal shows sufficient hydro-electric power to run the city with surplus to be sold.

The city is committed to complying with State and Federal air, water and noise pollution standards.

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 the Plan, it is necessary to define and establish the inter-relationship 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 measurable.
- 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.
 - 3) Establish a planning process and publicly supported policies as a foundation to land use decisions.
 - 4) Establish and maintain a land use data system.
- 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 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 off-street parking spaces abreast for detached single-family units.
- 6) Assure that multiple family zoned lands exists to accomodate the projected housing unit shift to a greater proportion of multiple family housing, and located near the business center.
- 7) Develop an informational system that assists participation of eligible households for low cost federal, state and local funds for financing existing housing, and home rehabilitation projects.
- 8) Identify units that are suitable for home rehabilitation loans and grants.
- 9) Preserve historic buildings.
- 10) Develop a process for periodic identification and subsequent condemnation and demolition of residential and commercial structures no longer occupied and/or well beyond the potential of being suitable for rehabilitation.
- 11) Consider mobile homes and manufactured housing as a means to provide innovative housing.
- 12) Encourage high density housing near the business center.

POLICY:

- 1) Require all new subdivisions to be developed with curbs, gutters and sidewalks and other appurtenances in accordance with capital improvement standards.
- 2) Require that development which may take place within the flood hazard areas along Beaver Creek and Mill Creek, as identified by HUD, is provided appropriate safeguards to protect the property and adjacent properties from damage.
- 3) Require high density development 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 and 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 needs 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) Encourage the conversion of residential structures into a higher order land use except those having historic or architectural significance.

12) Encourage protection of solar access and energy-efficient design of all buildings within the city.

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 "clustering" of new and expanding commercial activities.

3) Vacate the streets noted in the traffic circulation plan as new development requests propose 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 construction of a community center to be used as a combined council chamber/community meeting place. Furthermore, consider development of the area around the water tower at 5th and Church St. 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 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 for area residents 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 to purchase land, and inform potential industries of the comparative advantages of locating in Aumsville.
- POLICY:
- 1) Require that all industry meet existing and future environmental standards.
 - 2) Prohibit the encroachment of non-industrial uses in lands reserved for industrial use.
 - 3) Encourage the relocation of non-conforming industries to the appropriate industrial areas.
 - 4) Require industries to provide landscaping to buffer the visual effect of expansive buildings or paved areas, and to screen adjoining non-industrial areas.

5) Attract businesses to Aumsville that not only broaden its tax base but also provide 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 their improvement into a capital improvement program.

2) Consider a reduction of rights-of-way and paving width measures to help reduce housing cost.

3) Designate arterial and collector streets within the planning area to assure that 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.

5) As an energy conserving measure, work with public and private agencies to reduce the dependency on the automobile.

POLICIES:

1) Additional surface level railroad crossings will be discouraged.

2) All new subdivisions are to provide fully improved streets and other public improvements.

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 and 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 for pedestrians and bicycles to schools and parks.

8) Assure that all structures fronting arterial and collector streets are set back the required minimum distance from the established right-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 lands, and that reduces unnecessary street repair/construction and maintenance costs. Service line easements are to be maintained.

11) Participate in transportation programs that will help reduce transportation costs and promote energy efficiency.

PUBLIC FACILITIES AND SERVICES ELEMENT

SCHOOL:

- GOAL:
- 1) To insure that the school maintains and enhances quality educational opportunities.
 - 2) Adequate access for pedestrians and bicycles be continually provided and planned.
- OBJECTIVE:
- 1) Coordinate school facilities planning with land use planning to prevent overcrowding of the school and to avoid duplication of recreational activities.
- 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) Develop a sitting park around the water tower at 5th and Church Streets.
- POLICY:
- 1) Discourage dedication of park land of less than one-half acre unless it is positioned on the edge of a subdivision and can 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.

6) New subdivisions may either dedicate land or pay money (in lieu of land) for the development of parks.

SANITARY SEWER, WATER AND STORM DRAINAGE SYSTEMS

OVERALL GOAL: 1) 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.

SEWER SYSTEM:

GOAL: 1) To continue a 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 charges 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.

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) Prepare, adopt and implement a water facilities plan.
 - 2) Increase monthly water rates commensurate with the need to conserve water, and increase coverage beyond base rates for residential and commercial users, to pay for future needed improvements.
 - 3) Replace undersized distribution lines in the original townsite.
- POLICY:
- 1) 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.

STORM DRAINAGE SYSTEM

- GOAL:
- 1) That existing and future development 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.

ENERGY CONSERVATION

- GOAL:
- 1) To utilize local available energy resources.
 - 2) Conserve energy and use renewable energy resources.
 - 3) Efficiently use all types of energy.
- OBJECTIVE:
- 1) Make use of solar orientation in development regulations (solar access).
 - 2) Provide information sources on energy conservation methods.
 - 3) Energy conservation to be a criteria used in land use decisions.
 - 4) City to implement programs to reduce energy cost.

POLICY:

- 1) The city may encourage future development to investigate the use of alternative energy sources.
- 2) The city shall encourage and support government agencies in providing information regarding alternative energy sources.
- 3) Encourage the utilization of solar energy for space heating and cooling.
- 4) Encourage that existing structures be updated for active and/or passive solar systems.
- 5) The city shall make energy conservation and waste reduction a regular practice in purchasing, operating and maintaining its buildings, vehicles, equipment and facilities, as well as take advantage of renewable energy resources opportunities.
- 6) The city shall encourage its residents and businesses to take action to conserve energy and use renewable energy resources. The city's efforts shall be coordinated with those of utilities, State and Federal agencies and other organizations.
- 7) The city shall revise all land development standards to provide and protect solar access, establish criteria for approval of energy facilities, remove obstacles to energy-efficient design and require efficient development when ownership is to be transferred to the city upon completion.

BACKGROUND STUDIES

CHAPTER II

PHYSICAL CHARACTERISTICS

CLIMATE

Aumsville has a temperate 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. It's 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 in the Willamette Basin. The floor of this portion

of the subbasin consists of valley alluvial material. The silt, sand and gravel of this formation 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 a few limitations that restrict their use; Class II soils have moderate limitations due to drainage or runoff potential; Class III and IV soils have several 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 VIII 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 classifications, 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 loam 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-well 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 soils suitability is useful for large scale planning purposes and not detailed site analysis.

TABLE 1

SOIL INTERPRETATIONS OF AUMSVILLE AREA

SOIL SERIES	BUILDINGS WITH	BUILDINGS WITH	COMMERCIAL-	AGRICULTURE	SAND	GRAVEL
	SEPTIC TANKS	PUBLIC SEWERS	INDUSTRIAL	CAPABILITY CLASS		
Amity (An)	S(l,w)	M(w)	M(w)	II	Poor	Poor
Clackamas(Ck)	S(p)	M(w)	M(w)	III	Poor	Fair
Concord(Co)	S(p)	S(s,w)	S(s,w)	III	Poor	Poor
Courtney (Cu)	S(p,w)	S(w,l,s)	S(w,l,s)	IV	Poor	Good
Dayton (Da)	S(w,s)	S(w,l,s)	S(w,l,s)	IV	Poor	Poor
Holcomb (HO)	S(p,w)	S(w,l)	S(w,l)	III	Poor	Poor
McAlpin (MaA)	S(p,f)	S(f)	S(f)	II	Poor	Poor
McAlpin (MaB)	S(p)	M(w,l)	M(w,l)	II	Poor	Poor
Nekia (NeB,C,D)	S(p,r)	M(t)	M(s)	II,III	Poor	Poor
Nedia (NeE)	S(t)	S(t)	S(t)	VI	Poor	Fair
Salem (Sa)	SL	SL	SL	II	Fair	Poor
Salkum (SkB,D)	S(p)	SL	M(t)	II,III	Poor	Poor
Sifton (St)	SL	SL	SL	III	Poor	Good
Waldo (Wa)	S(p)	S(w)	S(w)	III	Poor	Poor

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

A recent geologic report has identified compressible soils in the Aumsville area. (1) The Courtney (Cu) soils (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

