CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION AGENDA
North Plains Senior Center
31450 NW Commercial Street
WEDNESDAY, September 10, 2014, 7:00 P.M.

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL

4. PUBLIC COMMENTS
(This time is provided for questions or statements by persons in the audience on any item of Planning Commission business, except those items which appear on this agenda. Comments shall be limited as determined by the Chairperson.)

5. CONSENT AGENDA: (*The items on the Consent Agenda are normally considered in a single motion. Any item may be removed for separate consideration upon request by any member of the Planning Commission.)*
A. Approval of Regular Session Agenda
B. Approval of August 13, 2014, Regular Session Minutes

6. PUBLIC HEARING
A. Approval of a final subdivision plat for Tax Lots 1N2061200-1202-2000 and 2100 commonly known as 30240 & 30140 NW West Union Road—McKay Fields
B. Continuation of Comprehensive Plan Update

7. STAFF REPORT
City Manager

8. ADDITIONAL BUSINESS
A. Review of Land Use/Building Permit Project List
B. Time allowed for Board members to bring up old, unfinished or additional issues before meeting is closed.

9. ADJOURNMENT

The Planning Commission meetings to be held at the North Plains Senior Center, 31450 NW Commercial Street, North Plains, Oregon. Meetings will be held on the following dates at 7:00 p.m.:

Wednesday, October 8, 2014 ***Wednesday, November 12, 2014*** ***Wednesday, December 10, 2014***

CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION MINUTES
August 13, 2014, 7:00 P.M.
Jessie Mays Community Hall
30975 NW Hillcrest Street

1. Chairperson King called the meeting to order at 7:01 p.m.

2. The pledge of allegiance was led by Chairperson King.

3. **ROLL CALL**
Chair Stewart King, Vice Chair Heather LaBonte, Doug Nunnenkamp, Larry Gonzales, and Garth Eimers

Excused Absence: Daryl Olson and Jeff Low

Ex-Officio: City Councilor Robert Kindel.
Staff Present: City Manager Martha DeBry and City Recorder Margaret Reh

Audience: Terry Wilson, Marv Vanaken, Carolyn Vanaken, Traci Vanaken, Clarence Court, Mike Eggiman, Dennis Brown, Patti Burns, Pat Wolter, Sherrie Simmons

4. **PUBLIC COMMENTS**
None were forthcoming.

5. **CONSENT AGENDA**
A. Approval of the Regular Session Agenda.
B. Approval of July 9, 2014 Regular Session Minutes.

Motion by Eimers. Second by LaBonte to approve the consent agenda. Motion approved unanimously.

6. **PUBLIC HEARING**.

A. Approval of a final plat for 31790 NW North Avenue-North View Estates
The order of business for the two quasi-judicial public hearings were read into record. Chairperson King opened public hearing at 7:07 p.m. for final plat approval of North View Estates. King stated as his real estate company has an agent representing the developer in both hearings he was stepping down and turned the hearing over to Vice Chair LaBonte. LaBonte asked for the staff report. DeBry stated this is a five lot subdivision in which the plat was approved by City Council and it is the final subdivision plat being considered tonight. Dimensions are the same as presented to City Council.

DeBry stated it has been questioned why the final subdivision plat approval comes before the Planning Commission as a public hearing. Some agencies to not bring the final plat back

to the Planning Commission since the conditions of approval have already been reviewed earlier in the process. DeBry explained the Planning Commission is reviewing the final plat because it is required in the municipal code. The purpose of this hearing is to receive comment regarding the final plat and to approve it.

Further clarification was made regarding the common ownership of the driveway. DeBry consulted with the City Attorney regarding the verbiage to be placed on the deed. The deed is to reflect Tract A is a private driveway and will be owned and maintained in equal portions by the owners of lots 1-5. Lot owners will file a reciprocal easement to ensure access for driving vehicles over the private driveway that serves the homeowners in this development and maintenance rights for the private driveway. Tract A is subject to a blanket public utility easement and to a blanket storm sewer easement to Clean Water Services. The property owners will own and maintain the driveway. Proper maintenance standards are determined by the fire department.

LaBonte closed the public hearing 7:14.

Motion by Eimers. Second by Gonzales to approve the final subdivision plat for North View Estates. The motion was approved unanimously.

B. Approval of a final plat for 31827 NW Pacific Street-Pacific Estates

Vice Chair LaBonte opened the public hearing for Pacific Estates subdivision at 7:32 p.m.

DeBry clarified the developer had submitted an application in March for minor modifications that were approved administratively. These requested changes were due to requirements of Clean Water Services to construct a storm water swale within the subdivision known at Tract B. Discussion ensued.

Similar comments and clarification were made for this development as the Commission had during the public hearing for North View Estates regarding the common ownership of the driveway. The deed is to reflect Tract A is a private driveway and will be owned and maintained in equal portions by the owners of lots 2-5. Lot owners will file a reciprocal easement to ensure access for driving vehicles over the driveway and maintenance rights for the private driveway that serves lots 2-5. Tract A is subject to a blanket public utility easement and to a blanket storm sewer easement to Clean Water Services. The property owners of lots 2-5 will own and maintain the driveway. Discussion ensued.

Vince Biggi, 11605 SW Normandy Lane, Wilsonville, Oregon addressed the Commission. He stated that all lots are responsible for maintaining Tract B—the Clean Water Services swale. Discussion ensued about the easements and who will benefit. Biggi will clarify on the plat that lots 2-5 are responsible for the maintenance of the driveway. Lots 1 and 6 will not be included in the maintenance of the driveway.

LaBonte closed public hearing at 7:26

Motion by Nunnenkamp. Second by Eimers to accept the final plat with the modifications that were discussed.

C. Comprehensive Plan Update

The Planning Commission conducted a legislative public hearing, received comments from the public, and will eventually make a recommendation of these revisions to the North Plains City Council. The legislative public hearing order of business process was read into record. Chairperson King opened the public hearing regarding the Comprehensive Plan update at 7:32 p.m.

DeBry explained the outline of the presentation for the Comprehensive Plan (the Plan) hearing and presented the staff report. The report was submitted as part of the Planning Commission's Agenda Packet and is posted on the City's website at northplains.org.

The Commission's role in regard to the Plan is outreach to the public. Discussion on the Plan revisions began in September 2013. Proposed changes have been on website for past year and have been submitted to DLCD for approval. Outreach has included letters requesting comments to all parcel owners in North Plains; public notice published in the newspaper; articles in the City newsletter; information booth at the National Night Out and the North Plains Farmers' Market. The City will continue to welcome comments throughout this process.

Mike Eggiman of 22865 NW Yungen Road, Hillsboro approached the Commission. Eggiman is the property owner of the 9.8 acres on Glencoe between Pacific and Cottage. He proposed zoning the back lots to R2.5 and keeping the front properties available for commercial development. This would keep residential in the area closer to McKay creek.

DeBry asked the Commission if they have any other suggestions for changes. LaBonte had submitted modifications at the July Commission meeting that will be incorporated in the final copy of the Plan. There has been discussion of possibly changing the zoning on Commercial Street just east of 311th from R-2.5 back to commercial zone. Staff wants to work with the owners of the property before making any changes. Buildable lands inventory was the major change. We need to revise the numbers of the available acreage that is left to build on. DeBry did not want to make any alterations to the working copy yet as this is what was submitted to DLCD.

Consensus is to continue the public hearing and keep it open to continue to receive public testimony until the Commission meeting on September 10, 2014. Comments can be sent directly to the City Manager or an individual may just show up at the September meeting. The Planning Commission will have one more run through with the revisions. A work session will then be scheduled with the Planning Commission and the City Council to discuss the progress.

7. CITY MANAGER REPORT.

The Sunset Ridge project is progressing quickly and on schedule. Staff had a preapplication meeting for a project east of 307th that could contain 58 units. Staff also had a preconstruction meeting with the McKay Fields project team. DeBry is continuing to work on the mixed use ordinance.

8. ADDITIONAL BUSINESS

Larry Gonzales will not be here for the next meeting but would like the Commission to schedule the workshop for a time he will be in town.

9. ADJOURNMENT. Chairperson King adjourned the meeting at 8:29 pm. The September 10, 2014 meeting will be held at the North Plains Senior Center.

_____
Stewart King, Chairperson

_____ Date approved _____
Margaret L. Reh, City Recorder

CITY OF NORTH PLAINS PLANNING COMMISSION

Subject:	McKay Fields Final Plat Approval
From:	Martha DeBry, City Manager
Date:	September 2, 2014
Application Purpose:	An application to approve the final plat for a 33 lot subdivision.
Public Hearing Date:	September 10, 2014
Applicant:	**JT Roth Construction** 12600 SW 72nd #200, Tigard, OR 97223
Site Location:	30240 NE West Union Road
Tax Lot:	1N2W06 1200, 1202, 1204, 2000
Size:	6.37 Acres

City Land Use Classification: R2.5

Request

The applicant requests approval of the final plat for the McKay Fields Subdivision

This request is subject to a Type III process for quasi-judicial review by the Planning Commission. No modifications from the approved tentative plat are proposed.

History

In 2006, McKay Fields was originally proposed as 27 lot subdivisions featuring attached housing. The subdivision map and findings did not address the additional 3 acres of property immediately to the west of the subdivision, and left the residence of Kenneth Fields in place. The map approval was extended multiple times.

In May 8, 2013, DR Horton received an approval for modification of the subdivision creating 33 lots for single family homes. Shortly thereafter DR Horton withdrew its offer to purchase the land.

(It should be noted in December, 2013, the property owners, West Union LLC and Kenneth Fields applied for a minor modification to the tentative plat. The applicants requested that Mr. Field's residence be allowed to remain in place, while the remainder of the subdivision was completed by West Union LLC. This would have required the street to be moved slightly north effectively eliminating 5 lots. The application was reviewed and approved administratively. Shortly thereafter, the applicants requested that the approval be vacated, in order to facilitate a sale of the entire property with the 33 lot plat as approved by the Planning Commission in May 2013.)

In January 2014, JT Roth started its active involvement in the acquisition of the property, and prepared plans for the construction of the subdivision. It received the Engineer's approval of the subdivision improvements on August 11, 2014.

Compliance with City of North Plains Comprehensive Plan

FINDING: *Except where required by the North Plains Zoning and Development Ordinance, this application is not required to address the city's goals and policies related to the development of land, since the North Plains Comprehensive Plan is implemented by the municipal code.*

Compliance with City of North Plains Municipal Code

16.135.030 Final Subdivision Plat

A. Submittal of Final Subdivision Plat

Within one year after approval of the tentative plan, the sub-divider shall have the subdivision surveyed and a plat prepared which conforms to the approved tentative plan. Unless a request for an extension of the subdivision approval is made in accordance with the provisions of Section 16.00.080.

Finding: *Application was received on July 23, 2014, approximately 14 months after the completion of the final finding order on May 17, 2013. The Final Findings Order for the application submitted by DR Horton required completion of the subdivision within 24 months. The land sale between DR Horton and the property owner was never consummated. The final plat applicant JT Roth entered into an agreement to purchase the property several months later, and has proceeded with due haste and diligence to complete submission of the plat. While technically later than the 12 month requirement in 16.135.030, the subdivision is being developed within the approved timeframe of the Final Order for McKay Fields. This technical defect does appear to be significant enough to require a new subdivision application.*

B. Information on Plat

The applicant shall submit one (1) original and five (5) copies of the final subdivision plat. The following information shall be included on the plat:

1. Reference points of existing surveys identified, related to the plat by distance and bearings, and referenced to a field book or map as follows:

    a. Stakes, monuments or other evidence found on the ground and used to determine the boundaries of the subdivision.
    b. Adjoining corners of adjoining subdivisions.

c. Other monuments found or established in making the survey of the subdivision or required to be installed by provisions of this ordinance.

2. The exact location and width of streets and easements intercepting the boundary of the tract.

3. Tract, block and lot boundary lines and street right-of-way and center lines, with dimensions, bearing or deflection angles, radii, arcs, points of curvature and tangent bearings. Normal high water lines for any creek or other body of water and any designated 100-year flood plains. Tract boundaries and street bearings shall be shown to the nearest 30 seconds with basis of bearings. Distances shall be shown to the nearest 0.01 feet.

4. The width of the portion of streets being dedicated and width of existing right-of-way. For streets on curvature, curve data shall be based on the street center line. In addition to the center line dimensions, the radius and central angle shall be indicated.

5. Easements denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference. If an easement is not definitely located of record, a statement of the easement shall be given. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the subdivision shall be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's Certificate of Dedication.

6. Lot numbers beginning with the number "1" and continuing consecutively without omission or duplication throughout the subdivision.

7. Identification of land to be dedicated for any purpose, public or private, to distinguish it from lots intended for sale.

8. Building setback lines, if any, are to be made a part of the subdivision restrictions.

9. The following certificates which may be combined where appropriate:

   a. A certificate signed and acknowledged by all parties having any record title interest in the land, consenting to the preparation and recording of the plat.
   b. A certificate signed and acknowledged as above, dedicating all land intended for public use except land which is intended for exclusive

use of the lot owners in the subdivision, their licenses, visitors and tenants.

c. A certificate with the seal of and signed by the engineer or surveyor responsible for the survey and final map.
d. Other certifications now or hereafter required by law.

C. Supplemental Information with Plat

The following information shall accompany the final plat:

1. A preliminary title report issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises.

2. Sheets and drawings showing the following:

   a. Traverse data including the coordinates of the boundary of the subdivision and ties to section corners and donation land claim corners, and showing the error of closure, if any.
   b. The computation of distances, angles and courses shown on the plat.
   c. Ties to existing monuments, proposed monuments, adjacent subdivisions, street corners and state highway stationing.

3. A copy of any deed restrictions applicable to the subdivision.

4. A copy of any dedication requiring separate documents.

5. A list of all taxes and assessments on the tract which have become a lien on the tract.

D. Technical Plat Review

1. Upon receipt of the final plat, the plat and other data shall be reviewed by the City to determine that the subdivision as shown is substantially the same as it appeared on the approved tentative plan and that the subdivision is in compliance with provisions of state law and this ordinance.

2. The City Engineer may make such field checks as are necessary to verify that the map is sufficiently correct on the ground.

3. If the City Engineer and City determine that changes of additions must be made to the final plat, they shall notify the sub-divider and afford the sub-divider an opportunity to make the changes or additions.

Finding: *Applicant has submitted the application package which is included in the Commission's packet. Streets and easements are dedicated to the City. Page 3 of the map provides an easement for a walking trail on Tract C which will be owned by West Union LLC. Standard public utility easements are presented as well as easements to CWS.*

16.135.035 <u>Final Subdivision Plat Review</u>

A. The final subdivision plat shall be submitted to the Planning Commission for review pursuant to the Application Review section of this chapter. The Planning Commission shall review the plat to assure compliance with the approved preliminary plat and with the conditions of approval. The Planning Commission Chairman or Commission designee shall signify Planning Commission approval of the final plat by signing the recorder's plat sheet and exact duplicate. However, if the plat includes dedication of any newly created public roads the City Council shall either accept a deed of dedication on a form acceptable to the City, or authorize the mayor or other City Council designee to sign an acceptance of dedication on the final plat.

B. A sub-divider shall, without delay, submit the plat for signatures of other public officials required by law. Approval of the final plat shall be null and void if the plat is not recorded within 90 days after the date of the last required approving signature has been obtained.

C. At the time of submittal for final approval, the sub-divider shall pay to the City a final plat filing fee to defray the cost incurred by the City in checking, investigating, and otherwise reviewing the final plat for conformance to all applicable laws. The final plat filing fee must be paid at the time of submittal, in no way assures approval and cannot be refunded.