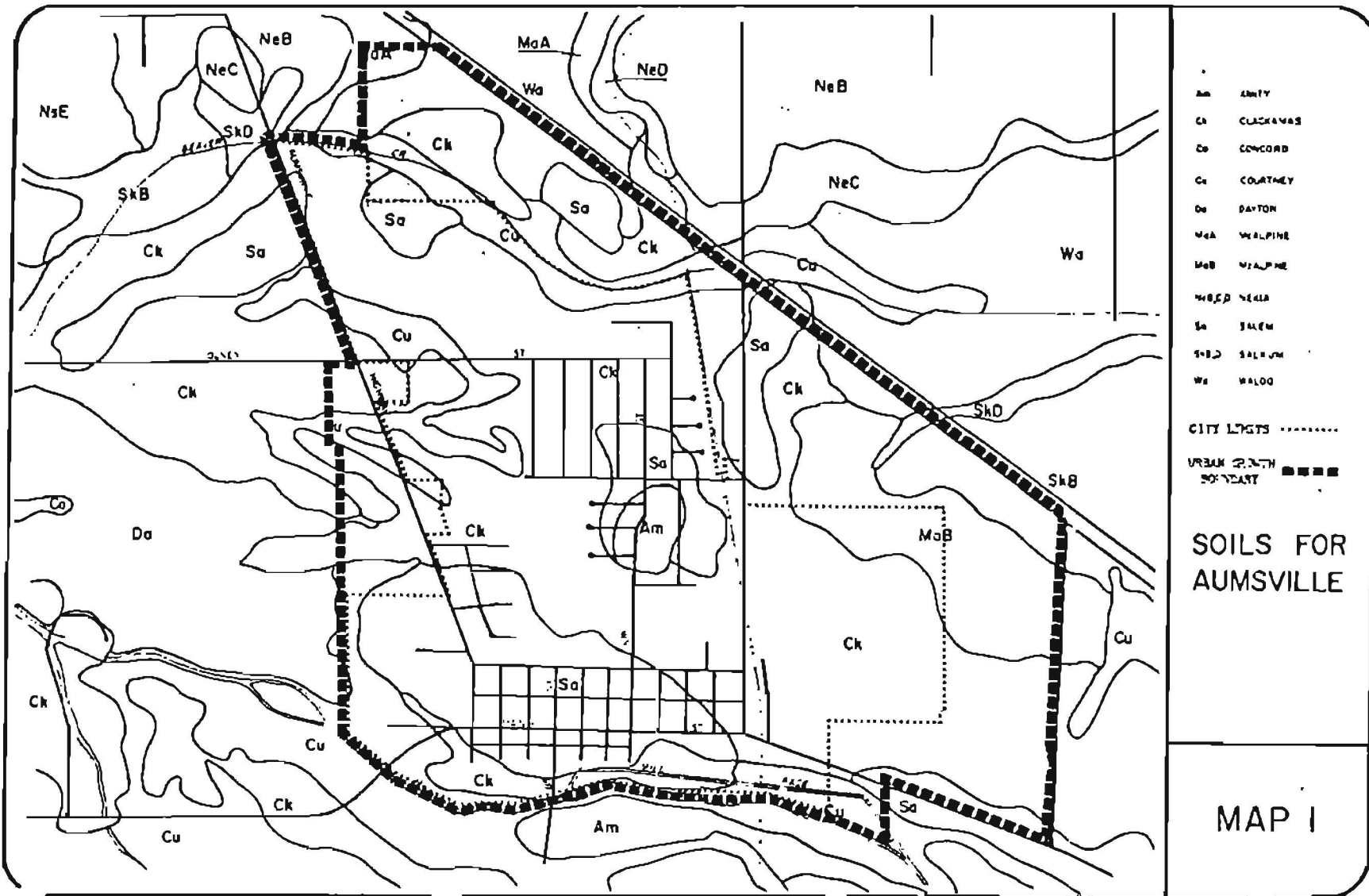
Aumsville is situated on a gravelly terrace that varies in elevation from 350 feet to 365 feet above mean sea level. The land generally slopes in a westerly direction. More abrupt elevational changes occur to the north and northwest of the city.

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 area so as to minimize flood losses.

(1) Schlicker, H.S., 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.

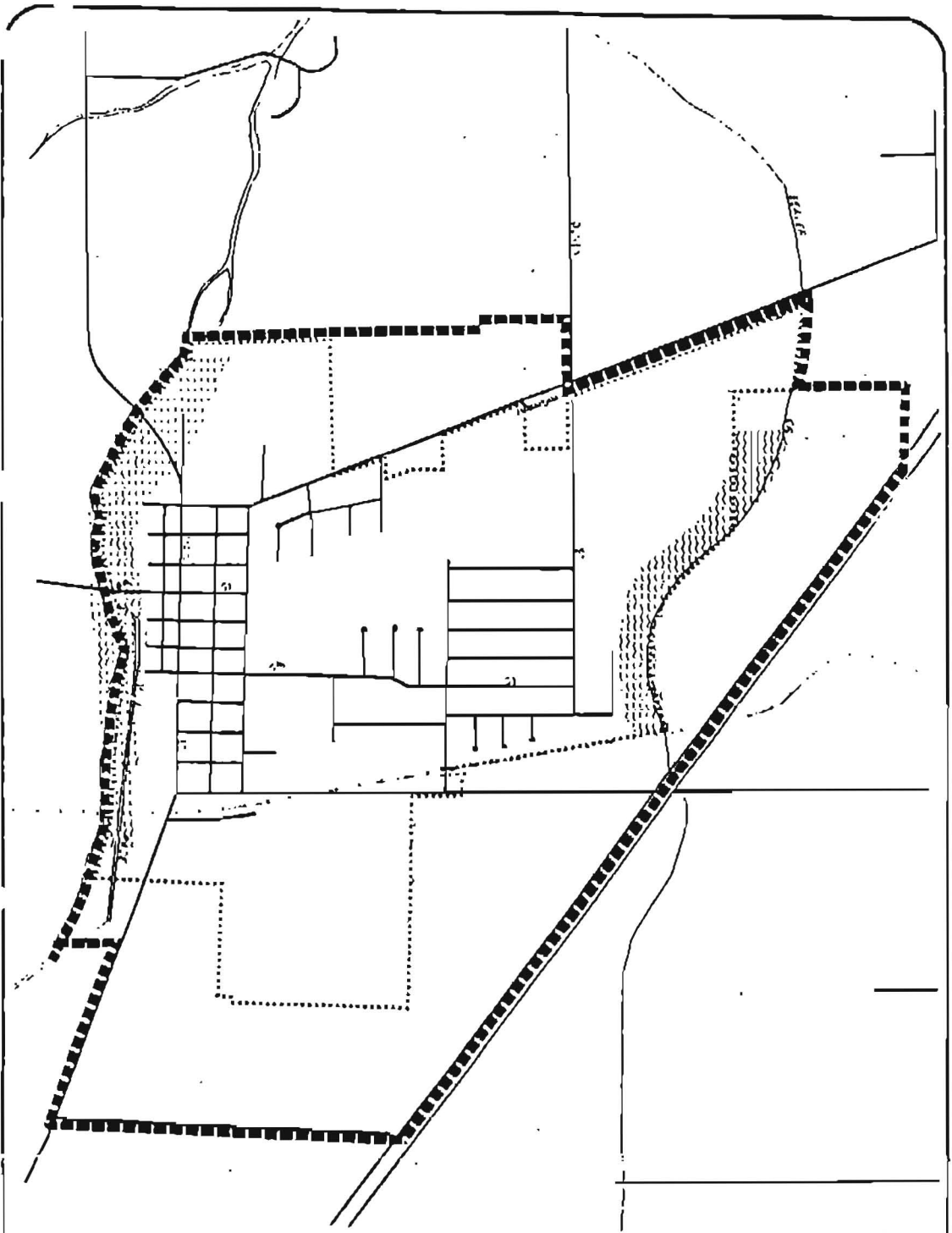



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- Co CONCORD
- Cu COURTNEY
- Da DAYTON
- MaA WALPINE
- MaB WALPINE
- NeA WALPOLE
- NeB WALPOLE
- NeC SALEM
- NeD SALEM
- NeE SALEM
- Wa WALOO

CITY LIMITS
 URBAN GROWTH BOUNDARY - - - - -

SOILS FOR
 AUMSVILLE

MAP I




 CITY OF AUMSVILLE

CITY LIMITS
 URBAN GRANTS
 BOUNDARY

**FACTORS
 AFFECTING
 DEVELOPMENT
 FOR
 AUMSVILLE**

MAP 2

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)

HISTORICAL RESOURCES

The State Advisory Committee on Historical Preservation was contacted to ascertain whether there were any listed structures or sites warranting city action: There are no items within the city of historical significance.

The Nature Conservancy and the Department of Fish and Wildlife were contacted regarding fish and wildlife habitats. It was noted that a rare and endangered species of fish, BOPSIS CRAMERI, has been found in the Mill Creek area. Nature Conservancy recommended no action by the city regarding Goal #5 in this area. Nature Conservancy also noted the existence of an endangered wildflower, SIDALCEA NELSONIANA, found in the Aumsville vicinity, but like the rare fish, recommended no action by the city to preserve and protect. The Oregon Department of Fish and Wildlife noted that it is difficult to minimize negative impact on fisheries and wildlife within an urban growth boundary. The Department did point out that streams flowing within the Aumsville Urban Growth Boundary support coho and chinook salmon, steelhead, resident trout and other non-game fish.

The Oregon Department of Fish and Wildlife recommends riparian vegetation and streambank integrity be protected to maintain its water quality and aquatic life.

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

Note: State Advisory Committee on Historical Preservation, the Nature Conservancy contacted March, 1985, and letter from Oregon Department of Fish and Wildlife dated February 7, 1986.

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 by 1975. Most recently, the city's population had increased substantially during the five year period between 1970 and 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.

(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.

TABLE 2

HISTORICAL POPULATION GROWTH

AUMSVILLE, MARION COUNTY, DISTRICT III

PLACE	1920	1930	1940	1950	1960	1970	1980
Aumsville	171	153	174	281	300	590	1432
Marion County	47187	60541	72246	101401	120888	151309	204692
District III			121571	161202	179889	226871	305227

TABLE 3

PERCENT CHANGES IN POPULATION PER DECADE

PLACE	1920-30	1930-40	1940-50	1950-60	1960-70	1970-80
Aumsville	-11.7	13.7	61.4	6.7	96.6	142.7
Marion County	28.3	24.3	34.8	19.2	25.3	35.3
District III		32.5		11.5	26.1	34.5

Source: (Table 2 and 3) U.S. Bureau of Census; 1980 Data 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 30-year period, from 1975 to the year 2005, 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 projections for Aumsville, Table 4, have been supplied and updated by the Mid-Willamette Valley Council of Governments. The method used assumed a constant rate of growth from the 1980 Portland State University Certified Population Estimates for each jurisdiction to the year 2005 (former year 2000) population projections. Five year increments were used utilizing the "linear estimates" function of a HP 38 C calculator and then rounding off the results.