Finding: *Application was submitted in accordance with Municipal Code 16.135.035. Final acceptance of the rights of way will be submitted to City Council for approval.*

16.135.040 <u>Improvements/Bonding</u>

Prior to the recording of the Final Subdivision Plat, all improvements required by the conditions of approval shall be constructed or the construction shall be guaranteed through an irrevocable letter of credit, assignment of bank account, performance bond, cash or other instrument acceptable to the City Attorney. The assurance sum shall cover the cost of the improvements and repairs, including related engineering and incidental expenses identified in an itemized improvement estimate provided by the developer and certified by a registered civil engineer. A Development Agreement between the City and the developer shall be recorded with the final plat. In the event the developer fails to carry-out the provisions of the agreement, and the City has un-reimbursed costs or expenses resulting from such

failure, the City shall call on the bond, cash deposit letter of credit or other instrument for reimbursement. The developer shall not cause termination of nor allow expiration of the guarantee without first having secured written authorization from the City.

Finding: *A bond is in place and public improvements.*

16.170.012 Type III Quasi-Judicial Decisions by the Planning Decision

A. Pre-application Conference. A pre-application conference is required for all Type III quasi-judicial applications under this Section. The requirements and procedures for a pre-application conference are described in Chapter 16.170.001.

Finding: *The City Manager waived the preapplication requirement for the final plat.*

B. Application Requirements.

1. Application form. A quasi-judicial application shall be made on forms provided by the City Planner or designee. The application shall include the property owner's signature of consent. Entities with condemnation authority are not required to provide a consent signature.

2. Submittal Information. When a quasi-judicial application is required, it shall include:

   a. The information requested on the application form;
   b. One copy of a narrative statement that explains how the application satisfies each of the relevant criteria and standards in sufficient detail for review and decision-making.
   c. The required fee pursuant to Chapter 16.00.070; and
   d. One set of pre-stamped and pre-addressed envelopes for all real property owners of record who will receive a notice of the application within 250 feet. The records of the Washington County Assessor's office are the official records for determining ownership. The applicant shall produce the notice list. At the applicant's request, and upon payment of a fee noted on the City's fee list, the City may prepare the public notice mailing list. The City or the applicant shall use the most current County real property assessment records to produce the notice list. The City shall mail the notice of application.

Finding: *The applicant has met the requirements of 16.170.012.*

Conclusion

The applicant has demonstrated compliance with Municipal Codes and the requirements of other public agencies and utilities. It is recommended that the McKay Fields Final Plat be approved, and the developer may record the plat.

MCKAY FIELDS

RECORDED AS DOCUMENT NO._____

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY
OF NORTH PLAINS, WASHINGTON COUNTY, OREGON

BASIS OF BEARINGS AND BOUNDARY DETERMINATION

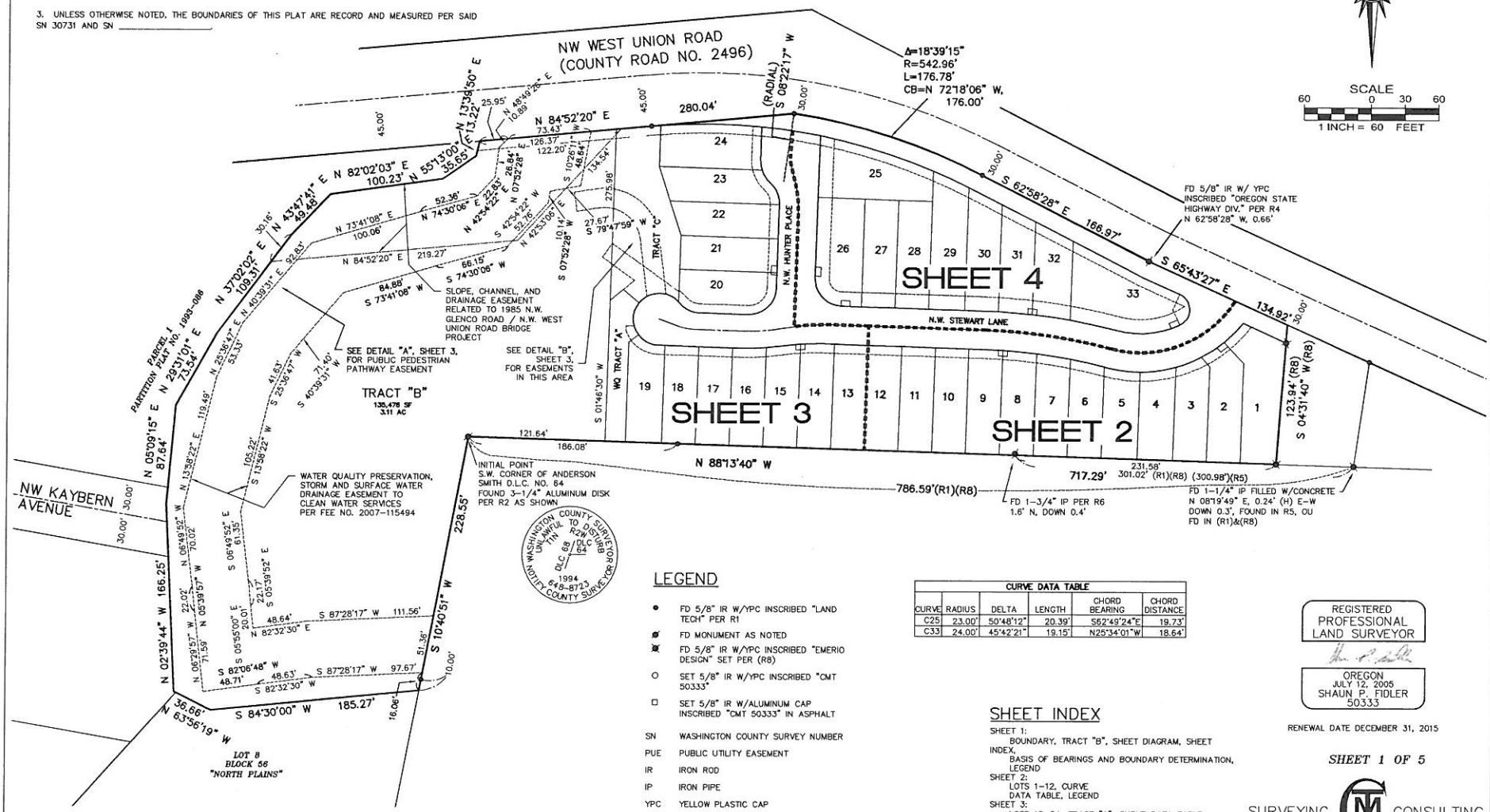
1. THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER SN 30731, WASHINGTON COUNTY DEED RECORDS, ON THE NORTH, SOUTH, AND WEST LINES.

2. THE EAST LINE IS PER SN _____.

3. UNLESS OTHERWISE NOTED, THE BOUNDARIES OF THIS PLAT ARE RECORD AND MEASURED PER SAID SN 30731 AND SN _____.

DATE: JULY 17, 2014

SURVEYED FOR: JT ROTH CONSTRUCTION
12600 SW 72ND AVE, SUITE 200
PORTLAND, OR 97223



LEGEND

- ● FD 5/8" IR W/YPC INSCRIBED "LAND TECH" PER R1
- FD MONUMENT AS NOTED
- FD 5/8" IR W/YPC INSCRIBED "EMERIO DESIGN" SET PER (R8)
- ○ SET 5/8" IR W/YPC INSCRIBED "CMT 50333"
- □ SET 5/8" IR W/ALUMINUM CAP INSCRIBED "CMT 50333" IN ASPHALT

SN	WASHINGTON COUNTY SURVEY NUMBER
PUE	PUBLIC UTILITY EASEMENT
IR	IRON ROD
IP	IRON PIPE
YPC	YELLOW PLASTIC CAP
R1	SN 30731
R2	USBT BOOK 8, PAGES 296-298, ENTRY 94
R3	PARTITION PLAT NO. 1993-086
R4	PLAT OF COUNTY ROAD NO. 2496
R5	SN 6325
R6	SN 2950
R7	PLAT OF "NORTH PLAINS"
R8	SN _____

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C25	23.00'	50°48'12"	20.39'	S62°49'24"E	19.73'
C33	24.00'	45°42'21"	19.15'	N25°34'01"W	18.64'

SHEET INDEX

SHEET 1:
BOUNDARY, TRACT "B", SHEET DIAGRAM, SHEET INDEX, BASIS OF BEARINGS AND BOUNDARY DETERMINATION, LEGEND
SHEET 2:
LOTS 1-12, CURVE DATA TABLE, LEGEND
SHEET 3:
LOTS 13-24, TRACT "A", CURVE DATA TABLE, LEGEND, DETAIL "A"
SHEET 4:
LOTS 25-33, CURVE DATA TABLE, LEGEND
SHEET 5:
DECLARATION, ACKNOWLEDGMENT, CONSENT AFFIDAVIT, NOTES, SURVEYOR'S CERTIFICATE, REMAINING CORNER MONUMENTATION, CITY OF NORTH PLAINS APPROVALS, WASHINGTON COUNTY APPROVALS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

RENEWAL DATE DECEMBER 31, 2015

SHEET 1 OF 5

SURVEYING CONSULTING

9138 SE ST HELENS ST
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590
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MCKAY FIELDS

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY
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12600 SW 72ND AVE, SUITE 200
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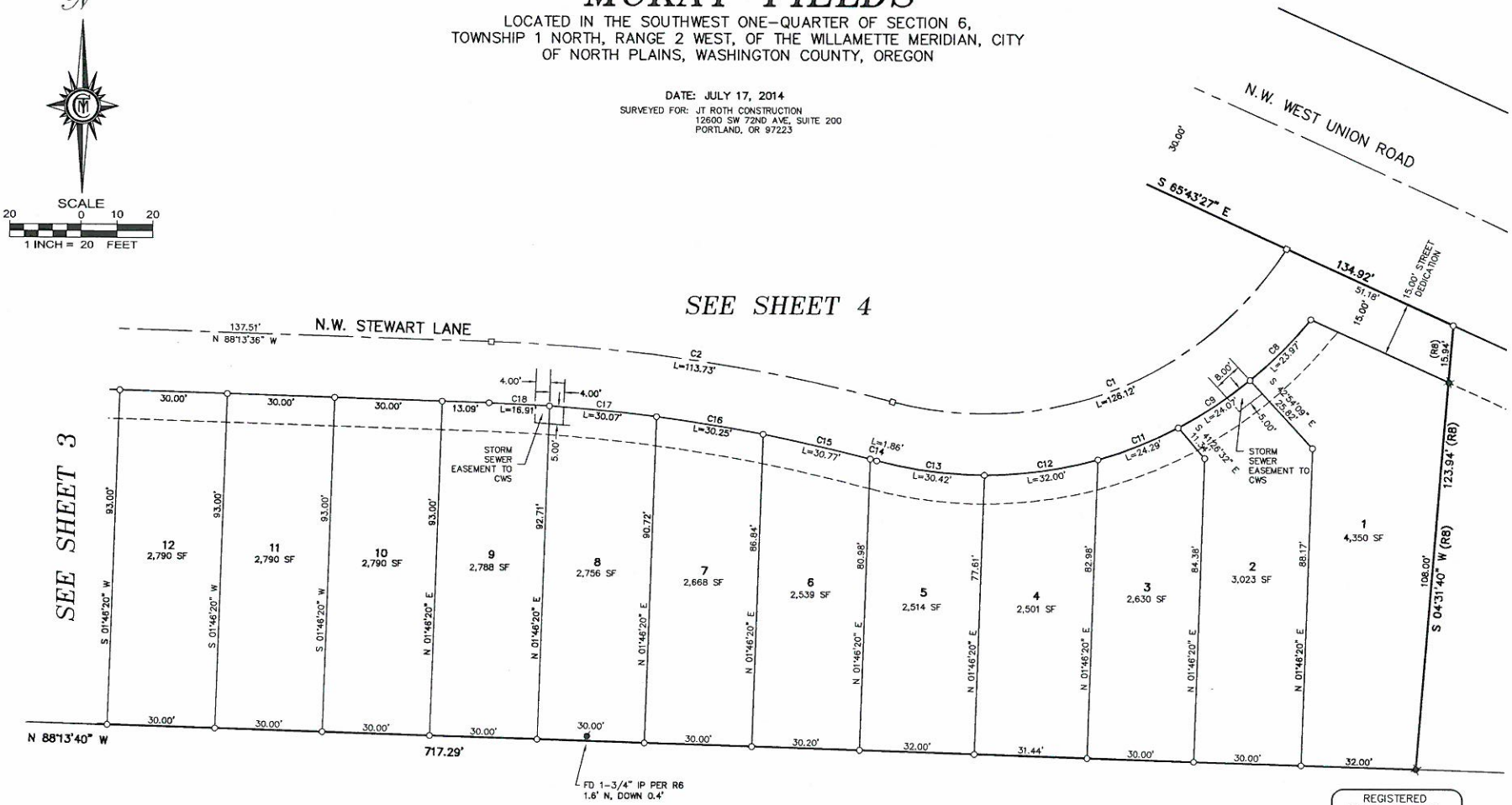
SCALE
20 0 10 20
1 INCH = 20 FEET



CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90.00'	76°09'35"	119.63'	N64°09'30"E	111.02'
C2	90.00'	2°37'00"	4.11'	N27°23'12"E	4.11'
C3	90.00'	73°32'35"	115.52'	N65°28'00"E	107.75'
C4	500.00'	10°27'53"	91.32'	N82°59'40"W	91.20'
C11	15.00'	72°22'39"	18.95'	S78°05'14"W	17.71'
C12	107.00'	6°46'41"	12.66'	N45°17'15"E	12.65'
C13	107.00'	12°51'05"	24.00'	N55°06'08"E	23.95'
C14	107.00'	13°06'52"	24.49'	N68°05'06"E	24.44'
C15	107.00'	17°05'22"	31.91'	N83°11'13"E	31.80'
C16	104.47'	10°45'42"	19.62'	S83°00'54"E	19.59'
C17	483.00'	1°43'27"	14.53'	N78°37'26"W	14.53'
C18	483.00'	3°35'08"	30.23'	N81°16'44"W	30.22'
C19	483.00'	3°33'56"	30.06'	N84°51'16"W	30.05'
C20	483.00'	1°35'22"	13.40'	N87°25'55"W	13.40'

LEGEND

- ● FD 5/8" IR W/YPC INSCRIBED "LAND TECH" PER R1
- FD MONUMENT AS NOTED
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- SN WASHINGTON COUNTY SURVEY NUMBER
- PUE PUBLIC UTILITY EASEMENT
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP

CURVE DATA TABLE FOR DETAIL "B", SHEET 3

CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C49	23.00'	33°38'08"	13.50'	N58°24'51"W	13.31'
C50	23.00'	43°22'39"	17.41'	S83°04'45"W	17.00'
C51	23.00'	22°27'51"	9.02'	S50°09'30"W	8.96'
C52	31.83'	68°56'19"	38.29'	N41°23'25"W	36.02'
C53	31.83'	23°01'46"	12.79'	N87°22'27"W	12.71'
C54	48.83'	18°41'16"	15.93'	N89°32'42"W	15.85'
C55	48.83'	73°16'49"	62.45'	N43°33'40"W	58.28'
C56	23.00'	22°17'36"	8.95'	S26°16'30"E	8.89'
C57	31.00'	17°42'57"	9.59'	S28°33'50"E	9.55'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