TABLE 4
POPULATION PROJECTIONS*

	1975	1980**	1984***	1985	1990	1995	2000	2005
Aumsville	1,390	1,432	1,460	1,550	1,950	2,350	2,750	3,150
Marion County		204,692	210,000	217,950	257,600	297,500	337,250	377,000

* Regional Population Figures - Mid-Willamette Valley COG, 2/19/85
 ** 1980 Census
 *** 1984 PSU Certified Population Estimates

CHARACTERISTICS

The 1980 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 - 35 age group) of District III and Marion County. The low median age in Aumsville is probably attributed to the 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 - 1980

AGE GROUP		AUMSVILLE
	NO.	%
Under 5	198	13.8
5 - 14	300	20.9
15 - 24	274	19.1
25 - 34	261	18.2
35 - 44	181	12.6
45 - 54	110	7.7
55 - 64	50	3.5
65 +	58	4.2
TOTAL	1432	100.0

SOURCE: 1980 Census

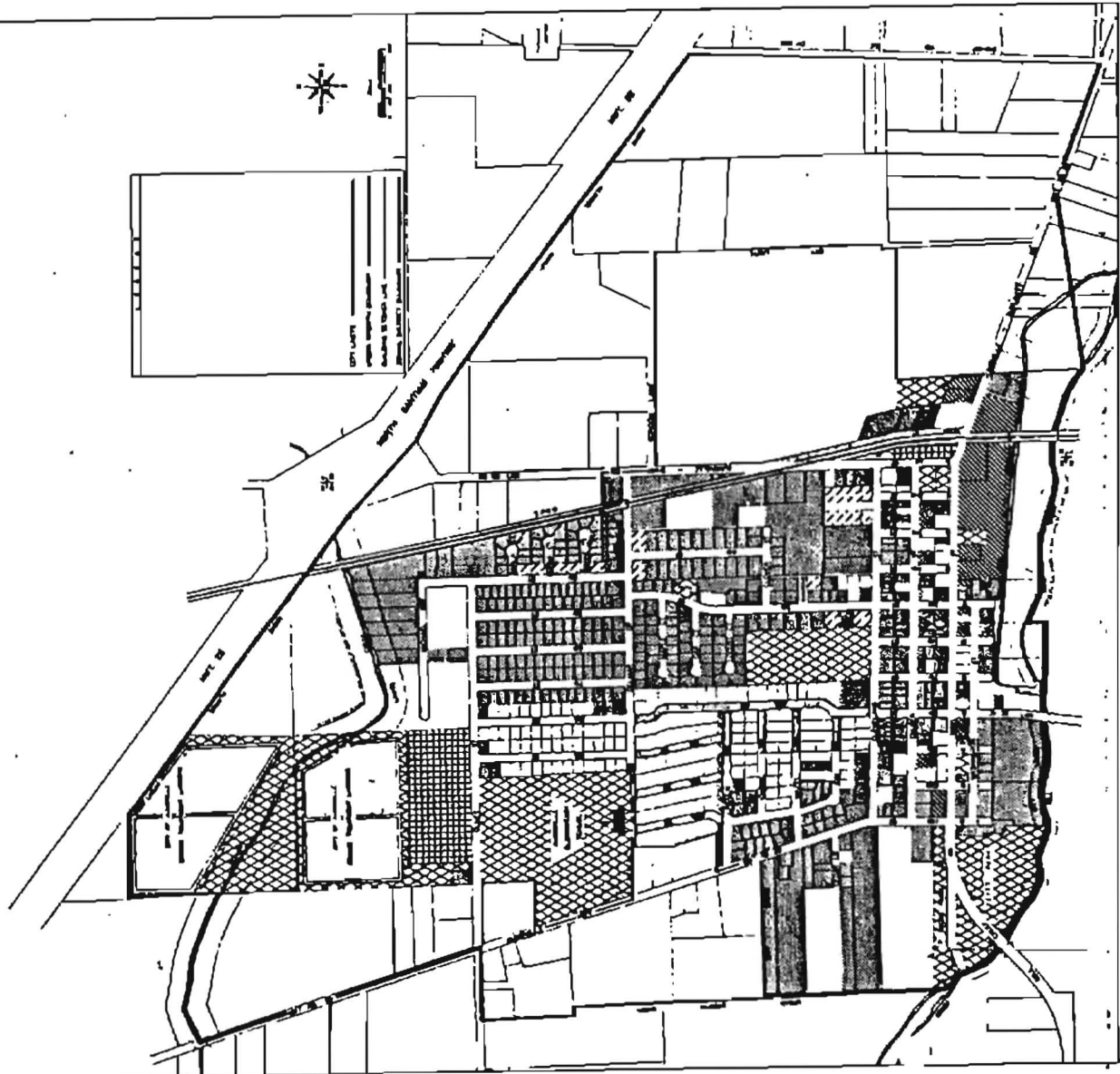
INCOME

The median family income for 1979 for Aumsville was \$14,509. Fifteen families earned less than \$5,000. while 93 families were in the \$15,000. to \$19,000. bracket. Five families earned \$75,000. or more. 230 families had 2 or more workers in the house.

CITY OF AUMSVILLE, OR



City Limits
City Property Boundary
Public Utility Lines
Public Right-of-Way
Public Property



LEGEND

- Single Family
- Multi-Family/Duplex
- Commercial
- Industrial
- Vacant
- Public/Semi-Public
- Unopen Streets
- Railroad R/W

**AUMSVILLE
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 1982 (updated, 1985). Acreages are tabulated according to seven use categories. These are single-family residential (including two-family units;) multiple-family residential; commercial; industrial; public and semi-public; streets and rights-of-way 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.

Table 6A shows the number of acres in each land use category for both the city and the Urban Growth Boundary.

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

TABLE 6
EXISTING LAND USE DISTRIBUTION, 1982
CITY OF AUMSVILLE

LAND USE	ACRES	PERCENT OF DEVELOPED AREA	ACRES/100 PERSONS	AVAILABLE ACRES FOR DEVELOPMENT
Single-Family	160	53.7	11.1	25
Multi-Family	4	1.3	.3	30
Commercial	13	4.4	.9	12
Industrial	20	6.7	1.4	112
Public & Semi-Public	37	12.4	2.6	-0-
Streets & Right-of-way	64	21.5		
Vacant	179			
		PERCENT OF TOTAL ACREAGE		
Developed Acreage	298	61.2	20.8	
Total Acreage	477		34.0	

*Calculation

Acreage divided by population equals acres/100 persons., i.e., 164 acres in residential divided by population of 1432 = 11.4 acres/100 persons.

TABLE 6A
EXISTING LAND USE DISTRIBUTION
CITY OF AUMSVILLE-URBAN GROWTH BOUNDARY

Type	City	UGB*	Total
Single-Family	164	70	234
Commercial	13	-0-	13
Industrial	20	-0-	20
Public & Semi-Public	37	-0-	37
R/W	64	6	70
Undeveloped	179	206	385
Total Acreage	477	282	759

* 1985 Land Use Survey

RESIDENTIAL LAND USE AND HOUSING

Aumsville is predominantly a residential community where nearly 37 percent of the developed land is devoted to this use. (Table 6). The land survey reveals that 99 percent of the city's total housing stock consists of conventional single-family housing. The balance of residential units consists of two-family units (duplexes).

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	SINGLE FAMILY HOUSING TYPES										HOUSING VACANCIES					
			OWNER						RENTER				2-FAM.		M.H.		#	%
			#	%	#	%	#	%	#	%	#	%	#	%				
1959	96	91	64	67	27	33	--	--	--	--	--	--	--	5	5.49			
1969	177	171	125	71	46	29	117	100	--	--	--	--	6	3.73				
1974	350	341	306	87	35	13	350	100	--	--	--	--	9	2.64				
1978	434	419	402	93	17	7	412	95	22	5	--	--	15	3.58				
1980	466	441	316	72	125	28	444	96	22	5	--	--	25	5.36				

*Source: 1980 Census

Table 7A shows the number of housing units in both the City and the UGB as of 1980.

TABLE 7A
HOUSING AS A PERCENT OF TOTAL, 1980

	TOTAL	SF	MF	MH	% OF HOUSING STOCK
Aumsville	466	444	22	-0-	94.2
UCB	29	19	-0-	10	5.8
Total	495	481	2	10	100.0

PHYSICAL CONDITION

The city's housing stock is generally in good physical condition. Eight percent of all housing units were constructed prior to 1940, while 62 percent of all units were constructed since 1970.

TABLE 7B

YEAR	UNITS	POPULATION	POPULATION PER HOUSING UNIT
1959	96	300	3.125
	177	590	3.333
1974	350	1155	3.3
1978	434	1466	3.37
1980	466	1432	3.07
1985	487	1485	3.05

The 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.

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

<u>Not Suitable</u>	<u>(35% and less):</u>	generally not economically feasible to rehabilitate.
<u>Marginal</u>	<u>(36% - 55%):</u>	with judgment involved rehabilitation may be feasible.
<u>Desirable</u>	<u>(56% - 65%):</u>	desirable from an economic point to correct basic obsolescence.
<u>Good</u>	<u>(66% - 100%):</u>	this is either a new structure or one that does not have any deferred maintenance.

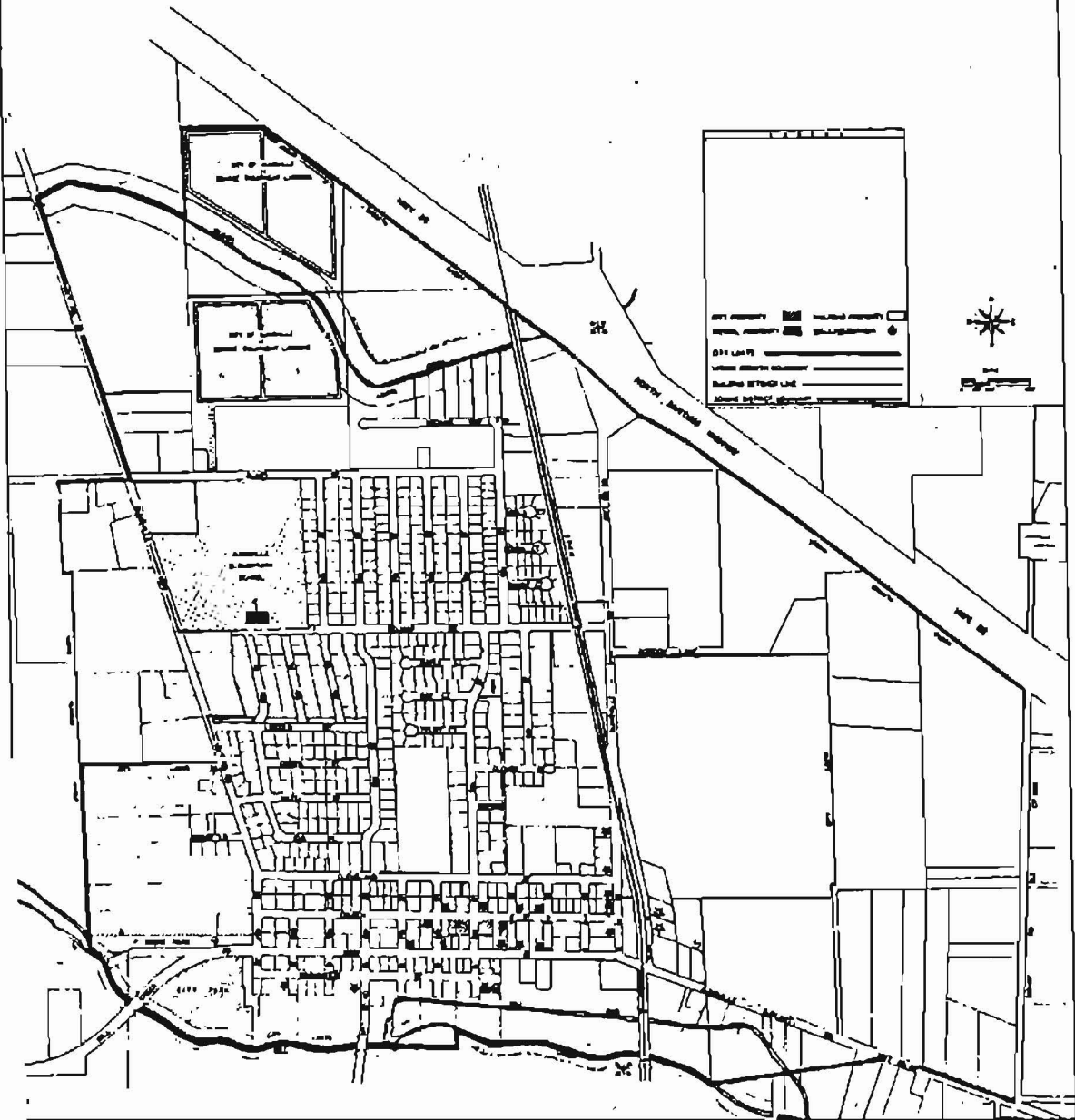
TABLE 8

HOUSING UNITS BY CONDITION

YEAR	UNITS	CONDITION OF HOUSING UNITS				REHABILITATIVE VALUE					
		STANDARD		SUBSTANDARD		NOT SUITABLE		MARGINAL		DESIRABLE	
		#	%	#	%	#	%	#	%	#	%
1959	96	70	73	26	27	-0-	-0-	-0-	-0-	-0-	-0-
1969	177	176	99	1	1	-0-	-0-	-0-	-0-	-0-	-0-
1974	350	305	87	1	1	1	24	7	19	5	
1978	434	412	95	3	1	-0-	-0-	19	4	-0-	-0-
1980	466	456	98	10	2	-0-	-0-	-0-	-0-	-0-	-0-

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

CITY OF AUMSVILLE, OR



LEGEND
Substandard
Marginal



AUMSVILLE
HOUSING
CONDITIONS

MAP 4

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 "Substandard" or "Marginal".

Crowded Conditions. The 1980 Census reported that 6.2 of the households in Aumsville had 6 or more persons per household; 24% had 4 persons per household and 25.1% had three persons per household. Only 9.4 percent of the households had one person living in the home (6).

PUBLIC FACILITIES AND SERVICE

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 had 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. Enrollment at the beginning of the 1985-86 school year was 455.

PARKS AND RECREATION

The Aumsville park system consists of three parks totalling 9.26 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. Playground equipment is provided and maintained by the city and a combination basketball/tennis court was constructed in 1980.

In 1982 approximately 4.56 acres of land, located south of the existing Porter Boone Park, was donated to the city. The city has approved a master plan for its development as a city park and will seek grant funds to accomplish the physical development.

(6) 1980 Census - Portland State University, Center for Population Research and Census.

WATER SYSTEM

Aumsville receives its water supply from a series of wells that tap a major aquifer of sand and gravel. The five wells are capable of producing 1.1 million gallons of water per day. In 1983 the city completed a \$310,000. water project which included a new well and a one million gallon reservoir.

Looping within the system is generally adequate. Within the original townsite a number of plastic lines of two inches and less are in poor condition and do not properly interconnect. New lines are of asbestos-cement construction with minimum line size of six inches.

System pressures average 55 pounds per square inch (psi) but may vary through friction loss to 50 psi in the northern developments.

Water storage is provided by a 100,000 gallon elevated tank located near city hall and a new reservoir of one million gallon capacity located at the east city limits and north of Market Road 29.

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 sewer lagoon. Flow to the lagoon increases a day or two following heavy rainfall. (?) Through city action though, infiltration has been reduced considerably.

The design and site selection for the treatment system was chosen to enable development of a gravity flow collection system. Development of a gravity system results in an area where urban expansion is limited. Map 6 outlines the gravity flow of the system and location of the collection system. The sewer system consists of 27 acres of lagoon and will serve a population of 6,000 people.

STORM DRAINAGE SYSTEM

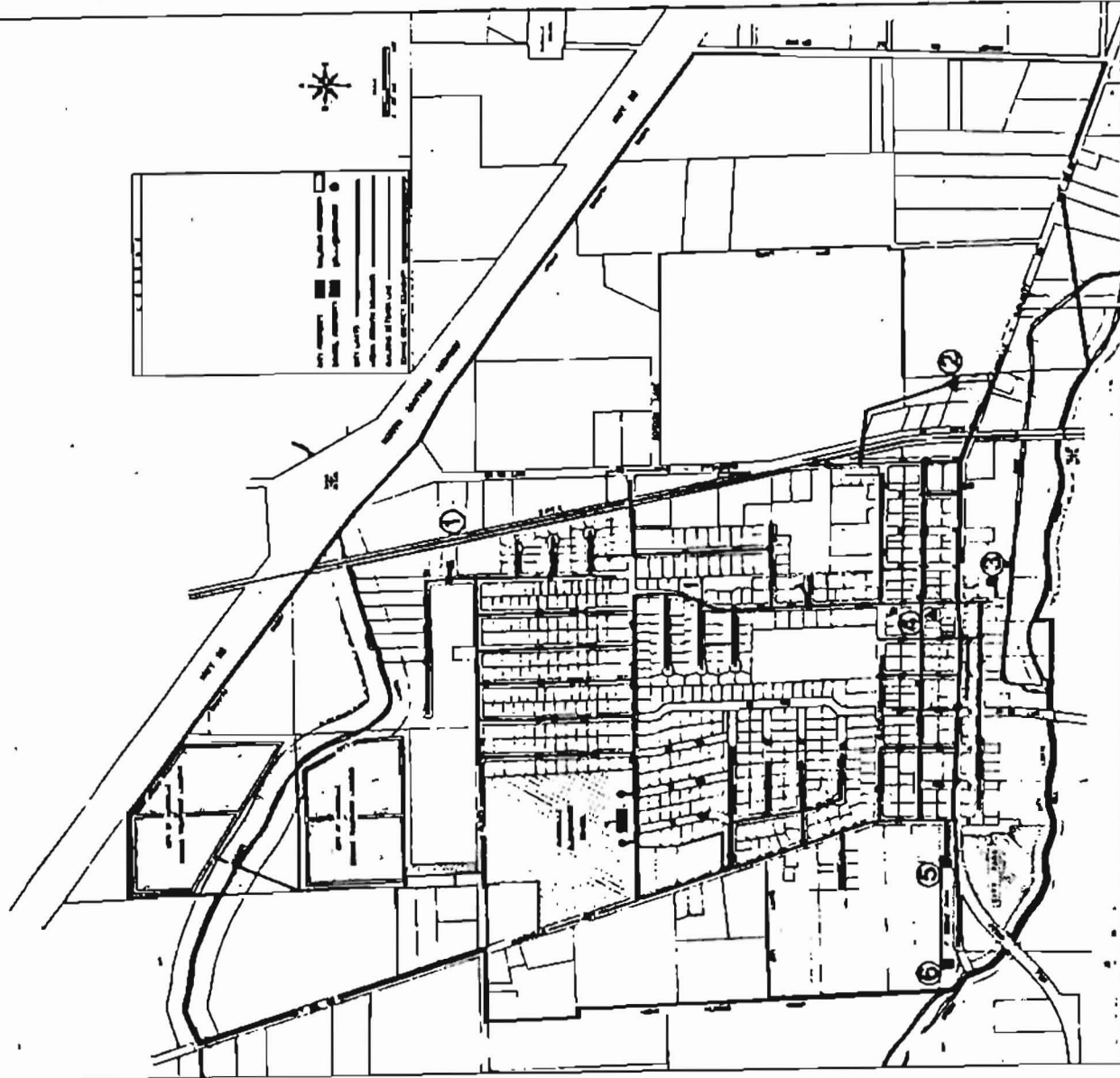
The direction of surface drainage in the Aumsville area is generally to the north, south and west. Surface drainage is for the most part, discharged into Beaver Creek and Mill Creek. Surface water movement is not easily discernible due to the area's gently sloping topography. Storm drainage in the city is handled by both a piped drainage system and surface draining. 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.

SOLID WASTE DISPOSAL

Collection and disposal of the city's solid waste is provided by a private franchise holder - Santiam Sanitary Service. The solid waste is trucked to Browns Island sanitary land-fill site.