RENEWAL DATE DECEMBER 31, 2015

SHEET 2 OF 5

SURVEYING CONSULTING

9138 SE ST HELENS ST
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590

Y:\195-002\DWG\195002PLAT.DWG

MCKAY FIELDS

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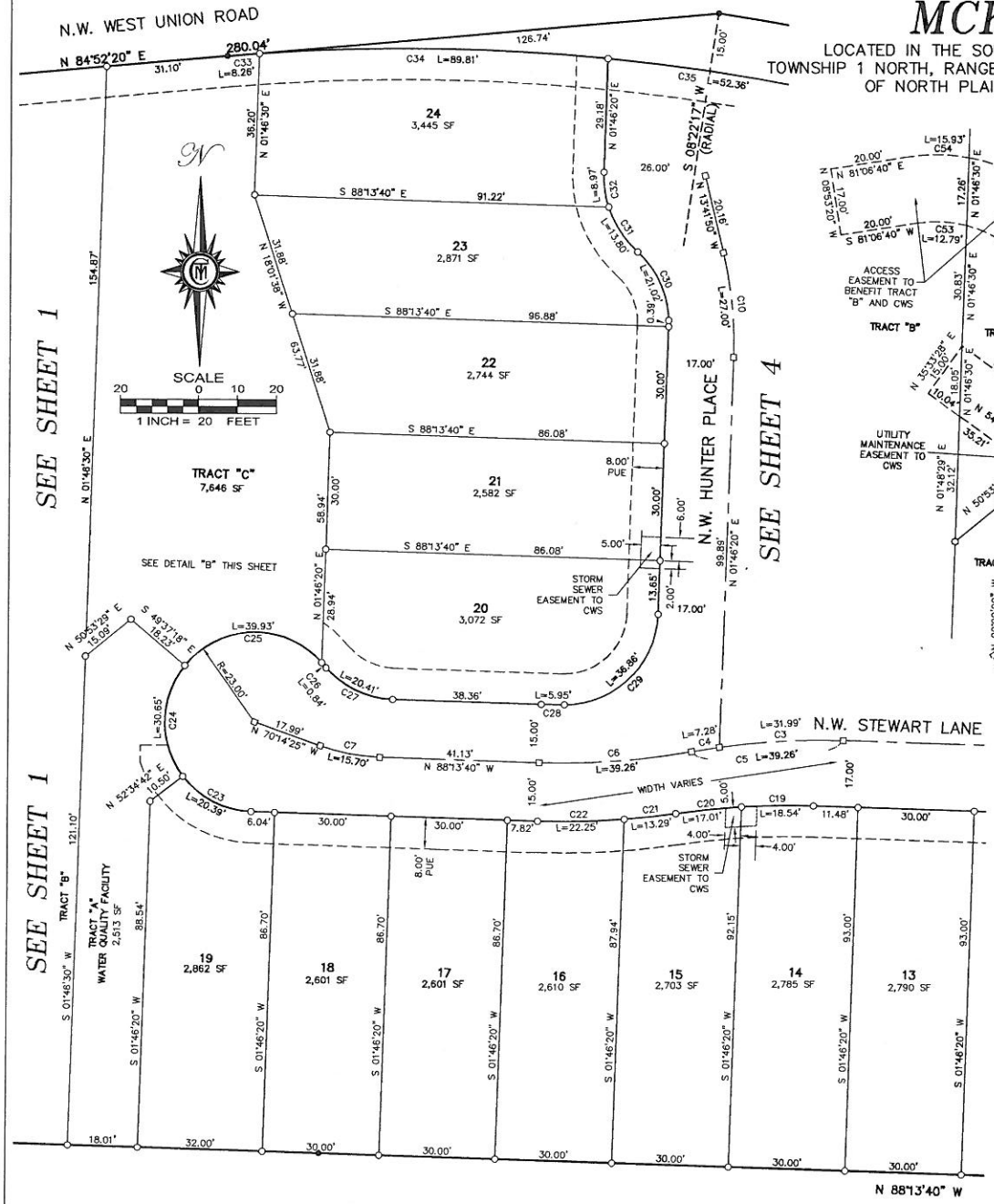
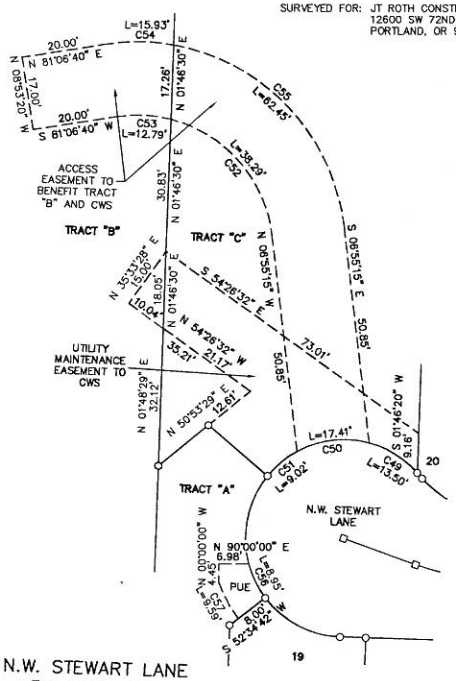
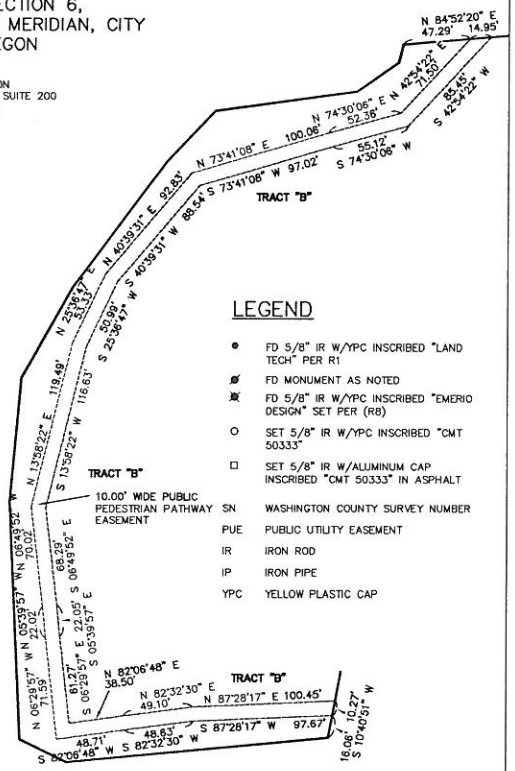




DETAIL "B"
SCALE: 1"= 20'



DETAIL "A"
SCALE: 1"= 60'

LEGEND

- ● FD 5/8" IR W/YPC INSCRIBED "LAND TECH" PER R1
- FD MONUMENT AS NOTED
- FD 5/8" IR W/YPC INSCRIBED "EMERIO DESIGN" SET PER (R8)
- ○ SET 5/8" IR W/YPC INSCRIBED "CMT 50333"
- □ SET 5/8" IR W/ALUMINUM CAP INSCRIBED "CMT 50333" IN ASPHALT

SN	WASHINGTON COUNTY SURVEY NUMBER
PUE	PUBLIC UTILITY EASEMENT
IR	IRON ROD
IP	IRON PIPE
YPC	YELLOW PLASTIC CAP

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C5	185.00'	12°09'38"	39.26'	S85°41'35"W	39.19'
C6	185.00'	9°54'24"	31.99'	S86°49'12"W	31.95'
C7	185.00'	2°15'14"	7.28'	S80°44'23"W	7.28'
C8	185.00'	12°09'35"	39.26'	N85°41'33"E	39.19'
C9	50.00'	17°59'15"	15.70'	S79°14'02"E	15.63'
C10	100.00'	15°28'10"	27.00'	N05°57'45"W	26.92'
C21	200.00'	5°19'10"	18.57'	S89°06'49"W	18.56'
C22	200.00'	4°51'54"	16.98'	S84°01'17"W	16.98'
C23	200.00'	3°48'57"	13.32'	N83°29'48"E	13.32'
C24	200.00'	6°22'04"	22.23'	N88°35'18"E	22.22'
C25	23.00'	50°48'12"	20.39'	S62°49'24"E	19.73'
C26	23.00'	68°54'42"	27.66'	S02°57'57"E	26.03'
C27	23.00'	106°54'49"	42.92'	S84°56'48"W	36.96'
C28	23.00'	2°06'05"	0.84'	N40°32'45"W	0.84'
C29	24.00'	48°43'57"	20.41'	S63°51'41"E	19.80'
C30	170.00'	2°00'21"	5.95'	S89°13'50"E	5.95'
C31	24.00'	87°59'39"	36.86'	N45°46'10"E	33.34'
C32	24.00'	4°29'11"	1.88'	N00°28'15"W	1.88'
C33	24.00'	45°42'21"	19.15'	N25°34'01"W	18.64'
C34	26.00'	35°39'33"	16.18'	S30°35'25"E	15.92'
C35	26.00'	14°31'59"	6.59'	S05°29'39"E	6.58'
C36	527.96'	0°53'33"	8.22'	S85°19'07"W	8.22'
C37	527.96'	9°44'49"	89.81'	N89°21'43"W	89.71'
C38	527.96'	5°40'54"	52.36'	N81°38'51"W	52.33'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

RENEWAL DATE DECEMBER 31, 2015

SHEET 3 OF 5

SURVEYING CONSULTING

9138 SE ST HELENS ST
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590
Y:\195-002\DWG\195002PLAT.DWG

MCKAY FIELDS

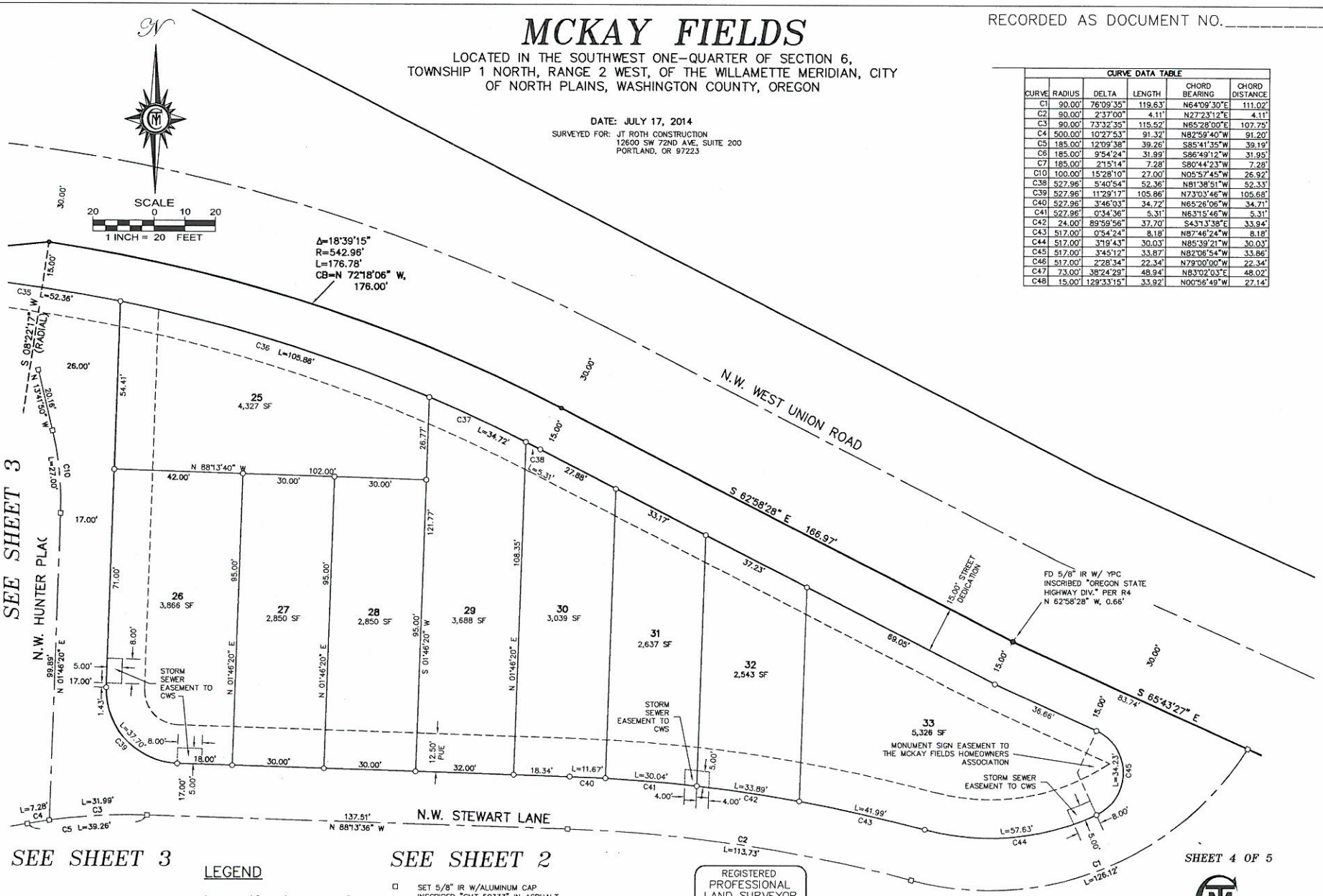
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY
OF NORTH PLAINS, WASHINGTON COUNTY, OREGON

DATE: JULY 17, 2014

SURVEYED FOR: JT ROTH CONSTRUCTION
12600 SW 72ND AVE, SUITE 200
PORTLAND, OR 97223

RECORDED AS DOCUMENT NO._____

SCALE
20 0 10 20
1 INCH = 20 FEET



CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90.00'	76°09'35"	119.63'	N64°09'30"E	111.02'
C2	90.00'	2°37'00"	4.11'	N27°23'12"E	4.11'
C3	90.00'	73°32'35"	115.52'	N65°28'00"E	107.75'
C4	500.00'	10°27'53"	91.32'	N82°59'40"W	91.20'
C5	185.00'	12°09'38"	39.26'	S85°41'35"W	39.19'
C6	185.00'	9°54'24"	31.99'	S86°49'12"W	31.95'
C7	185.00'	2°15'14"	7.28'	S80°44'23"W	7.28'
C10	100.00'	15°28'10"	27.00'	N05°57'45"W	26.92'
C38	527.96'	5°40'54"	52.36'	N81°38'51"W	52.33'
C39	527.96'	11°29'17"	105.86'	N73°03'46"W	105.68'
C40	527.96'	3°46'03"	34.72'	N65°26'06"W	34.71'
C41	527.96'	0°34'36"	5.31'	N63°15'46"W	5.31'
C42	24.00'	89°59'56"	37.70'	S43°13'38"E	33.94'
C43	517.00'	0°54'24"	8.18'	N87°46'24"W	8.18'
C44	517.00'	3°19'43"	30.03'	N85°39'21"W	30.03'
C45	517.00'	3°45'12"	33.87'	N82°06'54"W	33.86'
C46	517.00'	2°28'34"	22.34'	N79°00'00"W	22.34'
C47	73.00'	38°24'29"	48.94'	N83°02'03"E	48.02'
C48	15.00'	129°33'15"	33.92'	N00°56'49"W	27.14'

LEGEND

- ● FD 5/8" IR W/YPC INSCRIBED "LAND TECH" PER R1
- FD MONUMENT AS NOTED
- FD 5/8" IR W/YPC INSCRIBED "EMERIO DESIGN" SET PER (R8)
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- SN WASHINGTON COUNTY SURVEY NUMBER
- PUE PUBLIC UTILITY EASEMENT
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

RENEWAL DATE DECEMBER 31, 2015

SHEET 4 OF 5

SURVEYING CONSULTING

9138 SE ST HELENS ST
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590
Y:\195-002\DWG\195002PLAT.DWG

RECORDED AS DOCUMENT NO._____

MCKAY FIELDS

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY
OF NORTH PLAINS, WASHINGTON COUNTY, OREGON

DATE: JULY 17, 2014

SURVEYED FOR: JT ROTH CONSTRUCTION
12600 SW 72ND AVE, SUITE 200
PORTLAND, OR 97223

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WEST UNION ROAD, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND J. T. ROTH CONSTRUCTION, AN OREGON COMPANY, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "MCKAY FIELDS" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT PLAT THEREOF, ALL LOT AND TRACT LINES BEING OF THE DIMENSIONS SHOWN AND ALL RIGHTS-OF-WAY AND EASEMENTS OF THE WIDTHS THEREIN SET FORTH AND HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES, AND DO HEREBY DEDICATE TO THE PUBLIC, AS PUBLIC WAYS, ALL RIGHTS-OF-WAY SHOWN ON SAID MAP, AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON. TRACTS "A" AND "B" ARE HEREBY CONVEYED TO THE MCKAY FIELDS HOMEOWNERS ASSOCIATION.