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

CITY OF AUMSVILLE, OR



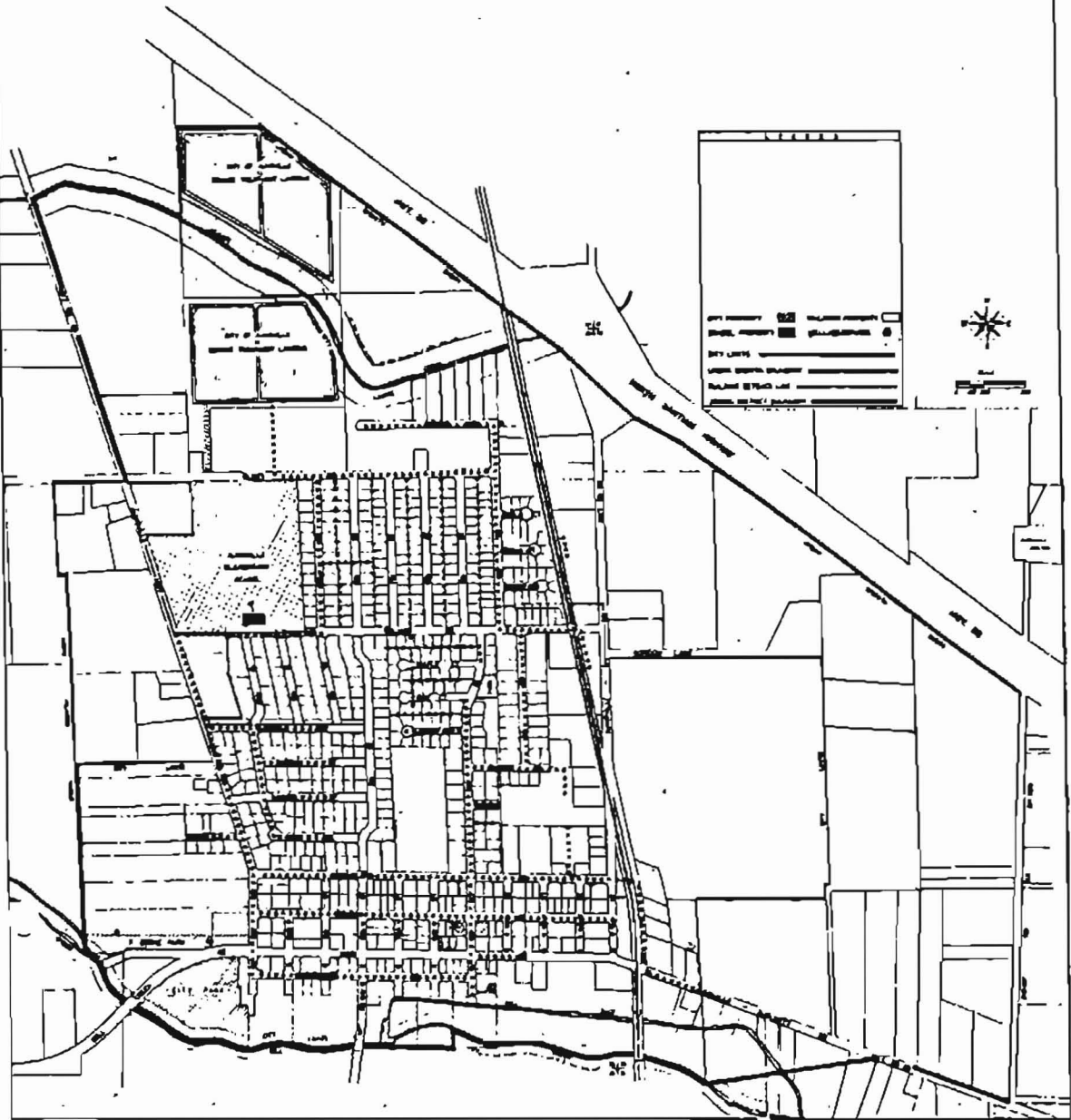
LEGEND

- Fire Hydrant ●
- Well ■
- Reservoir ▲
- Water Lines —
- Lucas Well ①
- Reservoir ②
- Baker Well ③
- Tower Well and existing O.I.M.G. elevated reservoir ④
- Boone Well ⑤
- Park Well ⑥

**AUMSVILLE
WATER
SYSTEM**

MAP 5

CITY OF AUMSVILLE, OR



LEGEND

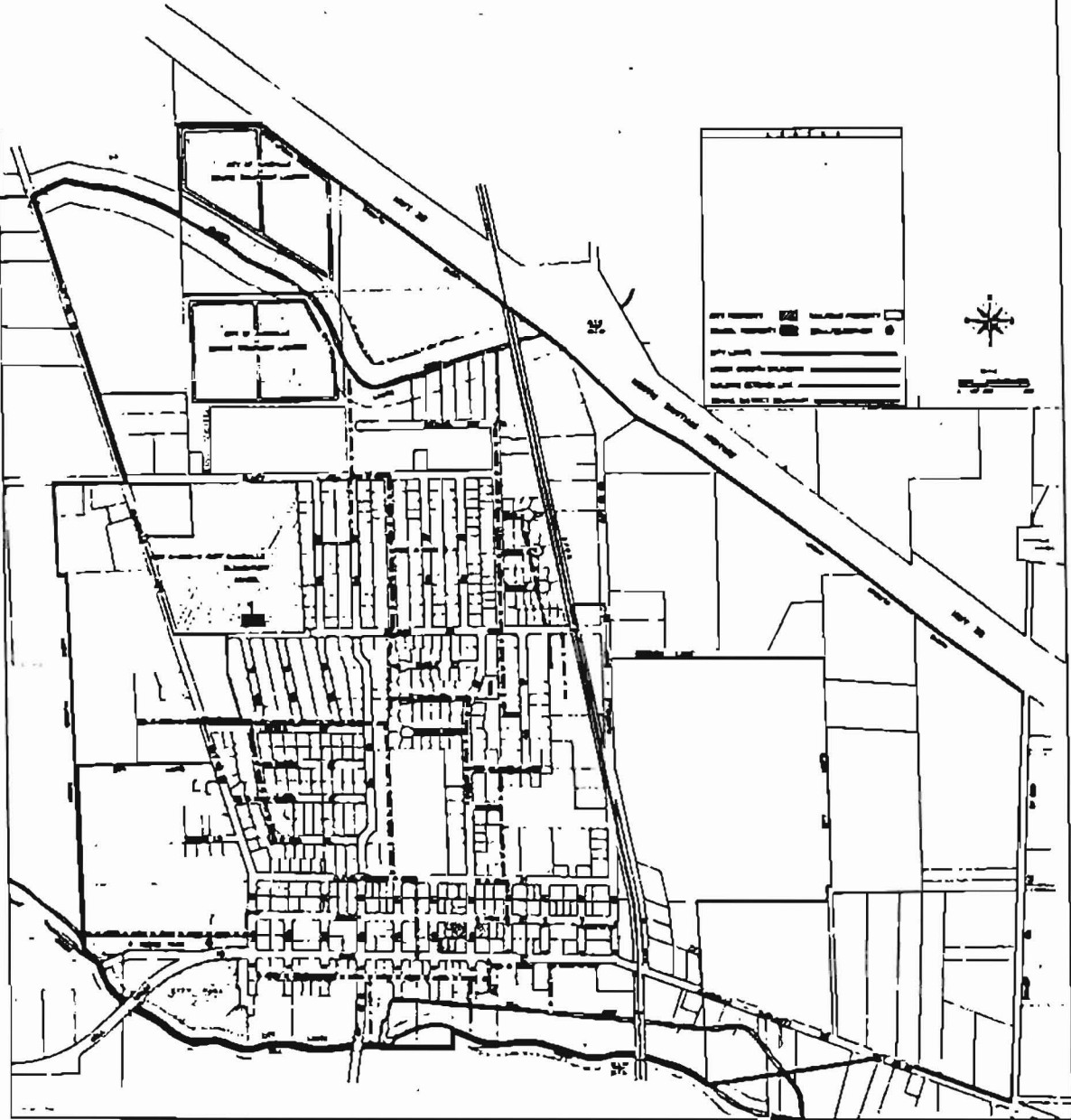
Sewer Line



AUMSVILLE
SEWER
SYSTEM

MAP 6

CITY OF AUMSVILLE, OR



LEGEND

Storm Drains



AUMSVILLE
STORM
DRAINAGE
SYSTEM

MAP 7

TRANSPORTATION

Transportation to, from and within the city is provided principally by the automobile. Transportation services for the elderly in Aumsville is extremely limited. The Marion County Housing Authority brings people from communities in Marion County to Salem for shopping, medical visits and other business matters. There is no scheduled route and the service is available upon request. Senior Services provides a bus from Stayton and surrounding area to transport seniors to the Meal Site located at the Bethel Baptist Church in Aumsville.

Railroad service is provided by the Southern Pacific Railroad* and links Aumsville with regional markets. This line provides freight service on a twice weekly basis. Currently, only the Santiam Pellet Mill uses the rail service.

The street system is the most visible system in the city. There are four major routes that serve the Aumsville area. They are: North Santiam Highway, Aumsville Highway (11th Street), Shaw-Aumsville Highway (1st Street), and Mill Creek (Main Street). The Shaw-Aumsville Highway interchange with the North Santiam Highway, connects with a major transportation route connecting centers of shopping and employment.

The degree of street improvements in the city range from undeveloped rights-of-way to fully improved streets with asphalt travel lanes, concrete curbs, gutters and sidewalks. Map 8 displays the city's street in various stages of improvement. Progress in full street improvement is continuing. Improvement of streets is based on availability of funds, land use and traffic relationships and prioritization. The lack of fully improved streets in the original townsite is by far the greatest deficiency of the street system.

CITY HALL AND CITY SHOPS

The City Hall, located on the corner of 6th and Main Street was built near the turn of the century. The structure is approximately 1300 square feet in area and houses the Council Chamber and the city's clerical staff. The Columbus Day storm damaged the structure and its contents and as a result the city hall was remodeled. The limited space of the city hall severely restricts the conduct of public meetings and work space of any additional city personnel.

The city does not have a library of its own; however, the community has access to the Chemeketa Community Regional Library Service. The community can withdraw books belonging to Chemeketa and other libraries in the region.

The City Shops are located in the newly constructed Treatment Plant located at the sewer lagoon. There is adequate space for the storage of city equipment as well as the maintenance and repair of machinery, park equipment and general maintenance of city owned property.