EXECUTED THIS _____ DAY OF _____, 20____.

WEST UNION ROAD, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: _____
R. M. GUILLORY MANAGER

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF WASHINGTON) SS

THE FORGOING INSTRUMENT WAS ACKOWLEDGED BEFORE ME ON _____, 20____, BY R. M. GUILLORY, WHO IS THE MANAGER OF WEST UNION ROAD, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

J. T. ROTH CONSTRUCTION, INC., AN OREGON CORPORATION

BY: _____
J. T. ROTH, JR. PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF WASHINGTON) SS

THE FORGOING INSTRUMENT WAS ACKOWLEDGED BEFORE ME ON _____, 20____, BY J. T. ROTH, JR., WHO IS THE PRESIDENT OF J. T. ROTH CONSTRUCTION, INC., AN OREGON CORPORATION, ON BEHALF OF SAID CORPORATION.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, SHAUN P. FIDLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF NORTH PLAINS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT AS THE INITIAL POINT OF SAID SURVEY I FOUND A 3-1/4" ALUMINUM DISK IN CONCRETE AT THE SOUTHWEST CORNER OF THE ANDERSON SMITH D.L.C. NO. 64;

THENCE SOUTH 10° 40' 51" WEST, 228.55 FEET, TO A POINT ON THE CENTERLINE OF MCKAY CREEK;

THENCE ALONG SAID CREEK CENTERLINE, THE FOLLOWING NINE COURSES:

SOUTH 84° 30' 00" WEST, 185.27 FEET;
NORTH 63° 56' 19" WEST, 36.66 FEET;;
NORTH 02° 39' 44" WEST, 166.25 FEET;
NORTH 05° 09' 15" EAST, 87.64 FEET;
NORTH 29° 31' 01" EAST, 73.54 FEET;
NORTH 37° 02' 02" EAST, 109.31 FEET;
NORTH 43° 47' 41" EAST, 49.48 FEET;
NORTH 82° 02' 03" EAST, 100.23 FEET;
NORTH 55° 13' 00" EAST, 35.65 FEET;
NORTH 13° 39' 50" EAST, 13.22 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. WEST UNION ROAD (COUNTY ROAD NO. 2496);

THENCE LEAVING SAID CREEK CENTERLINE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE COURSES:

PARALLEL WITH AND AND 45.00 FEET SOUTHERLY OF, RIGHT-ANGLE MEASURE, THE CENTERLINE THEREOF, NORTH 84° 52' 20" EAST, 155.30 FEET;
CONTINUING NORTH 84° 52' 20" EAST, 126.74 FEET;
CONCENTRIC WITH AND 30.00 FEET SOUTHERLY OF, RADIAL MEASURE, THE CENTERLINE THEREOF, ALONG THE ARC OF A 542.95 FOOT RADIUS CURVE, BEING CONCAVE SOUTHWESTERLY AND NON-TANGENT TO PREVIOUS COURSE, THE RADIUS POINT OF WHICH BEARS SOUTH 08°22' 17" WEST, THROUGH A CENTRAL ANGLE OF 18° 39' 15", AN ARC DISTANCE OF 176.78 FEET (CHORD BEARS SOUTH 72°18' 06" EAST, 176.00 FEET), TO A POINT OF TANGENCY;
PARALLEL WITH AND AND 30.00 FEET SOUTHERLY OF, RIGHT-ANGLE MEASURE, THE CENTERLINE THEREOF, SOUTH 62° 58' 28" EAST, 166.97 FEET;
PARALLEL WITH AND AND 45.00 FEET SOUTHERLY OF, RIGHT-ANGLE MEASURE, THE CENTERLINE THEREOF, SOUTH 65° 43' 27" EAST, 134.89 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 04° 31' 40" WEST, 123.95 FEET, TO A POINT ON THE SOUTH LINE OF THE ANDERSON SMITH D.L.C. NO. 64; THENCE ALONG SAID SOUTH D.L.C. LINE, NORTH 88° 13' 40" WEST, 717.27 FEET, TO THE INITIAL POINT.

CONTAINING 277,030 SQUARE FEET, OR 6.36 ACRES, MORE OF LESS.

NOTES

1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF NORTH PLAINS FILE NUMBER: MCKAY FIELDS-DOG-MOD/FPP/SNR.

THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL PER WASHINGTYON COUNTY PLANNING FILE NUMBER CP-18.

2. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AS DOCUMENT NO. _____, WASHINGTON COUNTY RECORDS.

3. TRACT "A" IS FOR A WATER QUALITY FACILITY, AND SHALL BE OWNED AND MAINTAINED BY THE MCKAY FIELDS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, AND IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE, AND DETENTION EASEMENT TO CLEAN WATER SERVICES OVER ITS ENTIRETY.

4. TRACT "B" IS FOR OPEN SPACE, AND SHALL BE OWNED AND MAINTAINED BY WEST UNION ROAD, LLC, ITS SUCCESSORS OR ASSIGNS, AND IS SUBJECT TO EASEMENTS AS SHOWN.

5. TRACT "C" IS FOR A GRADING SLOPE, AND SHALL BE OWNED AND MAINTAINED BY THE MCKAY FIELDS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM _____, A TRUST DEED BENEFICIARY PER DOCUMENT NO. _____, HAS BEEN RECORDED AS DOCUMENT NO. _____, WASHINGTON COUNTY DEED RECORDS.

CITY OF NORTH PLAINS APPROVALS

APPROVED THIS __ DAY OF _____, 20__

BY_____
CITY MANAGER, CITY OF NORTH PLAINS

WASHINGTON COUNTY APPROVALS

APPROVED THIS __ DAY OF _____, 20__
WASHINGTON COUNTY SURVEYOR

BY_____

APPROVED THIS __ DAY OF _____, 20__
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY_____

APPROVED THIS __ DAY OF _____, 20__
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY_____

ATTEST THIS __ DAY OF _____, 20__
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

BY_____
DEPUTY

STATE OF OREGON)
)SS
COUNTY OF WASHINGTON)

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS __ DAY OF_____, 20__, AT _____ O'CLOCK __M. AND RECORDED IN THE COUNTY CLERK RECORDS.

_____
DEPUTY COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

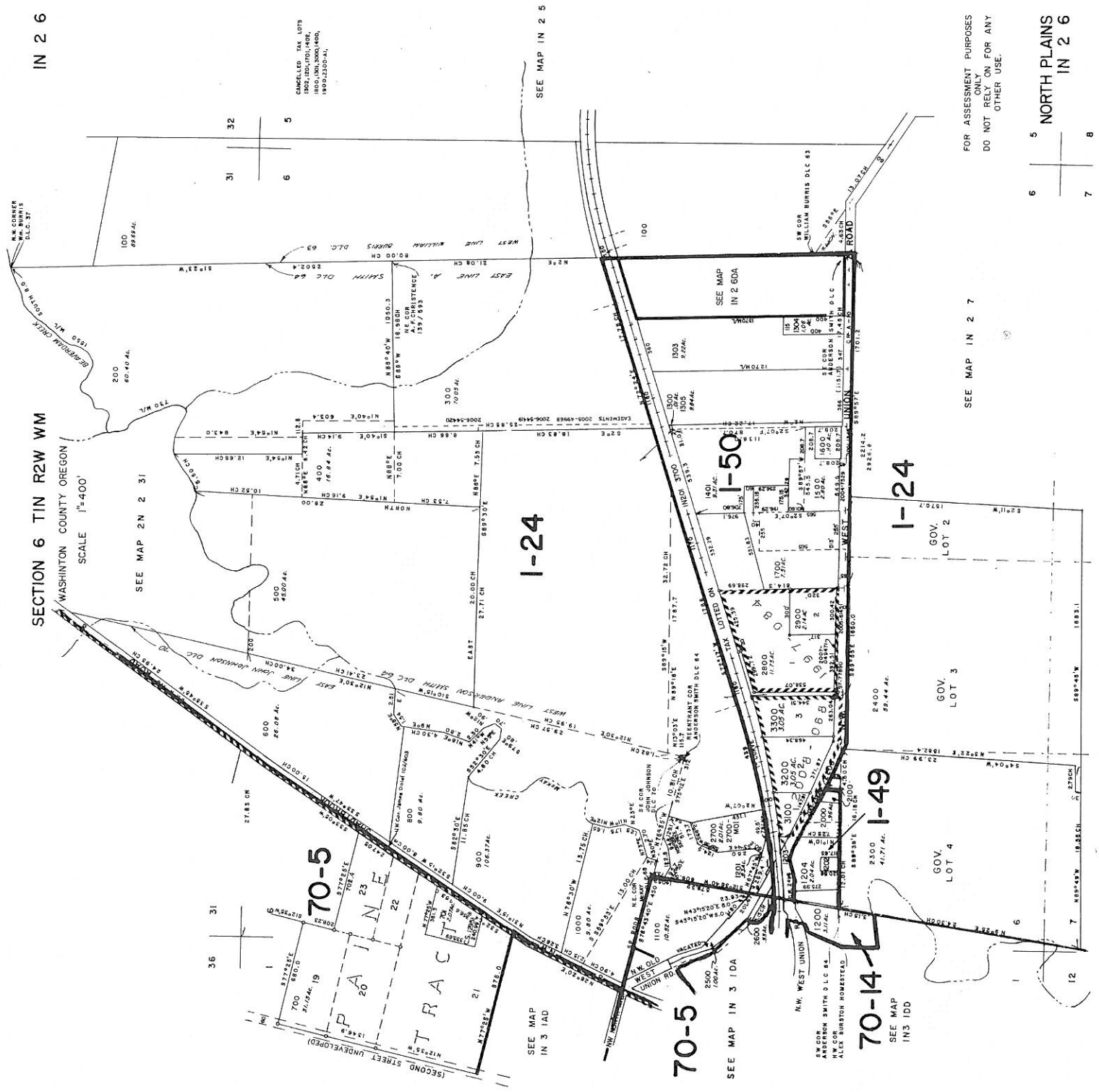
OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

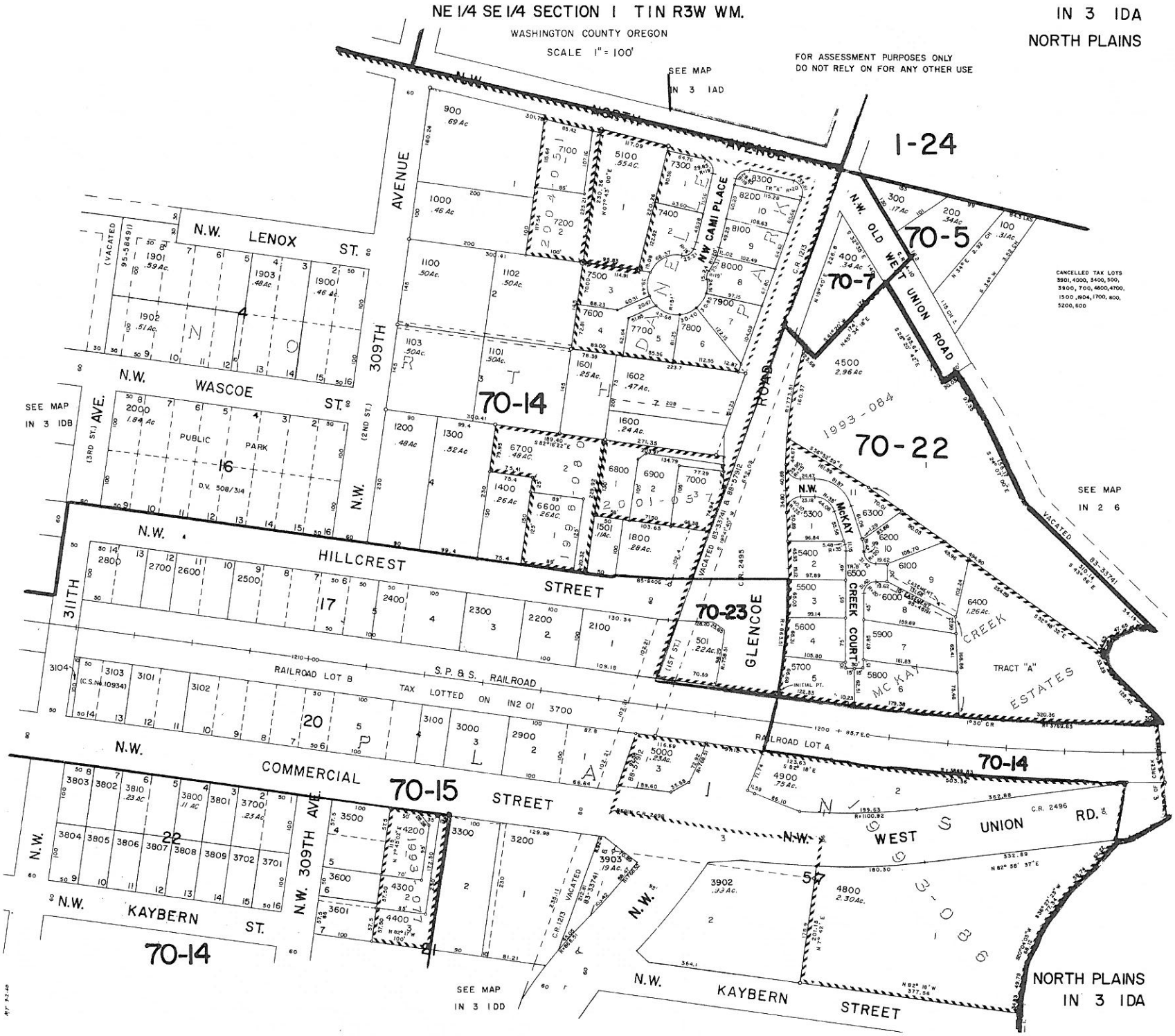
RENEWAL DATE DECEMBER 31, 2015

SHEET 5 OF 5

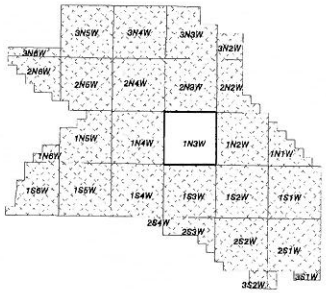
SURVEYING CONSULTING

9138 SE ST HELENS ST
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590
Y:\195-002\DWG\195002PLAT.DWG

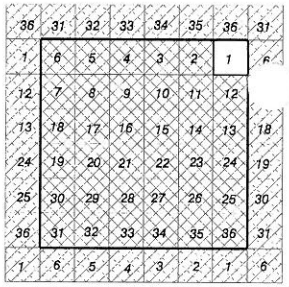

SECTION 6 T1N R2W WM
WASHINGTON COUNTY OREGON
SCALE 1"=400'
IN 2 6
NORTH PLAINS
IN 2 6
FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE.
SEE MAP IN 2 5
SEE MAP IN 2 7
SEE MAP IN 2 60A
SEE MAP 2N 2 31
SEE MAP IN 3 1AD
SEE MAP IN 3 1DA
SEE MAP IN3 1DD
I-24
I-50
I-49
70-5
70-14
GOV. LOT 2
GOV. LOT 3
GOV. LOT 4
WEST UNION ROAD
N.W. WEST UNION
(SECOND STREET UNDEVELOPED)
PLAIN TRACT


NE 1/4 SE 1/4 SECTION 1 T1N R3W WM.
WASHINGTON COUNTY OREGON
SCALE 1" = 100'
IN 3 IDA
NORTH PLAINS
FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE
SEE MAP IN 3 IAD
N.W. NORTH AVENUE
1-24
70-5
70-7
N.W. OLD WEST UNION ROAD
CANCELLED TAX LOTS 3901, 4000, 3400, 500, 3900, 700, 4600, 4700, 1500, 1804, 1700, 800, 5200, 600
N.W. LENOX ST.
N.W. 309TH AVENUE
N.W. CAMI PLACE
70-14
N.W. WASCOE ST.
SEE MAP IN 3 IDB
(3RD ST.) AVE.
(2ND ST.)
PUBLIC PARK
D.V. 508/314
1993-084
70-22
SEE MAP IN 2 6
N.W. HILLCREST STREET
311TH
70-23
GLENCOE ROAD
N.W. McKAY CREEK COURT
McKAY CREEK ESTATES
TRACT "A"
RAILROAD LOT B
S.P. & S. RAILROAD
TAX LOTTED ON IN2 01 3700
RAILROAD LOT A
N.W. COMMERCIAL STREET
70-15
70-14
N.W. WEST UNION RD.
C.R. 2496
N.W. 309TH AVE
N.W. KAYBERN ST.
70-14
SEE MAP IN 3 IDD
N.W. KAYBERN STREET
NORTH PLAINS
IN 3 IDA

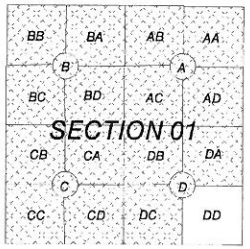
1N 3 01DD



WASHINGTON COUNTY OREGON
SE1/4 SE1/4 SECTION 01 T1N R3W W.M.
SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 1N301DD
1600,104,1300,800,1700,200,700,1400-S1,1900,1400,

SCALE 1" = 100'
0 50 100 200 300

Assessment
CARTOGRAPHY
Taxation

PLOT DATE: August 13, 2013
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

NORTH PLAINS
1N 3 01DD

Chapter 15.01
NORTH PLAINS COMPREHENSIVE PLAN

Sections:

15.01.010 **Introduction**
15.01.020 **Terminology Used in Comprehensive Plan**
15.01.030 **Vision Statement Introduction**
15.01.050 **The Vision**
15.01.060 **Features of the Vision**

15.01.010 INTRODUCTION

The City of North Plains is a rural residential community located in western Washington County on the ~~western~~ fringe of the Portland metropolitan area. Platted in 1910, the community was incorporated in 1963. In 1980 the community had approximately 750 residents. By 2010, population reached 1,970. It is anticipated that population will continue to grow at a slow and steady pace, eventually reaching the 4,000 residents projected in the mid 2020's.

~~which is expected to approach 2000 residents by the year 2000.~~

While maintaining its small town character, the citizens and elected officials of North Plains look to continued growth and prosperity. To this end, the City has embarked on a comprehensive land use planning process designed to:

- Address the statewide planning goals of the Land Conservation and Development Commission (LCDC);
- Encourage orderly and coordinated urban growth and provide urban level services in an efficient and economic manner;
- Enhance community livability and encourage economic expansion; and
- Preserve the community's character and natural resources for future generations.

15.01.020 TERMINOLOGY USED IN COMPREHENSIVE PLAN

1. **GOAL:** The Statewide Planning Goal as determined by the State Legislature and administered by the Land Conservation and Development Commission.

A. **OBJECTIVE:** The specific City concerns toward which effort is to be directed.

B. **POLICY:** The policy statements set forth a guide to City courses of action which are intended to carry out the Goals and Objectives of the Plan.

The policy statements present to City officials and potential developers a clear picture of the City Council's position on matters pertaining to physical improvements and developments.

C. **PLAN ELEMENT:** A section of the Plan. Each section begins with a general statement of conclusions on which the policies are based.

D. **INVENTORY:** The known facts (supportive material) that are applicable to the plan element.

E. **IMPLEMENTATION:** The Process by which policy will be realized in the community.

15.01.030 VISION STATEMENT INTRODUCTION

~~Recently t~~The people of the City of North Plains have seen many changes in their community. They and have decided to create this Vision Statement as the foundational document for:

1. Taking a pro-active approach to controlling their own destiny by creating a new community identity with projections to the Year 2040.

2. Improving their ability to obtain their fair share of future growth and economic development by expanding their jurisdictional boundaries, where appropriate.

3. Enhancing the livability of and encouraging pride in the community by stressing the C~~c~~ity's unique character. To include, but not limited to, the agricultural, ~~/~~forest products, ~~/~~railroad legacy, and pioneer heritage of North Plains. To plan for growth that is compatible and well-connected with the existing city. The City shall make a livable, walk~~-~~able community a key element of the City'~~\~~s future.

4. Striving to be a complete community that provides a place for its citizens to live, work, shop, have convenient access to schools, and maximizes access to fire, life and safety services. All these elements combined will enhance the livability of North Plains.

5. Striving also to be a sustainable community by providing jobs and services within the C~~c~~ity. Maintaining a compact urban form while having access to jobs and services will reduce the reliance on the automobile and vehicle miles traveled. This will also lead to improvement in air quality and further enhancing the livability of North Plains.

6. This vision statement is to provide guidance to the City for interpreting and amending the Comprehensive Plan and Zoning and Development Ordinance. ~~This Vision Statement is intended to provide guidance for approval of individual~~.

15.01.050 THE VISION

We, the City of North Plains, shall create a new community identity by focusing on the following concepts:

1. Livability - We will establish a community that is based on the notion of livability and the principles of new urbanism. At the forefront of these principles is the walk-able neighborhood that is highly connected through a traditional street grid network that facilitates pedestrian traffic. These principles call for increased density and a range of residential, commercial and retail uses within walking distance of each other. Such compact communities promote greater pedestrian traffic without excluding automobiles. Major roads are designed to be at the edges of neighborhoods so as not to disrupt the pedestrian movement or rent the social fabric. Neighborhoods will have defined centers which include public spaces such as a park or community square.

   Architecture and landscape design will celebrate local history, climate, ecology, and building practices. Commercial buildings will be designed to front on pedestrian-friendly streets rather than parking lots or major highways and houses are primarily designed with garage doors and driveways facing rear alleys so as not to conflict with sidewalks, to promote social interaction between residences and passers-by and to increase safety by accommodating more "eyes on the neighborhood". Housing will be situated relatively close to the city's center, thereby enhancing the center's economic viability. Developing offices, retail and residential spaces within the same neighborhoods will create an aesthetically appealing street scene. A sense of community and belonging will be promoted by mixing development uses such as parks, schools, homes, shopping and jobs close to one another and by providing a range of housing options that facilitates diversity in income and age levels, ethnic backgrounds and family units that live and work in the same neighborhood.

   As a result, it is our goal that our community will a) promote healthier lifestyles that reduce stress by reducing vehicle miles traveled and by providing pedestrian-friendly narrow streets, b) facilitate greater community involvement through mixed-use land planning and quality architecture, and c) cultivate stronger social equity through diversity in housing choices and less dependence on the automobile.

2. Quality - We will be known throughout the state for the effort of our people to maintain and enhance our small town roots while being a good, healthy, and economically viable place to live and work.

3. Difference - We are different from any other community in Washington County and our ability to enhance our identity will be credited to the foresight, creativity and action of the people, our greatest asset.

4. Diversity -Given our potential to develop yet untapped assets, we will become more diverse physically, culturally and economically. We will anticipate and embrace this trend.

5. Opportunity, Equity, and Fairness - Our community will be shaped by the people who live and work here, and will offer a place where individual effort is supported and encouraged, where people care about each other, and where we actively pursue our fair share of future opportunities coming to the region.

6. Character - We will create a sense of place, an identity that is clearly apparent and consciously embraced.

7. Growth - We will continue to grow and become a place where jobs, affordable housing, and public services are available and capable of meeting the needs of the evolving urbanizing population. ~~We will become a net importer of jobs. The City will encourage, where possible, expansion to the north and east to maximize connectivity and availability of existing services.~~

8. Accessibility -We will grow ~~dramatically~~ along our major existing transportation routes, the local system assets of State Highway 26, Glencoe Road, Dersham Road, Jackson School Road~~,~~ and the Burlington Northern Rail Line. Mobility will be planned for and provided through an efficient, balanced transportation system, as well as with safe and adequate connections to the regional transportation network.

9. Density -We will continue to recognize the importance of balancing low, medium and high density land use.

10. Linkage - We will put considerable and thoughtful effort into ensuring that quality relationships are maintained between urban and rural uses, downtown ~~town center~~ and residential fringe, and the City and the people. ~~Future growth of the City should avoid significant barriers such as Highway 26.~~

11. Natural Areas - Our identity in the future will be also tied to our natural and open space areas linked by functional wildlife and recreational corridors, including McKay Creek, ~~its tributaries,~~ Ghost Creek and the ~~new~~ Pumpkin Ridge Golf Courses.

12. Central Town Square - We will create a mixed use, urban density, pedestrian oriented, economic activity center, accessible by transit ~~as well as rail~~, [MD1]and ~~exemplifying quality urban~~ designed with a small town flavor.

13. Conservation - We will be guardians of our natural, historical and cultural heritage, mindful of what we have inherited and equally mindful of what we have to contribute to the future.

14. Workable - Our vision shall be a model for the way we can manage our growth in practical and cost-effective ways so that we ensure we have a viable economic future while preserving our livability.

15. Continuity - We are committed to seeking and choosing the direction for our future through long-term planning while addressing the demands of the day.

16. Coordination - Successful management of our C~~c~~omprehensive P~~p~~lan and

V~~v~~ision S~~s~~tatement will require the cooperation and coordination of federal, state and regional agencies, county and city governments, and special districts.

15.01.060 FEATURES OF THE VISION

1. The development of goals, policies, ordinances and implementation plans of the City to:

   A. Create new and expand old jurisdictional boundaries to actively control land use planning on lands outside the City limits:

      i. By expanding of the Area of Interest of the Urban Planning Area Agreement with Washington County to include the Pumpkin Ridge Golf Courses, the Jackson School R~~r~~oad interchange, and all property between in the short term,

      ~~ii.~~ Expansions of the urban growth boundary to include additional commercial, industrial, community service, and residential lands ~~to the west, north, east and south.~~,

      iii. Amendments to the goals and policies of the Comprehensive Plan to achieve the vision,

      iv. Updated comprehensive inventories and commissioned economic and transportation studies to clearly illustrate our needs,

      v. By amending as necessary the Urban Planning Area Agreement with Washington County,

      vi. By amending annexation policies to encourage balanced growth, and

      vii. Creation of urban holding zones and reserve areas ~~inside~~ ~~and~~ [MD2] outside the City.

   B. Maintain and enhance the City's existing character as an independent neighboring city.

   C. Acknowledge and appropriately plan for our recognized assets, such as the award winning Pumpkin Ridge Golf Courses, and the older existing assets of the established industrial uses, historical Glencoe town site, and adjacent major transportation corridors.

2. Mixed use, pedestrian friendly, economically viable ~~town square centered on a new rural town civic center~~ downtown anchored by a~~and park,~~ post office, retail commercial, urban residential, and office uses. New neighborhoods should be well connected with the existing community through multiple pathways and extensions of the ~~of the~~ existing and future grid systems.

3. Well planned mixed residential neighborhoods and commercial uses surrounding the ~~central town square.~~downtown area.

4. Natural pedestrian ways and bike paths throughout town.

5. Buffer incompatible neighborhoods from each other to enhance livability.

6. Redevelopment of central town square in downtown to encourage small town commercial and residential mix creating a "live-work" community.

7. Expand public transportation to the area with eventual public transit connection to the south.

8. Commercial and industrial development along Burlington Northern Rail Line and along county road corridors (Dersham, Gordon, Glencoe, and Jackson School Roads) with buffered and complimentary mixed residential use.

9. Preserve and increase natural areas, parks and dedicated open space.

~~10. Redirect existing industrial truck traffic off Commercial Avenue through a new Gordon Road interchanges.~~

11. Street trees and tree lined boulevards on main arterials (i.e.- Glencoe Road) with gateway presentation from the Sunset Highway.

12. All utilities underground except in cases of significant impacts to natural areas.

13. Linear park and wetlands along McKay Creek and its tributaries, combined with nature and wildlife trail including outdoor educational exhibits displaying new landscape, wetlands and erosion control in the community.

14. Continue to attract or develop major regional events, such as PGA golf tournaments, music contests, or special festivals.

15. Walking tour of historical community homes, buildings and sites.

16. Community facilities such as library, swim center, jogging trail, and parks.

~~17. Expand North Plains postal service routes into surrounding area to encourage identity.~~

18. Continued citizen involvement in the process of creating and enhancing the vision, by encouraging strong citizen participation by the residents of North Plains, their Planning Commission and City Council.

19. Plan neighborhoods and districts with clear centers, edges and connections that reinforce a small town character.

20. Provide a connected street pattern with direct and convenient connections to

key destinations.

21. Create a town plan that reinforces the prominence and accessibility of the ~~town center~~downtown area.

(ORD. 288 - Adopted: October 29, 2001) (ORD. 301 - Adopted: October 24, 2002 - Repeals ORD. 288) (ORD. 306 - Adopted: May 5, 2003 - Amends ORD. 301)

Chapter 15.02 NORTH PLAINS COMPREHENSIVE PLAN ELEMENTS

15.02.010 CITIZEN INVOLVEMENT

The opportunity for the active participation of the residents and landowners of an area in the preparation of a community's comprehensive plan is not just mandated by state law, but is also the only realistic means of assuring that the community's planning efforts will be worthwhile and meaningful endeavors.

A ~~Community's~~ community's leaders must not only provide the public with a chance to view and respond to the planning documents and studies, but must also affirmatively seek out and request the involvement of the community's citizens. Otherwise, all of the citizen feedback will come during the final hearings on the plan and a great deal of it will then be negative. Small communities such as the City of North Plains do not have the resources to prepare, adopt, and revise plans that have limited support of at least a significant portion of the community's citizens.

Goal 2 of the Statewide Planning Goals also provides that "opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review, and revision of plans and implementation ordinances." Just as the involvement of the community's residents is important to the preparation and review by all of the community's providers of governmental services (the County; school and fire district, etc.), public utilities (telephone, power, gas, etc.), and transportation services (railroad, public transit, etc.) is essential.

The community's businesses and industries (including agricultural businesses) must also be involved since these activities are often not only strongly influenced by the results of a comprehensive planning effort, but are also often, due to their impact on the economic health of the area through payrolls and taxes, an important means by which the goals and objectives of a community may be achieved.

Many of the mechanisms for involvement of the area's residents are also appropriate for the involvement of these other governmental, public utility, and transportation providers as well as businesses and industries.

15.02.014 STATEWIDE PLANNING GOAL 1

To develop a Citizen Involvement Program that insures the opportunity for citizens to be involved in all phases of the planning process.

15.02.015 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** An effective Citizen Involvement Program requires that an officially recognized body (Committee for Citizen Involvement - C.C.I.) be responsible for overseeing and reviewing the effectiveness and impact of the program.

   ~~A.~~ **POLICIES:**

   1) The Citizen Involvement Program will be directed by the City's Planning Commission sitting as the Committee for Citizen Involvement.

2) Not less than once every two years, the City Planning Commission shall normally evaluate the City's Citizen Involvement Process and shall report its findings in writing to the City Council along with recommendations as appropriate for improving the program.

3) CPO No. 8 is recognized as a Citizen Planning Advisory Committee

2. **OBJECTIVE:** The Citizen Involvement Program should recognize the need for a number of different forms of communication.

~~A.~~ **POLICY~~IES~~:**

1) Information about the City's planning activities and noting upcoming meetings, workshops, etc. shall be included in the City newsletter.

~~2) News articles on the planning effort shall be prepared each month and be made available to the local newspapers and radio station.~~

~~3)~~2) Notices of public hearings on the plan shall be mailed to all persons within the affected area, and to all affected agencies.

3) Opportunities to present the planning process before community organizations shall be actively sought.

4) Maintain a dedicated webpage on the City's webpage to provide information about the process and provide easy access to current and historic documents

~~4)~~

3. **OBJECTIVE:** Citizens having a reasonable opportunity to be involved in all phases of the planning process shall be actively encouraged.