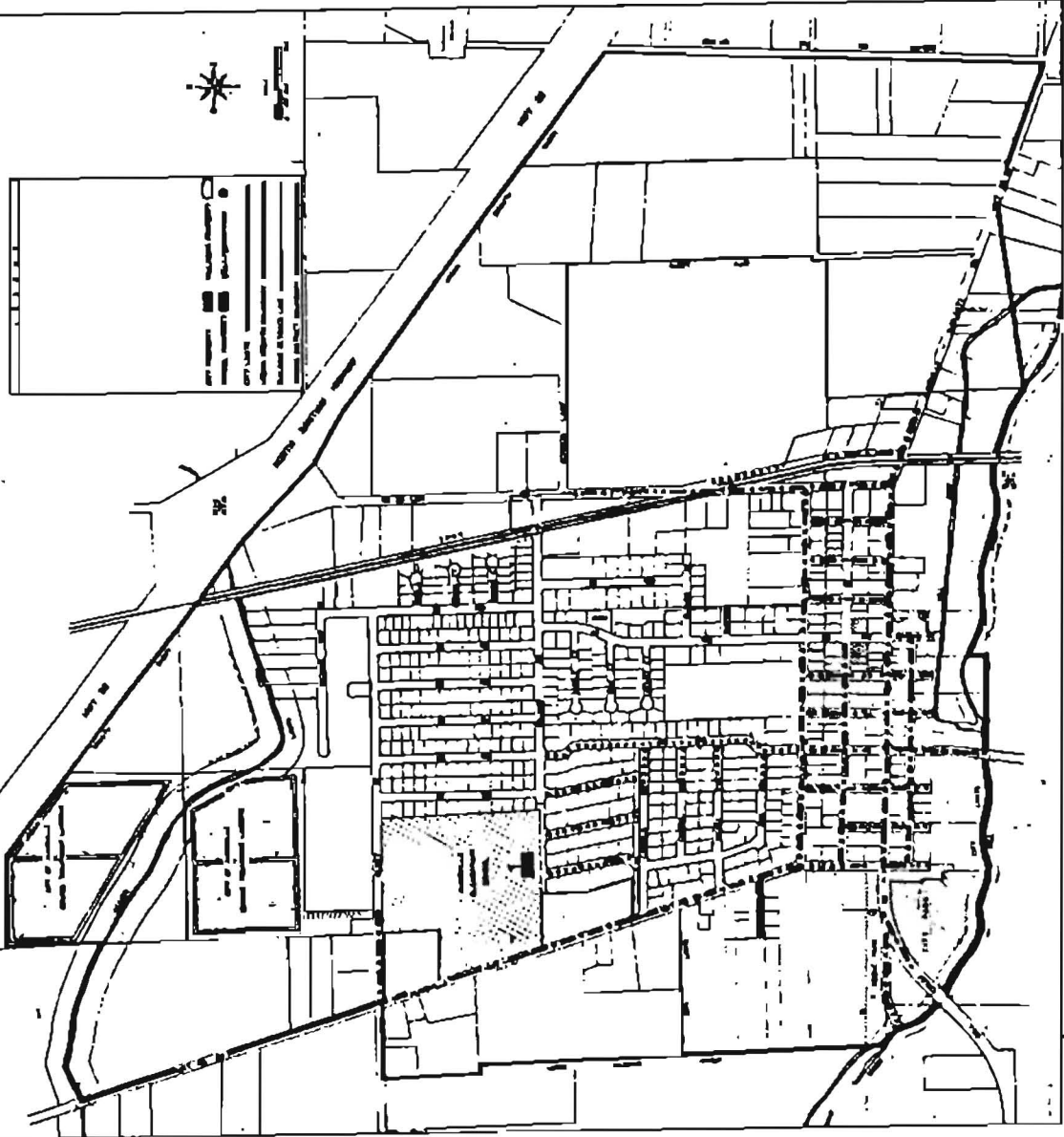
FIRE PROTECTION

The Aumsville Rural Fire Protection District serves a 30 square mile area, and a population of approximately 4,300. The city was annexed into the district in 1970. A six-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 30 man volunteer force and a full-time fire chief. Fire equipment includes:

*Information supplied by Southern Pacific Railroad, 3/85.

CITY OF AUMSVILLE, OR



LEGEND

- Fully Improved 
- Paved (w/o curbs or gutters) 
- Gravel/Dirt 
- Proposed 

**AUMSVILLE
STREET
CONDITIONS**

MAP 8

1--1000 pumper, 1000 gallon tank
1--750 pumper, 750 gallon tank
1--750 pumper, 1000 gallon tank
1--200 pump tanker, 1650 gallon tank
1--1000 pumper, 3000 gallon tank
1--350 pumper, 250 gallon tank
1--250 pumper, 1100 gallon tank

In 1980, a Sub-station was constructed in Shaw to assist in servicing the area.

The city has had a Class 6 fire insurance rating since 1982, due to the addition of a full time fire chief in January, 1977.

The fire department has incorporated a very successful Emergency Medical Program. This additional service has eleven certified EMT's and has two emergency vehicles that are used strictly for this purpose. This new vital program is now a major service provided by the Fire Department.

POLICE PROTECTION

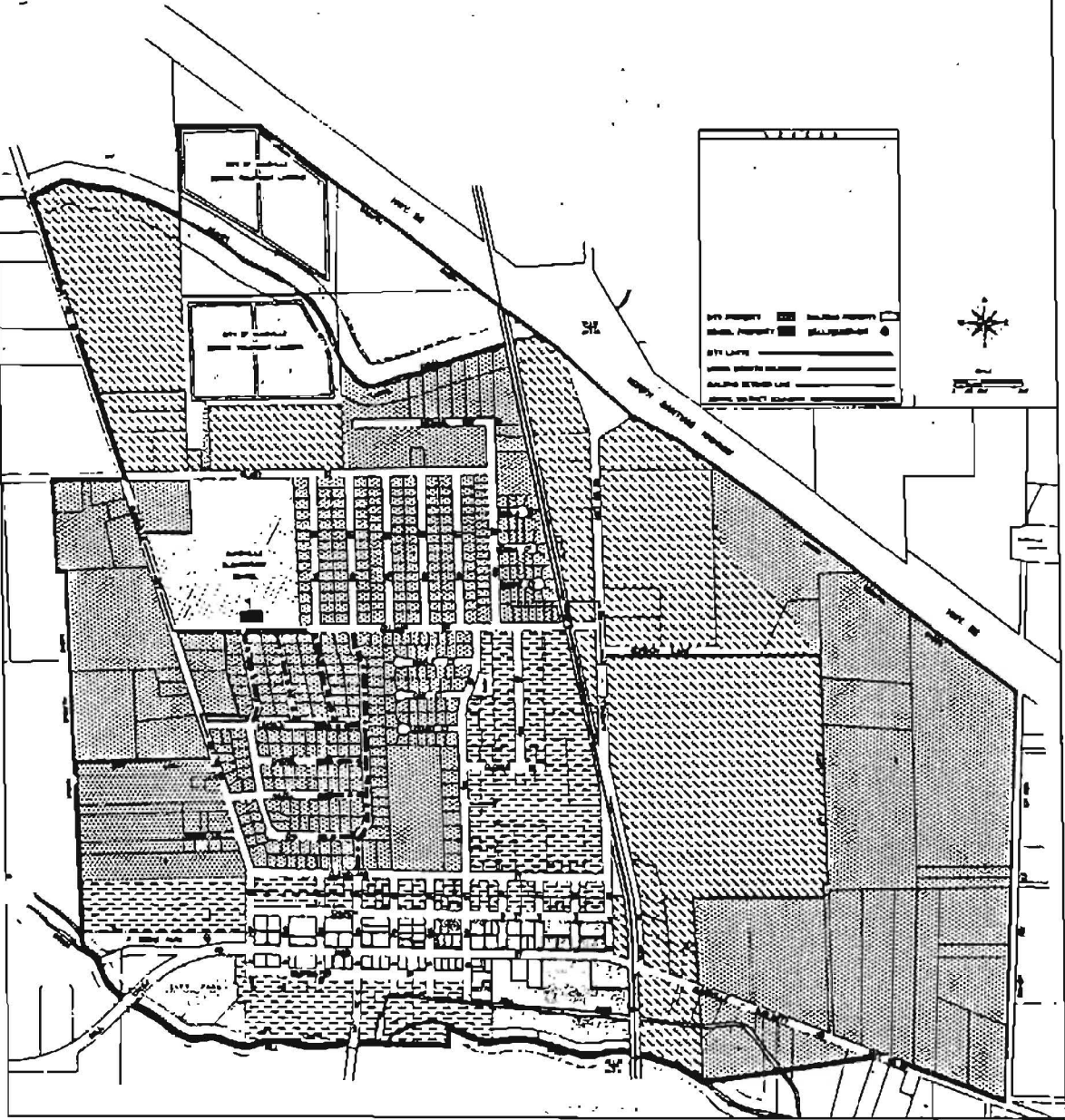
The police department of Aumsville consists of three officers and a part-time Clerk/Dispatcher with their office located in a new annex adjacent to the existing City Hall. Currently, full 24-hour patrol service is not provided. Emergency needs are covered by an officer assigned for stand-by duty. Twenty-four hour dispatch is made available through a contract with Marion County Fire District #1.

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 1.74 per 1,000 population. This compares with a current 2.0 average for cities in the 1,000-4,999 population range. Currently, Aumsville has 2.09 officers per 1,000 population. 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.

THE
COMPREHENSIVE
PLAN

CITY OF AUMSVILLE, OR



LEGEND

- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Open Spaces/Agriculture
- Existing Streets
- Proposed Streets

AUMSVILLE COMPREHENSIVE PLAN

MAP 9

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 recently annexed into 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 open space/agriculture area is identified on the Plan map and it's designation will be determined, in part, by the type and amount of development of adjacent land.

The land use plan is responsive of 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 residents and officials of Aumsville, a community survey, and projected land use needs. Table 9 shows the projected area needs to the year 2005.

TABLE 9
PROJECTION OF LAND AREA NEEDS

LAND USE	ACRES/100 PERSONS	FORECASTING YEARS (acres needed)				
		1985	1990	1995	2000	2005
Single Family	8.1	126	158	191	223	256
Mobile Homes	1.3	19	25	30	34	39
Multiple Family	3.1	49	61	73	86	99
Commercial	0.9	14	18	21	25	28
Industrial	5.9	91	115	139	162	186
Public & Semi-Public	1.2	19	23	28	33	38
Streets & Rights-of-way	3.5	54	68	82	98	110
Total		372	468	564	659	756

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 fringes 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 district identity between urban and rural areas, is fostered by sequential growth; this 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 740 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:

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 under certain conditions, as set forth in city ordinances, will urban services, including sewer and water facilities, be extended outside the city limits.