~~A.~~ **POLICY~~IES~~:**

~~1.~~ Citizen assistance in the preparation of each phase of the planning process shall be actively encouraged.

4. **OBJECTIVE:** Effective public participation requires that technical information that serves as the foundation of the plan be presented in an understandable form.

A. POLICY:

1. Information necessary to reach policy decisions shall be available in a simplified ~~form~~, understandable form.

2. A copy of all technical information shall be available at the North Plains City Hall and on the City's website. Upon written request, within 10 working days written assistance in interpreting and using technical information shall be provided.

5. **OBJECTIVE:** The City should assure that citizens will receive a response from policy makers.

~~A.~~ **POLICY:** Recommendations resulting from the citizen involvement program shall be retained and made available for public assessment. Citizens who have participated

in this program shall receive a response from policy makers. The rationale used to reach land use policy decisions shall be available in the form of a written record.

6. **OBJECTIVE:** Adequate human, financial, and informational resources should be allocated to this Citizen Involvement Program ~~within the planning budget.~~ [MD1]

   ~~A.~~ **POLICY:** The level of funding and human resources allocated to the Citizen Involvement Program should be an amount that will make citizen involvement an integral part of the planning process.

15.02.020 LAND USE PLANNING

To insure an adequate supply of land for residential, commercial and industrial development purposes as well as land for uses related that provide for a complete community such as open space, institutional, public/private facility, community service, historic uses, the following categories have been developed for use in the comprehensive plan map, which will provide the basis for the City's zoning map. These categories are defined as follows:

- **Residential:** The City's goal is to achieve ~~a mix of low density (40%), medium density (40%), and high density (20%) residential uses providing~~ [MD2]an average density of 8.4 units per acre city-wide~~.~~

- ~~**Low Density Residential**: Areas primarily suited for development of single family dwellings at a density not to exceed 4.4 dwelling units per net acre (minimum lot size of 10,000 square feet per dwelling). Duplexes permitted as conditional use. Corresponds to R10 on zoning map.~~

- ~~**Medium/**~~**Low Density Residential**: Areas suited primarily for development of single family dwellings and duplexes at a density not to exceed 5.8 dwelling units per net acre (a minimum lot size of 7,500 square feet per single family dwelling). Corresponds to R7.5 on zoning map.

- **Medium~~/High~~ Density Residential**: Areas suited for development of single dwellings, duplexes, attached two family and manufactured home parks and subdivisions at a density not to exceed 8.7 dwelling units per net acre ~~(a minimum lot size of 5,000 square feet per dwelling unit)~~[MD3]. Corresponds to R5 zoning map.

- **High Density Residential**: Areas suitable primarily for multi-family dwellings ~~and~~, manufactured home parks and small lot subdivisions ~~although single family dwellings and duplexes are also permitted~~. In this category, residential densities must exceed 8.4 dwelling units per net acre. [MD4]~~are not to exceed 17.4 dwellings units per net acre (a minimum lot size of 5,000 square feet and density of one unit for each 2,500 square feet).~~ Corresponds to R2.5 on zoning map.

- **Neighborhood Community**: This comprehensive plan designation ~~is~~ was designed for the 140 acre non-exception expansion areas in the north and east brought in to the City's UGB in 2003. This designation recognizes the master planning effort that was conducted as a part of the 2005 Periodic Review process and the unique mix of residential and non-residential land uses, varying densities, and open space. A portion of the land annexed into the community in 2007 and a master plan was adopted for the east expansion area. The proposed annexation and conceptual master plan for the north area was rejected by

the City's voters on six occasions between May 2005 and November 2008.

The Neighborhood Community designation should be applied to the north and east non-exception expansion areas as shown on the Density/Land Use Plans in Section 120 Urbanization in the Comprehensive Plan. Development applications within these areas shall provide for the City-wide goal of a minimum density of 8.4 ~~residential~~ dwelling units per net acre ~~in a density distribution of 40% low density, 40% medium density, and 20% high density as prescribed in Section 120 Urbanization.~~

Master planning of the non-exception expansion areas is essential prior to development of any portions of those areas. The master planning process should recognize the land needs identified during the 2005 Periodic Review process and their accommodation in the non-exception expansion areas. To encourage maximization of land efficiency, master plans may identify ~~multiple~~ mixed use areas or co-location of land uses. Examples include the co-location of a school site and athletic fields providing both school land and park land or multiple use areas that include residential uses associated with commercial or institutional uses either vertically or horizontally. Master plans shall identify those specific areas within the plan where multiple use or co-location should occur.

~~The master planning process encourages innovative and imaginative site planning, consistent with Section 15.01.050 The Vision, in order to develop a sense of place where amenities, facilities, features and overall urban design could not be achieved through application of individual or combinations of zones.~~

Corresponds to Neighborhood Community (NC) on the zoning map.

~~**Commercial**: Encourages development of commercial uses supportive of the surrounding community. Placement of the commercial uses should encourage pedestrian and bicycle access to these areas.~~

- **Downtown Commercial Transition** - Encourages the development of both commercial and higher density residential uses supportive of the expansion of the downtown commercial area, while allowing existing uses to be expanded.

~~•~~

~~• **Parks and Open Space**: Public and private parks and areas designated for open space by the City.~~

- **Institutional:** Institutional uses may include ~~road maintenance facilities,~~ places of worship, ~~fire halls,~~ private schools, ~~park and ride facilities~~ and fraternal organizations.

- **Public ~~/Private~~ Facility:** This designation would include uses such as schools, municipal facilities, parks, road maintenance facilities, fire halls, public agency facilities, public transportation facilities, or ~~other~~ franchised private utility facilities~~ies~~.

- **Commercial**: Areas to accommodate retail trade, service, banking, office and related cultural and governmental used. Corresponds to C1, General Commercial, and C2, Highway Commercial, on the zoning map.

- **Industrial**: Areas appropriate for wholesale trade and manufacturing activities.

Corresponds to M1, Light Industrial, and M2, General Industrial, categories on the zoning map.

In addition, ~~four~~ three overlay zones have been created:

- **Flood Plain**: Denotes areas lying within the 100-year flood plains of McKay Creek and its unnamed tributary (Exhibit Page 10).

- ~~**Community Service**: Identifies public and private facilities which serve community educational, cultural, recreational, social and governmental functions. This designation does not exempt property owners from the requirements of the underlying comprehensive plan/zoning designations.~~

- **Historic Resource**: Identifies significant historic sites and structures and establishes a public review process for proposed alterations and demolitions.

- **Significant Natural Resources:** Identifies significant natural resources, including significant wetlands and riparian corridors *(Refer to Goal 5 & 7 Periodic Review Report)* ~~*at the end of ZDO Chapter 16.16.)*~~

15.02.024 STATEWIDE PLANNING GOAL 2:

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

15.02.025 CITY OBJECTIVES AND POLICIES:

1. **OBJECTIVE:** Through the comprehensive plan the City will identify issues, inventories and related data for use in the land use planning and the decision making process.

   ~~A.~~ **POLICIES:**

   1) The City will maintain a Comprehensive Plan which designates a range of land use areas based on findings with respect to:

      - Natural resource capacity and environmental quality;
      - Projected population and economic growth;
      - Location and capacity of services;
      - Existing land use patterns;
      - Projected land use needs;
      - Community land use needs; and
      - Energy conservation and resources.

   2) The comprehensive plan and supporting document will be kept on file and available to the public through the City Recorder at the North Plains City Hall.

2. **OBJECTIVE:** Provide opportunities for input from citizens and potentially affected government agencies during the preparation, review and revision of plans and implementing ordinances by the City.

~~A.~~ **POLICIES:**

1) The City of North Plains shall encourage and provide ample opportunity for the citizens and other private sector entities to provide input into the planning process for the City.

2) The City of North Plains shall use intergovernmental agreements with the following entities in order to establish areas of mutual interest and coordination procedures relative to urban growth management and green corridors:

a. Washington County

b. ~~,~~ Oregon Department of Transportation (ODOT), and

~~2)~~c. the Department of Land Conservation and Development (DLCD).

3) The City of North Plains shall coordinate its 20-year population forecasts with ~~Washington County and Metro to assure consistency with County-wide and Metro-wide forecasts.~~Portland State University subsequent to a 2013 change in ORS.

~~3) The City of North Plains shall encourage Washington County to coordinate its population forecasts with all neighboring cities located within the County.~~

~~4.~~3. **OBJECTIVE:** The comprehensive plan and implementing ordinances shall be reviewed periodically so that the City may keep the planning process dynamic and the comprehensive plan able to respond to change.

~~A.~~ **POLICIES:**

1) The City and the Planning Commission will review the Comprehensive Plan and update or amend the plan every five years.

2) The City will also review data inventories and projections used in the comprehensive plan as part of the update.

~~5.~~4. **OBJECTIVE:** The Comprehensive Plan shall be the basis for specific implementation measures which shall be consistent with and adequate to carry out the comprehensive plan.

~~A.~~ **POLICY:**

Development proposals will required to conform to the City's Zoning, Subdivision and Design Review Ordinances.

15.02.030 SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Based in the resource inventory (at Section 15.03.014), the City of North Plains contains no:

- No known rare or endangered species of flora and fauna;
- Commercially valuable Indigenous energy sources;
- Outstanding scenic views and sites;
- Indigenous energy sources;
- Wilderness areas;
- Potential and approved Oregon recreation trails; or
- State/Federally designated wild and scenic waterways. mineral and aggregate resources;

The McKay Creek flood plain includes other resources which may include riparian corridors, wetlands, and stream corridors. Development in such areas is restricted by the City's Significant Natural Resources Overlay Zone and flood plain ordinance. The only allowable alteration of the flood plain is governed by the flood plain ordinance.

The City has groundwater resources ~~upon which it depends for its domestic water supply.~~ and an agreement with the Joint Water Commission for the delivery of water. Sewerage service is provided by ~~Unified Sewerage Agency~~Clean Water Services throughout the City. To protect water supplies, the City will evaluate each request for development in terms of its water requirements.

15.02.034 STATEWIDE PLANNING GOAL ~~–~~5

To conserve open space and protect natural and scenic resources.

15.02.035 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To protect and enhance the open space and natural resources of the area through proper use and development, especially McKay Creek and its tributaries.

   ~~A.~~ **POLICIES:**~~*~~

   1) The City will encourage recreational uses of open space land.
   2) The City will explore the feasibility of acquiring a future park site within the 100-year flood plain of McKay Creek.
   3) In reviewing planned unit developments (PUD's), the City will not permit property owners to use the flood plain to calculate total allowed residential densities.
   4) The City will encourage the siting of all new development to prevent any unnecessary removal of existing trees.
   5) The City will review an open space system, proposed acquisition of right-of ways, and easements or lands for any city agency, for possible incorporation.
   6) The City will protect the fish and wildlife habitats in the McKay Creek stream

corridor through application of its ~~flood plain ordinance~~ design review, zoning and ~~and park lands overlay systems, and~~ significant natural resources and flood plain overlay zone districts.

2. **OBJECTIVE:** To continually explore ways to develop and maintain an open-space network.

~~A.~~ **POLICIES~~*~~:**

1) The City ~~will initiate and develop~~ maintains and updates a master storm water management plan to encourage preservation of all natural drainage ways.

2) The City will provide and preserve green-ways and open space along, creeks, or other water features ~~-~~for recreational purposes and visual aesthetics.

~~* This constitutes the City's open space plan.~~

~~4.~~3. **OBJECTIVE**: To identify sites and structures relating to the history of the State and the city that should be identified, protected and enhanced.

~~B.~~ **POLICIES:**

1) The City shall utilize the Historic Resource Overlay District to identify and protect significant historic sites and structures. The City's list of significant historic sites and structures shall be maintained in the Comprehensive Plan Inventory and affected properties designated on the Comprehensive Plan and Zoning Maps.

2) The City will develop a program using public and private resources, to revitalize those older residential structures which have been identified as having some historical or architectural significance.

3) The City will investigate the possibilities of receiving funding and tax benefits from the federal, state, and local levels in order to support historic preservation.

4) The City will cooperate with the Washington County Museum and the State Historic Preservation Office to identify and protect significant cultural resources.

5) The City will recognize and comply with applicable State and Federal Statutes governing the protection of cultural resources.

6) The City will seek to protect all archaeological sites found in the city.

~~5.~~4. **OBJECTIVE:** To protect the groundwater supply essential to clean water and natural vegetation.

~~A.~~ **POLICIES:**

1) The City will work to preserve and maintain the quality and availability of ground water for its citizens.

2) The City will develop standards to prevent damage to public and private property caused by flooding.

3) The City will cooperate with State and regional agencies to determine the nature and future value of the area's groundwater supply.

4) The City will prohibit approval of developments which cannot be served by an adequate municipal supply.

4)

North Plains continues to retain its rights for ground water. The City will initiate action to identify and acquire an alternative to groundwater as its primary source of supply. maintain a relationship with the Joint Water Commission to provide an alternative water supply to the City. [MD5]

5)

15.02.040 AIR, WATER, AND LAND RESOURCES

The City of North Plains maintains air and water quality, and noise level standards in accordance with the following federal laws:

- Clean Air Act (PL-88-206 as amended August, 1977 42 U.S.C. Section 7401 et seq));
- Federal Water Pollution ControlClean Water Act Act (PL-92-5000 33 U.S.C. Section 1251-1376);
- Safe Drinking Water Act (42 U.S.C. Section 300f et seq) (P-93-523);
- Resource Conservation and Recovery Act (PL-94-580 42 U.S.C. Section 6901 et seq);
- Noise Control Act (PL-92-574 42 U.S.C. Section 4901 et seq));

and state laws:

- Pollution Control (ORS 486 468);
- Sewage Treatment & Disposal System (ORS 454);
- Solid Waste Control Act (ORS 467); and
- Noise Control Act (ORS 467)

15.02.041 AIR QUALITY

The City of North Plains is identified by the Department of Environmental Quality (DEQ), State of Oregon, as being within the "Portland Air Quality Maintenance Area". This designation is a requirement of the Clean Air Act Amendments of 1977. The pollutants mentioned are particulates, carbon monoxide and photo chemical oxidants.

When the Comprehensive Plan was first developed it was It has been determined by using the guidelines in the 1978 DEQ publication, "DEQ Handbook for Environmental Quality Elements of Oregon Land Use Plans (air quality section)" and support documentation that the North Plains Comprehensive Plan does not appear to cause or contribute to a significant degradation of air

quality within the Portland ~~area and~~ Air Quality Maintenance Area.

DEQ has taken on a larger role in monitoring air quality regionally, and reports on all of Oregon including the Portland Metro area and specifically Hillsboro. According to the 2013 Oregon Air Quality Data Summaries (July 2014) the Hillsboro area, which is the nearest monitoring point, generally enjoys good air quality. As Washington County grows in population more detailed information is developed to describe the air quality. The Hillsboro area is regularly monitored for pollutants like benzene, acetaldehyde, lead, manganese, chrominum, perchloro ethylene, nickel, cadmium, formaldehyde, and arsenic.