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. The city should develop a six year Capitol Improvements Program and budget for the provision of urban facilities and services.

RESIDENTIAL LAND USE

Residential users is the major land use category in Aumsville. Nearly 55 percent of the developed area is devoted to this use. Ninety-nine percent of the housing are conventional single-family units. There are no multi-family units, or mobile homes. The Comprehensive Plan, therefore, designates a substantial proportion of the land area for residential use. The Plan allocates 52 percent (excluding the 23 acres for the urban reserve area) or 396 acres for residential development. Two types of residential densities are illustrated on the Plan map: medium density and high density. These density designations are equal to 6.22 acres and 12 units per gross acre of land for medium density and high density, respectively.

Medium Density

The Plan designates land north, west and east of the commercial center as medium density residential. The area to the west is predominately 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 predominately 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 of multi-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 some people.

Multi-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 34 acres for high density development, not all of which is immediately available. Approximately 4 acres is developed with older lower density residential units and other non-residential uses.

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 townsite, 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

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 three substandard units, while another 19 were considered as marginal; bordering between standard and substandard.

The city's average household size of 3.27 persons per housing unit is considerably lower than 3.89 as reported in 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.

Crowded housing conditions in 1980 were considerably higher than was recorded in the county. Crowded housing is defined by the U.S. Bureau of Census as "more than one person per room of living space". A housing survey suggests this condition has not improved with 36 percent of the people responding indicating that there is too little space in their home.

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, this housing shortage is substantial.*

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 20 units per year. Table 10 summarizes the total projected housing starts for each five year period, and the distribution of housing type.

*The average vacancy rate between 1959 and 1980 is 5.2% (See Table 7, page 18).

TABLE 10
PROJECTED HOUSING NEEDS

TIME PERIOD	POPULATION INCREASE ¹		PROJECTED STARTS	VACANCY SPLIT ²		DEMO	TOTAL HOUSING STARTS	HOUSING DISTRIBUTION ³		
	NO.	%		SF-1%	MF-2%			SF 65%	MF 25%	MH 10%
1975-79	42	3.02	13	5	7	2	27	18	6	3
1980-84	118	8.2	37	4	8	3	52	34	13	5
1985-89	400	25.8	130	5	9	3	147	96	36	15
1990-94	400	20.5	135	6	11	3	155	101	39	15
95-2000	400	17.0	139	7	13	4	163	106	41	16
2000-05	400	14.5	139	8	14	4	165	107	41	17
Total	1760		593	35	62	19	709	462	176	71

Buildable Lands

Aumsville is expected to continue to be a predominately residential area with this major land use category to remain at nearly 50% of its total Urban Growth Boundary. Household population is expected to follow the national trend towards smaller sizes and is projected to be about 2.87 people per household by 2005. Sufficient land is available to accomodate the projected land use needs to the year 2005 in all categories as shown in Table 10A, Summary of Land Use Needs, Urban Growth Boundary.

TABLE 10A
SUMMARY OF LAND USE NEEDS, INCLUDING URBAN GROWTH BOUNDARY

LAND USE	ACRES IN USE	ACRES NEEDED	TOTAL ACRES NEEDED
Single Family	152	105	257
*Mobile Homes	23	16	39
Multiple Family	59	41	100
Commercial	13	17	30
Industrial	20	167	187
Public/Semi-Public	37	-0-	37
Rights-of-way	70	39	109
Total	374	385	759

*There are currently no mobile homes within the corporate city limits of the city of Aumsville.

1. Person per household is decreased by .1 persons per each five years to 1990, then 2.87 persons per household is held constant for remaining years.
2. An adjustment is required to maintain an adequate supply of housing.
3. SF- Single-Family; MP-Multiple-Family; M.H.-Mobile Homes.

Housing Types:

It is a policy of the Comprehensive Plan to encourage an adequate supply of housing at a 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 low-interest loans or grants. 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 in the area.

Housing Assistance:

Two Federal agencies have operated subsidized housing programs in Aumsville. These agencies are listed in Table 11 along with a tabulation of subsidized housing in the City by program of each agency through 1976.

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

TABLE 11

SUBSIDIZED HOUSING IN THE CITY OF 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

Ninety-two percent of all subsidized housing in the City has been financed by the Department of Agriculture, Farmers Home Administration (FmHA) up to 1976. The total subsidized housing units in the city in 1975 represented 38% (thirty-eight percent) of all total housing stock; the highest proportion of all 33 cities of the tri-county area. (11)

The total number of subsidized housing units absorbed by a city should be regulated not only for a city's capability to absorb subsidized housing, but also from a regional allocation of "fair-share" view points. Historically, subsidized housing has been dispersed irrespective of an allocation plan. The result has been that by 1977 the degree of subsidized housing in cities has reached a high of 38% (thirty-eight percent) in the City of Aumsville, while the average for all cities was only 7% (seven percent). (12) 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.

The City of Aumsville in September, 1980, passed Resolution 16-80 that, "supports the allocation plan, goals and strategies set forth in "Areawide Housing Opportunity Plan (A-HOP)".

The Mid-Willamette Valley Council of Governments, District 3, has prepared and published the following documents in support of a fair share housing allocation plan for Marion, Polk and Yamhill Counties and its incorporated cities: AREAWIDE HOUSING OPPORTUNITY PLAN, July, 1980; EXECUTIVE SUMMARY A-HOP, July, 1980; TECHNICAL APPENDICES, A-HOP, July, 1980; RESEARCH PAPER ON CURRENT HOUSING ASSISTANCE NEEDS AND STATUS OF ASSISTING HOUSING IN THE MID-WILLAMETTE VALLEY (an update of the A-HOP Plan, June, 1982); and VERY LOW INCOME HOUSEHOLDS, (50% Median Income) NEEDING ASSISTANCE IN THE MID-WILLAMETTE VALLEY.

The purpose of A-HOP is "to encourage, facilitate, and provide for a broader geographic choice of housing opportunities for lower income households, (with particular attention to families and large families) outside areas and jurisdictions containing undue concentration of low income of minority households. (13)

(11)

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

(12) Areawide Housing Opportunity Plan, July, 1980, Mid-Willamette Valley Council of Governments.

(13) Regulations for A-HOP, Federal Register, January 16, 1978, Page 2363.

The A-HOP is structured around HUD's A-HOP to help facilitate its review and to be sure all plan needs are addressed. The plan has an assessment of housing assistance needs of low income households; a formula for distributing housing assistance resources; annual and three year goals for assisted housing consistent with distribution procedures; identification of localities for outreach activities; and equal access to housing by low income households outside areas which contain undue concentration of low income or minority households; activities to implement A-HOP.

The City of Aumsville is identified in the plan as an "allocation area", or, that portion of Marion County outside Salem's Urban Growth Boundary (UGB). As a Participating Jurisdiction under an approved and adopted plan, the city will be expected to accept its fair share of assisted housing.

The long term impact of the plan will be to gradually shift the distribution of low income households away from the county allocation areas which have relatively higher levels of low income residents, towards the Salem allocation areas (especially the Salem Fringe), which have relatively fewer low income residents. To accomplish this objective, additional housing opportunities, especially for new family housing needs to be provided in the Salem and Salem Fringe allocation areas for low income households.

Two Federal agencies have operated subsidized housing programs in the City. Table 11A tabulates those housing programs up to May, 1982. Table 11B shows the comparison of rental and housing assistance through 1982.

TABLE 11A
HOUSING ASSISTANCE PROVIDED TO
MID-WILLAMETTE VALLEY HOUSEHOLDS, MAY, 1982

Assistance to Renters Section 8 existing	Assistance to Homeowners						
	FmHA 502 Interest Credit	FmHA 502 Self Help	State Mortgage Purchase	FmHA 504 Rehab.	Total Assist. to HO	Total Assist. to Renters	Total Public Assist.
56	118	5	3	1	127	56	183

TABLE 11B
COMPARISON OF RENTAL AND HOUSING ASSISTANCE
IN AUMSVILLE FROM 1979 to 1982

Total No. of Households-- 1980 Census	Assistance to Renters		Increase (Decrease)	Assistance to Homeowners		Increase (Decrease)	Percent of Households Assisted	
	1979	1982		1979	1982		1979	1982
441	31	56	25	128	127	(1)	36%	41%

Mobile Homes:

Throughout Marion County, mobile homes now represent more than 6 (six) 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 alternate housing type and has therefore

provided ample opportunity in the Plan and ordinances of the city for mobile home development.

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. (14)

The retail and service activity center will be confined to that area along Main Street from 11th Street to just East of the Southern Pacific railroad tracks. Major service activities such as banks, grocery, post office, etc., should be located within a four (4) block radius of City Hall to help service the projected high density residential development that is planned to surround the commercial area. Further emphasis shall be provided by the city through increasing the accessibility and pleasantness of the "downtown".

Increased accessibility, both pedestrian and vehicular would result from full improvement of those 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 constructing a community center on Main Street for use as a combined city council/community meeting place. 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 areas. Both a single parking lot, central to all businesses, and streetscaping will contribute to the convenience and attractiveness of the activity center.

INDUSTRIAL LAND USE

Industrially developed land in Aumsville represents only 6.7 percent of the developed land area. Limited employment opportunity exists at these industries. The land use plan allocates 187 acres, or 24.6 percent of the total land area for industrial development. 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 linked with Salem, and the availability of railroad freight service connecting other regional market areas.

The City should continue to support all efforts, public and/or private to solicit industrial activities and development within the city. Any industrial activity, in concert with the city's plan and zoning, should be examined, that helps support it's tax base and provide high employment potential for its citizens.

(14) Community Services Survey, MWVCOG, December, 1976.

Attracting Employment

Employment created directly by new industry and 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 employs 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.

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 aid in the development of a capital improvements 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, see Map 10 - Street Classifications. 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. Eighth Street needs to be extended before it can function as a collector street.

A minor street primarily serves to provide direct access to abutting land and offers the lower 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. The City of Aumsville recognizes that its Comprehensive Plan and implementing ordinances must be amended to coordinate the local planning review of highway projects with the Oregon Action Plan for transportation.

As part of the transportation plan, it is recommended that Eighth Street be extended as shown on the Plan map. Eighth Street extended should have minimal curvatures to allow smooth traffic flow.

Another determination of the city is to vacate three streets in the original townsite. These streets are Second, Fourth and Seventh 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 necessary for traffic circulation. Vacation of these streets will also help consolidate developable land area within the business center. In 1979, to help meet this objective, Tenth Street between Cleveland and Church was vacated. In 1982 the city vacated all existing alleys.

The city will address the issue of how a road network will develop in the unincorporated Urban Growth Boundary east of the city, as each street for development is proposed. The city also recognizes that Route 22 is identified as a bicycle route.

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,

curbs, sidewalks and full street paving. Estimated construction cost is also included.

- 1) Concurrent with storm drainage improvements, make subgrade preparation and resurfacing of Cleveland from First to Fifth Street, and Third Street to Cleveland. \$75,000.
- 2) Construction of sidewalks on the above streets, (property assessment). \$22,700.
- 3) Resurfacing and curbs on Eighth Street from Cleveland to Main Street. \$ 9,500.
- 4) Sidewalks on the above street (property assessment). \$ 2,300.
- 5) 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, school, residential areas and shopping and enjoyment centers.

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.

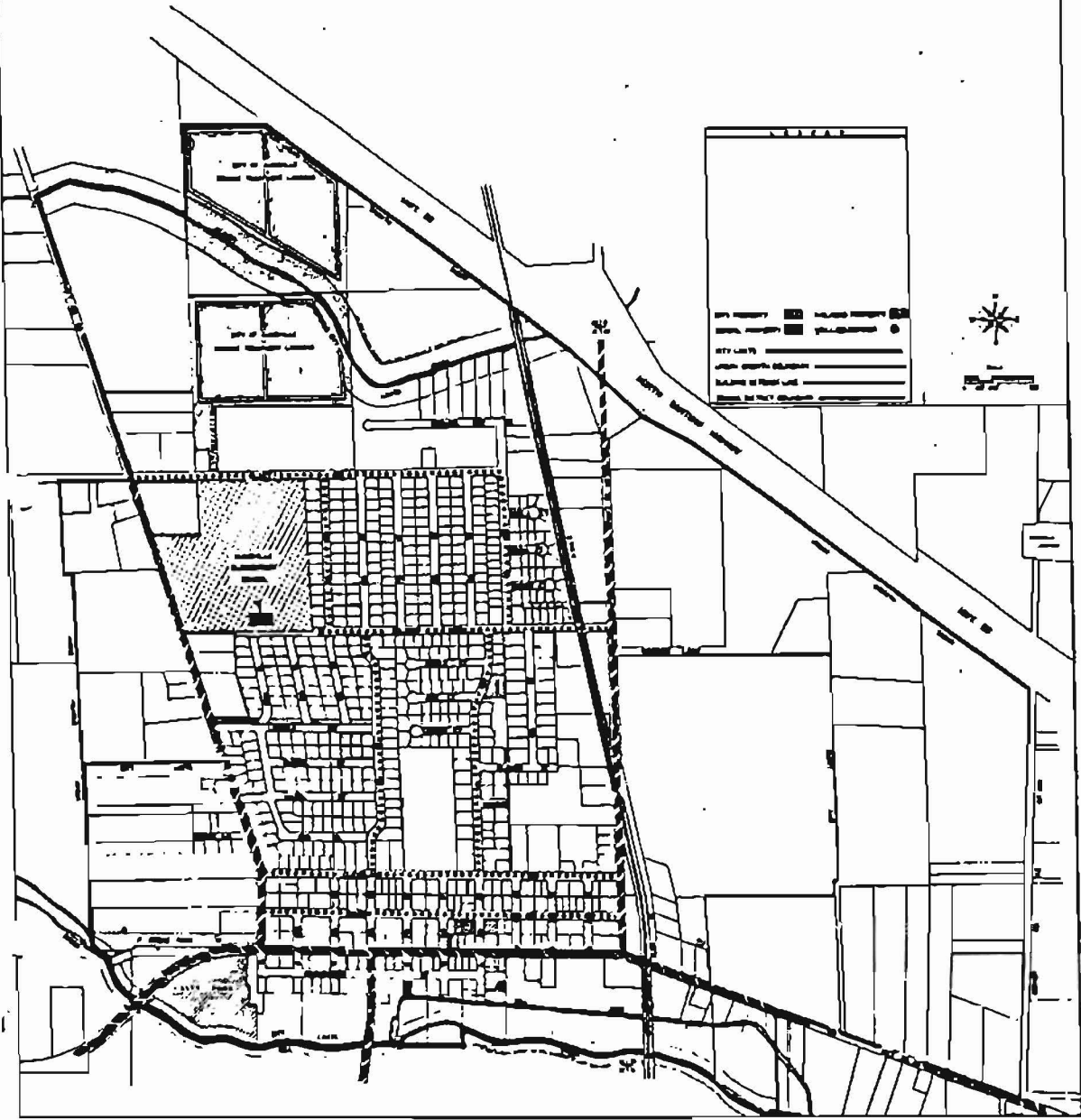
SCHOOLS

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 new increase of 15 students per year. Approximately 6 of these students each year will come from Aumsville.

The plan for building a new school on the northern portion of the school grounds has been abandoned. While there is no current official District plan for expansion, such a plan is in the idea stage. The ideas being discussed would include the possible addition of a quad (four classroom structures attached to the current school premises) and/or some alternative class scheduling including shifting and year-around schedules. Although no plans have been solidified, one thing is certain, and that is the plans to build a new school have been abandoned.

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

CITY OF AUMSVILLE, OR



LEGEND	
Arterial	
Collector	
To be vacated	
Minor	
STREET CLASSIFICATIONS	
MAP 10	

PARKS AND RECREATION

The Aumsville Park system consists of three parks totalling 9.26 acres. Wildwood Park is developed with a variety of recreation equipment; primarily oriented to pre-teen use. Porter Boone Park in addition to providing picnicking space, fishing in Mill Creek and a tennis court, is also developed with some recreation equipment, and a newly acquired "City Park" to the south is being planned for a softball diamond, bar-b-que pits, horse-shoe pits, bike paths, etc. 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 & 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 rates recreation opportunities for teens, adults, senior citizens and community groups as 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 and ball fields.

At the intersection of First Street and the railroad line are two one-half acre parcels owned by the railroad. 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 donations of money and 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. These 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 the community.

General Revenue Sharing: These federal funds can be used to supplement fund monies assigned for park acquisition and development.

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.

Such funds can be used to match other federal or state grant funds.

Park 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 that is capable of producing 1.1 m.g.d.

The wells discharge directly, and without treatment into the distribution system.

Water storage is provided by an elevated reservoir of 100,000 gallon capacity and a newly constructed ground reservoir of one million gallon capacity.

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

SEWER SYSTEM

The city's sewage collection and treatment systems were constructed in 1969. In 1980, two 6.3 acre lagoons were added north of Beaver Creek to provide additional summer storage capacity for winter discharge.

The waste load capacity of the new 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 line depth limit the area of gravity flow.

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

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 pipe system and surface draining. 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

In 1979 the Police Department Annex was constructed just north of the present City Hall, thereby relieving some space pressures. However, the structural size of the present city hall still provides limited space for clerical personnel or an expansion of city services. Therefore it is recommended that the city construct a community center for use as a combined council chamber/community meeting place. With the construction of a community center and the development of a sitting park around the water tower at 5th and Church Street, the area should serve as a focal point for future commercial development. Street improvements and 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 has already required the construction of a substation.

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 fully developed park could provide the impetus for other aesthetic improvements. Community pride can transcend the maintenance of private property through city or a civic organization sponsorship of a local fix-up and paint-up campaign in addition to the already city-sponsored clean-up week. 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

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 method by which Comprehensive Plans are implemented vary greatly, 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 revision 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 decisions 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 rules that in the event of a conflict between the 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 to the Comprehensive Plan.

In light of the state land use planning mandate and recent court decisions, the enactment of a zoning ordinance is an important part in implementing the Plan. Although zoning and other regulatory controls are considered as negative instruments to regulate the standards of development, the new 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 new zoning ordinance will give effect to the goals, objectives and policies of the Comprehensive Plan.

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 compliment 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 establish reasonable minimum standards for the 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 define 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, together with all updates.

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 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 resources, 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, 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. Federal Revenue Sharing 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 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 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 benefitted.

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 Comprehensive Plans. 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 patterns. Continual 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 public sector with some indication of the 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 interest 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 comment 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 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 expanded to keep it that way.

The monthly "Aumsville Newsletter" has been designated as the primary means of citizen information. If the publication of the newsletter is, at some later date discontinued, the city must designate other means by which it will keep the citizens of the community informed, and submit their proposal for review and approval to the state Citizen Advisory Commission and LCDC. The Planning Commission is recognized as the "Citizen Advisory Board" if enough interest is not generated by the community to establish a separate "board". The Planning Commission will review the citizen involvement policy once a year for evaluation purposes and submit a report to the state Citizen Advisory Commission and the Department of Land Conservation and Development of their findings.

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 revisions 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 to 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 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 standards 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 for daily decision making. Changes to the Plan are to be based on factual 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.

CHAPTER VII

EMERGENCY CLAUSE

It is hereby adjudged and declared that existing conditions are such that this ordinance is necessary for the immediate preservation of the public peace, health and safety of the City of Aumsville. Emergency is hereby declared to exist, and this Ordinance shall take effect and be in full force and effect when signed by the mayor and passed by this council.

Passed by the Council and approved by the mayor this 14 day of July, 1986.

/s/ Don Wonderly

Mayor

ATTEST:

/s/ Mary Sarvis
City Recorder