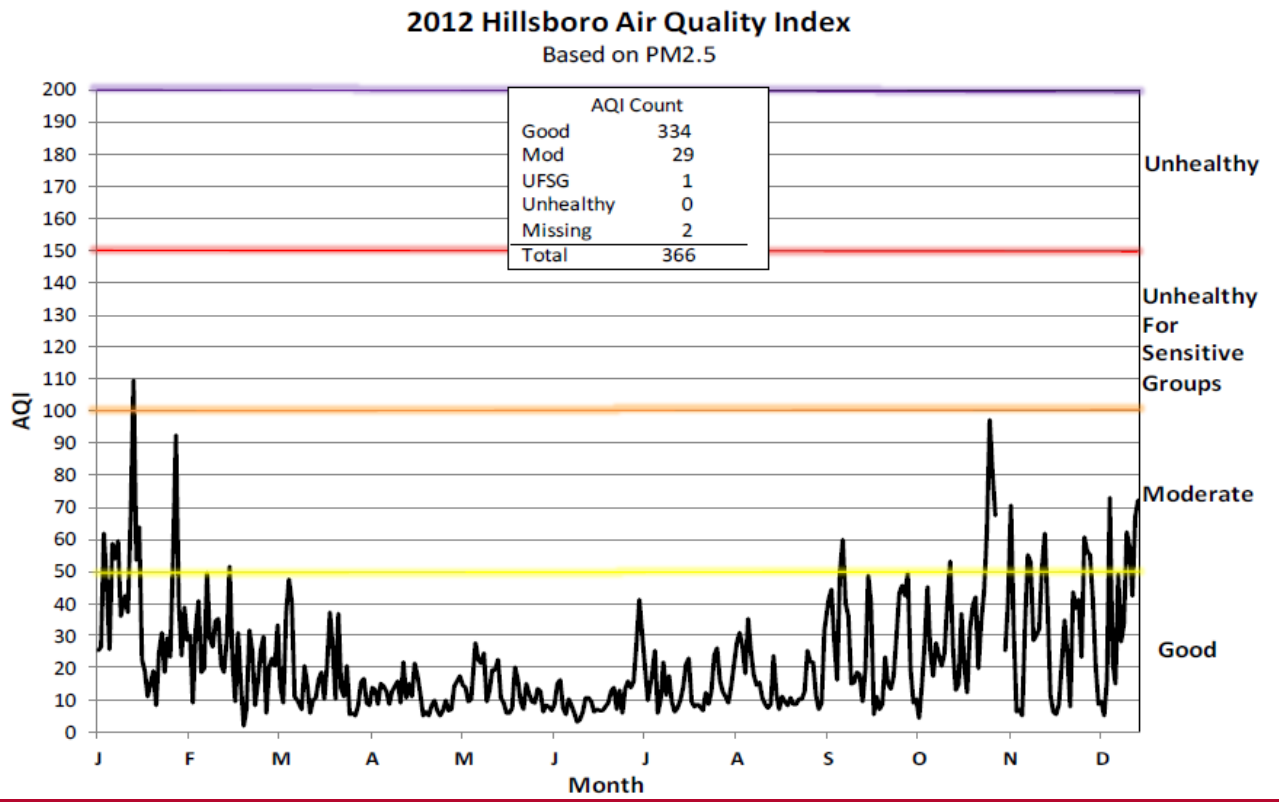
The following scale is used to interpret the air quality condition.

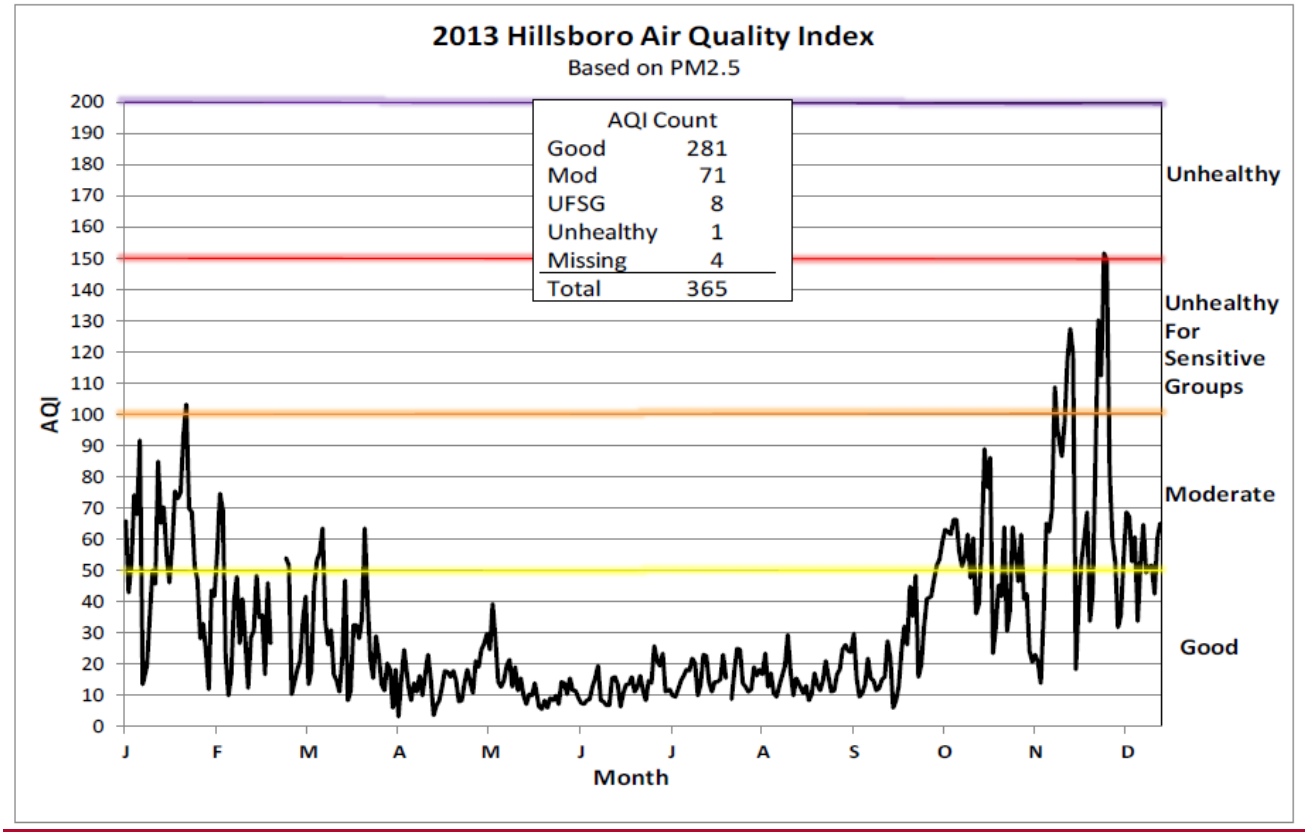
Air Quality	AQI	Health Advisory
Good	0-50	No health impacts expected .
Moderate	51-100	Unusually sensitive people should consider reducing prolonged or heavy outdoor exertion.
Unhealthy for Sensitive Groups	101-150	People with heart disease, respiratory disease (such as asthma), older adults, and children should reduce prolonged or heavy exertion. Active healthy adults should also limit prolong outdoor exertion.
Unhealthy	151-200	People with heart disease, respiratory disease (such as asthma), older adults, and children should avoid prolonged or heavy outdoor exertion. Everyone else should reduce prolonged or heavy outdoor exertion.
Very Unhealthy (Alert)	201-300	People with heart disease, respiratory disease (such as asthma), older adults, and children should avoid all physical activity outdoors. Everyone else should avoid prolonged or heavy exertion.

Air Quality Index Summary

Portland Metro		Good	Mod-erate	Unhealthy For Sensitive Groups	Unhealthy	Very Unhealthy	Hazar dous	Missing days
Portland	2004	300	59	5	2	0	0	0
	2005	308	53	4	0	0	0	0
	2006	306	54	4	1	0	0	0
	2007	307	50	7	1	0	0	0
	2008	311	49	6	0	0	0	0
	2009	309	52	4	0	0	0	0
	2010	342	21	2	0	0	0	0
	2011	310	49	6	0	0	0	0
	2012	330	35	0	0	0	0	1
	2013	282	77	5	0	0	0	1
Hillsboro	2005	269	46	7	2	0	0	41
	2006	311	48	4	0	0	0	2
	2007	306	48	10	1	0	0	0
	2008	310	51	4	0	0	0	1
	2009	288	62	7	0	0	0	8
	2010	338	17	1	0	0	0	9
	2011	308	50	7	0	0	0	0
	2012	334	29	1	0	0	0	2
	2013	281	71	8	1	0	0	4

When graphed, air quality in Hillsboro shows clear trends. Air quality tends to be best in the late spring, and the poorest in the winter months, when the air is more still and particulates cannot disperse.


2012 Hillsboro Air Quality Index
Based on PM2.5
AQI Count
Good 334
Mod 29
UFSG 1
Unhealthy 0
Missing 2
Total 366
Unhealthy
Unhealthy For Sensitive Groups
Moderate
Good
AQI
Month
J F M A M J J A S O N D


2013 Hillsboro Air Quality Index
Based on PM2.5
AQI Count
Good 281
Mod 71
UFSG 8
Unhealthy 1
Missing 4
Total 365
Unhealthy
Unhealthy For Sensitive Groups
Moderate
Good
AQI
Month
J F M A M J J A S O N D

15.02.042 WATER QUALITY

The City has a Clean Water Services (CWS) sewage system in place. Treatment of waste water is managed by CWS. Storm water management is also overseen by CWS, which has numerous water quality facilities in the community.

15.02.043 NOISE POLLUTION

DEQ monitors noise pollution in the State of Oregon. The State has standards for motor vehicles, industry and commerce, motor sports vehicles and facilities and airports. Enforcement of these standards is conducted by DEQ. ~~North Plains experiences varying degrees of noise pollution.~~ The single largest source of noise in the community is Sunset Highway on the southern city limits. A moderate amount of noise can be heard at all hours of the day associated with freeway traffic. Vehicular traffic on local streets is also commonly heard at moderate levels. ~~and some~~ Several industrial facilities are located in and near the City, including Oregon Canadian Forest Products which operates a lumber mill on the eastern end of the City. Some noise can also be heard from industrial facilities in Cornelius off Vadis Road. ~~,~~Generally these facilities only operate day and swing shifts, and cannot be heard during evening hours. ~~and the~~ Portland Hillsboro Airport is located nearby. Intermittent jet, airplane and helicopter traffic can be heard in North Plains. ~~, vehicle traffic in the city, and the~~ Burlington Northern Railway ~~that runs~~operates trains through the middle of town 2-6 times per day, mostly in the evening and early morning hours. While the trains do not stop they are required by Federal Law to signal their presence with horns. ~~are the main sources of noise.~~

Locally the City enforces the nuisance ordinance which addresses local sources of noise not regulated by the State or Federal government.

15.02.044 STATEWIDE PLANNING GOAL ~~–~~6

To maintain and improve the quality of the air, water, and land resources of the state.

15.02.045 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** All discharges from existing and future development should be within the limits set forth in applicable state or federal environment quality statutes and standards.

   ~~B.~~ **POLICIES:**

   1) The City will encourage standards that and, enhance the air and water quality and reduce noise pollution; and require that all state and federal standards be met or exceeded with respect to:

      a. Air quality

      b. Water quality

      c. Noise levels

   2) The City will participate in appropriate environmental quality planning efforts on a regional level.

15.02.050 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Steep slopes pose no significant hazard to development within the City of North Plains. However, there is a potential threat to life and property due to the following:

15.02.051 FLOODING

The City contains nearly 58 acres of land located within the 100-year flood plain of McKay Creek, which lies at the eastern edge of the City, and a tributary, which traverses the City from its northwest to southeast corners. Flooding on local streets in the past was ~~city is~~ due primarily to the undersized culvert at Glencoe Road, 314th Avenue and Pacific, Cottage, Commercial, Hillcrest and Wascoe Streets. The issues were addressed with the implementation of ~~solution to the flooding will be addressed in~~ the master storm water management plan.

Flooding has not caused severe damage to life or property subsequent to the City's incorporation.

15.02.052 SOIL LIMITATIONS

Approximately 14% of the soils in North Plains have "moderate potential" for shrink-swell which affects the stability of building foundations and roadways.

Approximately 13% of the soils in the community are identified as having a seasonable high water table, i.e. within 24 inches of the surface, which affects construction and development. Most of these soils are associated with or are in the vicinity of the 100-year flood plains.

15.02.054 STATEWIDE PLANNING GOAL 7

To protect life and property from natural disasters and hazards.

15.02.055 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE**: To concentrate urban uses on suitable lands based on research of available information showing the absence of known hazards including but not limited to flooding, unfavorable soil conditions, and seasonally high water table.

   ~~A.~~ **POLICIES:**

   1) The City will require specific information clearly identifying the degree of hazard present from applicants who seek approval to develop residential, commercial, or industrial uses within known areas of natural disasters and hazards.

   2) The City will prohibit development or land form alterations in areas with natural development limitations except upon showing that design or engineering techniques can eliminate any public harm or adverse effects to surrounding persons or properties. Consideration shall be given to such natural hazards as:

      - Severe Soil restrictions;
      - Areas within the 100-year flood plain; and

- Seasonally high water table within 24 inches of the surface.

2. **OBJECTIVE**: To discourage development in flood plains and natural drainage ways.

~~2.~~

~~B.~~ **POLICIES:**

1) The City will permit limited use of certain flood plain lands for recreational and agricultural purposes which do not endanger the public health, safety or welfare.

2) Any alteration to a drainage way shall be engineered and constructed in a~~n~~ manner to allow for the least possible change in the natural flow of water which existed prior to the alteration.

3) The City will allow no construction or grading which would:

   - Cause any restriction which could cause backup of water and flood upstream properties;

   - Cause an increase in flow rate, to downstream properties; or

   - Cause an increase of flood potential for the property which is undergoing alteration.

4) ~~The City will keep flood plain information current~~The City will rely on the most recently adopted flood plain maps provided by U.S. government, and base its overlay boundaries on the same.~~, as reported by U.S. Army Corp of Engineers and other sources.~~

5) The City will utilize the flood plain Overlay District to accomplish these policies, which will apply to private land owners, as well as City, County, and State public projects.

~~5)~~6) No structures for residential or commercial purposes with permanent foundations will be permitted within the floodplain.

3. **OBJECTIVE:** To protect life and property from harm or loss due to construction on weak foundation soils.

~~A.~~ **POLICIES:**

1) The City will maintain procedures to advise applicants for development permits of the areas known to have a potential for weak foundation soils.

2) The City will require a soils report in areas of known weak foundation soils, by a qualified soils engineer or consulting geologist licensed or registered by the State of Oregon.

4. **OBJECTIVE:** To protect life and property from harm or loss due to activity or construction in areas of high groundwater.

~~A.~~ **POLICY:**

The City will establish land development policies and regulations which take into consideration existing and evolving groundwater conditions.

15.02.060 RECREATION

~~Presently~~ In 2014 there are ~~5.5~~7.16 acres developed of park/playground area located at the Jessie Mays Community Park, Pacific Purple Park, and smaller pocket parks within the City~~Center, City Hall area, and elementary school~~. Churches, a senior citizen center, ~~the City Hall,~~ and the Jessie Mays Community Hall are available for indoor activities. Outdoor activities are available nearby in the surrounding countryside, such as horseback riding, hiking, fishing, biking, gliding, and golf. The recreational facilities existing in North Plains in 2000 were ~~are~~ determined to be inadequate to meet the future population growth needs. By 2014, facilities have improved to meet recreation standards established by the community.

15.02.064 STATEWIDE PLANNING GOAL

To satisfy the recreational needs of the citizens of the state and visitors.

15.02.065 CITIES OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To plan a parks and recreation system adequate to serve projected population growth.

   A. **POLICIES:**

   1) The City will make it a top priority to identify and acquire land serve long-range community recreation needs, in accordance with an adopted p~~P~~ark and r~~R~~ecreation m~~M~~aster p~~P~~lan.

   2) The City will establish criteria for the use and design of proposed park and facilities development.

   3) The City will explore all avenues of acquiring Local, State, Federal, and private funding for purchasing land for parks and their development~~-~~.

   4) The City will work with ~~neighborhood groups~~the Parks Board in identifying lands for recreational development.

   5) The City will locate new neighborhood parks to conveniently serve city residents.

   6) The City will project all park land use needs through the year ~~2020~~2030.

   7) The City shall establish a minimum of two acres of parks ~~-~~per 1,000 population.

   8) Where possible community parks will be collocated with schools

   ~~7) for neighborhood parks and with each park to contain two to five acres with an opportunity to co-locate one park with a new elementary school~~

2. **OBJECTIVE:** A variety of community parks and outdoor recreation areas should be encouraged, maintained, and enhanced.

   ~~A.~~ **POLICIES:**

   1) Recreation facilities will fulfill the needs of the neighborhood and the community at large by providing recreational opportunities for all people.

   2) The City shall establish one large ~~20 acre~~ community park up to 20 acres.

   3) The City ~~shall~~ designated stream corridors and flood plains as open space and possible linear park land.

   4) The City shall determine the sites for future park land needs in a manner that is consistent with the City's livability objectives.

   5) The City shall ~~develop~~ maintain a plan to obtain needed park lands as the population grows ~~by 2005~~.

   6) The City shall assure that all park lands are accessible to all neighborhoods via efficient and safe linkages.

3. **OBJECTIVE:** To plan community recreation facilities in conjunction with existing and planned school facilities so that they ~~compliment~~complement each other in function.

   ~~A.~~ **POLICIES:**

   1) The City will maintain a community facility (such as the Jessie Mays Community Hall) and retain and develop the park sites to meet the recreational needs of the City in a manner that is consistent with the City's livability objectives.

   2) The City will coordinate with the Hillsboro Elementary School District to allow use of school playground equipment and sports facilities by residents when the facilities are not in use by the school.

15.02.070 ECONOMICS

15.02.074 STATEWIDE PLANNING GOAL 9

To diversify and improve the economy of the state.

15.02.075 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To increase local job opportunities.

   ~~A.~~ **POLICY:**

   The City will encourage development that provides new employment opportunities for residents.

2. **OBJECTIVE:** Diverse businesses and industries should be encouraged to locate in

North Plains.

~~1.~~ **POLICIES**:

1) The City will continually research and study the need for industrial/commercial sites and maintain an inventory of such lands.

2) The City will work with private institutions, citizens, and governmental agencies to implement ~~current~~ adopted ~~Economic~~ economic ~~Development~~ development ~~Plans~~plans.

3) The City will protect existing and planned industrial and commercial areas from encroachment by incompatible uses.

4) The City will promote appropriate development near its industrial park ~~in the eastern City~~ in order to provide citizens the means for walkable access to jobs in the City's eastern industrial area.

5) The City will work with property owners and developers to construct sewer and water facilities necessary for development.

6) The City shall support the diversification of the local economy

7) The City will encourage economic development by assuring that adequate land, streets, utilities, and public services exist to serve commercial and industrial development.

15.02.080 HOUSING

The City wishes to encourage the opportunity for its citizens to have a variety of housing choices. The City envisions a compact community in which citizens have a variety of housing choices in easy pedestrian walking range of City amenities.

~~In 1980, the City of North Plains had 266 dwelling units of which 248 (93%) were conventional single family, 12 (5%) multi-family, and six (2%) manufactured home units. This does not include 43 units of migrant housing located in a labor camp at the east end of the City. Two-thirds of its housing stock had been constructed since 1950.~~

~~• In 1983 the City amended its zoning code to significantly increase housing opportunities by: Expanding the definitions of "Dwelling Unit" to include prefabricated housing constructed to Uniform Building Code specifications and "manufactured home parks" to include "manufactured home subdivisions";~~

~~• Permitting manufactured home parks or subdivisions in the R5 as well as R2.5 zones; and~~

~~• Adopting a planned unit development (PUD) ordinance which permits greater flexibility in dwelling siting, design and construction.~~

~~According to the 2000 U.S. Census, the City has a population of 1,605, an increase of 890 people over its 1070 population. Assuming a household size of 2.50 persons, this will result in the demand for 1,600 dwelling units. Work Task 3 of the City's Periodic Review Work Program demonstrates the existing city limits can accommodate 1,062 dwelling units. The~~

~~remaining 583 dwelling units will need to be accommodated via an expansion of the Urban Growth Boundary.~~

The City's housing stock is diverse in its composition. In 2000, the housing mix was reported as being 88% low density, 5.9% medium density and 6.1% high density. Since that time the manner in which density is defined has changed with the adoption of the Comprehensive Plan in 2005. In 2014 the bulk of housing 38% is High density. Medium density comprises 34% and High density comprises 28%. In simple terms, the City has become more dense than originally anticipated in 2000 because the definition of density has changed.

The City may be able to attain the goal of 8.4 dwelling units per net acre, but is unlikely to attain to the previously approved housing mix goal of 40% low density, 40% medium density, and 20% high density. Based on remaining lands that are vacant and can be developed, it is unlikely both aspects of this housing density and mix goals can be met in the short or long term. The amount of high density housing available will grow more rapidly than either medium or low density, and will exceed the 20% threshold (320 of 1,600 housing units) by 2016. Based solely on the approved Master Plan for Sunset Ridge, future development is likely to push high density closer to 37% of the total dwelling units. Additional high density development in the R2.5 zone and potentially in the north will further skew this percentage upwards.

~~To encourage the provision of a greater variety of housing types at affordable prices, the City will encourage construction of additional units using the following ratio: 40% low density, 40% medium density, and 20% high density. This is more favorable for the construction of lower cost small lot single family, duplex, and multi-family units than is the existing housing mix of 88% low density / 5.9% medium density / 6.1% high density.~~

The City's ~~has recently adopted changes to the~~ zoning code ~~to~~ allows mixed-use opportunities in the C~~-1~~ Commercial and Neighborhood Community zones. ~~This provision, combined with the up-zoning of two entire blocks near downtown will provide additional residential opportunities within the core are of the City.~~

The City has a variety of housing types. Attached, multifamily, manufactured housing and single family homes on small lots account for 30.3% of the housing stock in 2014. Based on known and approved projects this will increase to 33.4% by approximately 2016. If the master plan for sunset Ridge is completed as approved attached, multifamily, manufactured housing and single family homes on small lots will account for 40.4% of the housing stock. [MD6]

	2014		In progress		Phase II	Sunset Ridge
Existing Dwelling Units 2014*	829					
Projected Dwelling Units With Work in Progress*			1067		1162	
Multifamily	82	9.8%	82	8.4%	82	7.1%
Manufactured	54	6.5%	54	5.6%	54	4.6%
Attached	76	9.1%	76	7.8%	113	9.7%
Small Lot	41	4.9%	112	11.5%	220	18.9%
Total	253	30.3%	324	33.4%		40.4%

** Includes 5 multifamily units in commercial zone.*

In progress are 104 units at Sunset Ridge and 33 units at McKay Fields.

Multifamily housing is available to income qualified, disabled and senior residents; however there is very limited number of units available to the general public. As of 2014, a 14-unit multifamily development is located in North Plains for income qualified and disabled persons. All are one bedroom units. Two senior housing facilities are located in North Plains, including the 33 unit Senior Plaza which has wheelchair accessibility and accepts Section 8 tenant-based rental subsidies (all are one bedroom units, except one), and Highland Court which has 30 one-bedroom units with wheelchair accessibility but does not accept Section 8 tenants. These multifamily units account for 9.4% of the City's dwelling units in 2014. Of the 82 apartment units available, only five have no tenancy restrictions. All five are in a commercial zone.

Attached housing is common in North Plains accounting for about 9.1% of housing units in 2014. The largest concentration is in the Cottage Pointe subdivision.

Single Family detached homes on small lots of 2,500 sq feet or less can also be found at the Pacific Station (14 units) and Highland Court (27 units) subdivisions. In 2014 construction has started at McKay Fields Subdivision will offer another 33 units on small lots, and Sunset Ridge 38 small lots. By 2016, small lots will account for 11.5% of the total housing stock.

The largest concentration of manufactured homes is at the Oak Meadows Subdivision, which accounts for 6% of the housing stock in 2014. Numerous examples of manufactured homes on permanent foundations can be found all residential zones in North Plains.

15.02.084 STATEWIDE PLANNING GOAL 10

To provide for the housing needs of citizens of the state.

15.02.085 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** Future residential development should provide a variety of housing choices for North Plains' citizens in a manner that is consistent with the City's livability objectives.

   ~~A.~~ **POLICIES:**

   1) The City will insure adequate vacant land is zoned in all residential zoning categories.

   2) The City will expand the availability of attached and ~~-~~multifamily housing ~~and shall encourage a minimum of 25% of the total new housing types to be attached housing.~~ [MD7].

   3) The City shall work to assure that all citizens have:

      a) adequate links to transportation systems;

      b) availability of adequate public facilities;

      c) reasonable buffering of adverse impacts.

4) The City of North Plains shall assure the equitable geographic distribution of housing types through the development of policies and objectives that will assure housing variety, afford-ability, linkages, walk-ability, buffers, accessibility to centers and transitions.

5) The City of North Plains shall determine geographic areas having the highest priority for higher housing densities.

6) Housing shall be provided in a manner that is consistent with the City's livability objectives.

~~6)~~

2. **OBJECTIVE:** To cooperate with the Federal, State and regional agencies to help provide for housing rehabilitation assistance to residents.

~~A.~~ **POLICY**:

Cooperate with the Housing Authority of Washington County to identify sites, projects and developers to provide the City's fair share of assisted housing units for low and moderate income households.

3. **OBJECTIVE:** To evaluate proposals for new housing in terms of the impact of additional numbers of people on the natural environment, community services, utility support systems, and projected housing space needs.

~~A.~~ **POLICIES:**

1) The City will require all applications for residential development of 4 or more units to provide a site analysis which identifies:

- Slopes;
- Soil Characteristics;
- Potentially severe hazardous areas as indicated in the Planning Inventory, especially flood plain, high ground water and erodible soils;
- Routes or channels of surface water runoff, including adjacent areas;
- Street access to site, and connections to adjacent streets and pedestrian, bicycle, equestrian ways;
- Access to utilities;
- Existing buildings or historic features;
- The City will make available to the developer such data as may be on file pertaining to the above criteria.

~~2) The City will develop specific and enforceable design standards for multi-family, manufactured home and small lot developments.~~

~~3)~~2) Single-family residential areas require settings conducive to the activities and needs of the family and may need to be buffered from non-residential areas through landscaping or open space.

~~4)~~3) Multi-family areas will be compl~~e~~imentary to shopping, service, and activity centers by providing greater pedestrian use and benefitting from their accessible location. Landscaping and open space will be provided to reduce potential conflicts of land use.

~~5)~~4) Housing to accommodate the senior citizens will be located within easy walking distance of business and commercial areas.

15.02.090 PUBLIC FACILITIES AND SERVICES

The City of North Plains has adopted ~~the~~ a "Water System Master Plan" ~~, April, 1980, and the "Sanitary Sewer Collection System", January, 1978. More recently, the City adopted an updated Water Master Plan on September 23, 1999. The two documents are the specific development and policy documents for the provision of water and sanitary sewer.~~and has delegated authority to Clean Water Services to adopt a sewer master plan.

15.02.094 STATEWIDE PLANNING GOAL 11

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development consistent with the City's livability objectives.

The City has a strong infrastructure in place to support its goal of attaining 1,600 dwelling units. Parks, water and sewer facilities have been expanded in proportion to the size of the City. A library was established in 2006 that serves a population of more than 5,000 persons in the area. Police and fire services are also adequate to serve the community.

Hillsboro School District made investments to upgrade the elementary school, and is prepared to address growth in North Plains' population. Below is the table used to estimate the impact of new dwelling units on the school system in 2012.

Development Type	K-6	7-8	9-12	Total K-12
Town Center[1]	0.12	0.03	0.05	0.21
Neighborhood Center[2]	0.21	0.05	0.09	0.35
High Density Residential[2]	0.12	0.03	0.05	0.21
Medium Density Residential[3]	0.29	0.07	0.14	0.5
Single Family Residential[4]	0.31	0.09	0.17	0.56

To illustrate the impact of new dwelling units on the school system, the first phase of Sunset Ridge with 104 single family detached homes will generate approximately 58.24 students in the K-12 system.

	SFD	K-6	7-8	9-12	Total K-12
Sunset Ridge	104	0.31	0.09	0.17	0.56

Students		32.24	9.36	17.68	58.24

At buildout, 1,600 units would add another 100 students to the K-12 school district. North Plains Elementary should be able to accommodate most of the K-6 grade growth. Hillsboro School District has confirmed that it is unlikely a new elementary school would be constructed in the next decade (2024). The need for a new school in the east part of the City is more likely to be driven by population changes outside of the incorporated city limits of North Plains.

	SFD	K-6	7-8	9-12	Total K-12
Buildout	1600	496	144	272	896

15.02.095 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE**: To program and provide municipal facilities in the most efficient and cost effective manner to adequately serve existing population and anticipated growth, in accord with the Comprehensive Plan.

   ~~A.~~ **POLICIES:**

   1) The City ~~will update its detailed public facility and utility studies and~~ maintains a current inventory ~~ies~~ of public facility needs and costs.

   2) The City will develop, maintain, update, and expand police ~~and fire~~ services, streets and sidewalks, water and sewer systems, and storm drains as necessary to provide adequate, efficient and cost effective facilities and services to the community.

   3) The City will plan public facilities, utilities, and services to meet the expected demand through development of a capital improvement program.

   4) The City will cooperate with agencies involved in providing and coordinating social services to the community.

2. **OBJECTIVE:** To establish and utilize criteria to guide the location and design of new public facilities.

   ~~A.~~ **POLICIES:**

   The City will weigh the following factors when determining public facility location:

   1. Availability and cost of usable land;

   - Degree of disruption of residential areas;
   - Operational efficiency of alternate locations;
   - Geographic restrictions and requirements; and

- Overall Comprehensive Plan objectives, including objectives regarding the city's livability and future growth.

2. The City will require the following preconditions to development:

   - A proposed use can only be connected to a public water and sanitary sewer system. ~~The City will allow the current use of individual sewage disposal systems only in the selected areas of the City where sewer service is currently not available. However, as these areas develop, extension of the sewer system will be required.~~ [MD8]

   - Surface water run-off can be handled on-site, or adequate provisions can be made for run-off which will not adversely affect water quality in adjacent streams, ponds, lakes, or other drainage on adjoining lands; nor will such run-off adversely affect the use of adjoining properties.

   - Adequate water pressure will be present for fire-fighting and domestic use.

   - Development proposals will be required to conform to the design standards for street, water, and sewer.

   - Public facilities extensions are consistent with the City's livability objectives.

3. **OBJECTIVE:** To aggressively seek outside revenue sources to fund public facility needs and utilize these solely for capital improvements.

~~B.~~ **POLICIES:**

1) The City will complete local planning for high priority public facilities so that outside revenue sources can be used on short notice.

2) The City will develop local funding adequate to meet "matching" requirements of outside revenue sources.

3) The City will require equitable sharing of most public facility costs between new development and the existing community through means such as system development charges, Local Improvements Districts, or other possible means.

15.02.096 MUNICIPAL WATER POLICY

1) The City will increase the City water system's storage capacity and pumping capability in order to:

   - Meet requirements of ~~Department of Human Resources, Health Division~~Oregon Health Authority; and

   - Increase and maintain fire protection.

2) Water storage and distribution facilities shall be expanded and established in a manner that is consistent with the City's livability objectives.

3) Water storage and distribution facilities, including expansions or other modifications to such facilities, shall be established in a manner that provides the most efficient, cost effective use of public dollars while also maintaining consistency with the City's livability objectives

15.02.097 SANITARY SEWER SYSTEM POLICY

1) The City will require property owners of existing and new development to connect to ~~the City's~~Clean Water Services sanitary system in order to:

   - Avoid future health hazards; and
   - Encourage more compact, economical and efficient urban growth.

2) Sanitary sewer shall be established and extended in a manner that is efficient, cost effective, and consistent with the City's livability objectives.

15.02.098 STORM WATER RUN-OFF POLICY

1) The City will provide for a study of urban storm water run-off to alleviate ponding and flooding.

15.02.099 SOLID WASTE POLICY

1) The City will work with Washington County ~~and the Metropolitan Service District~~ to insure adequate provision for and control of solid waste disposal sites.

15.02.100 SCHOOLS POLICY

1) The City shall coordinate with the Hillsboro School District to project all school land needs and to determine the location of future school sites.

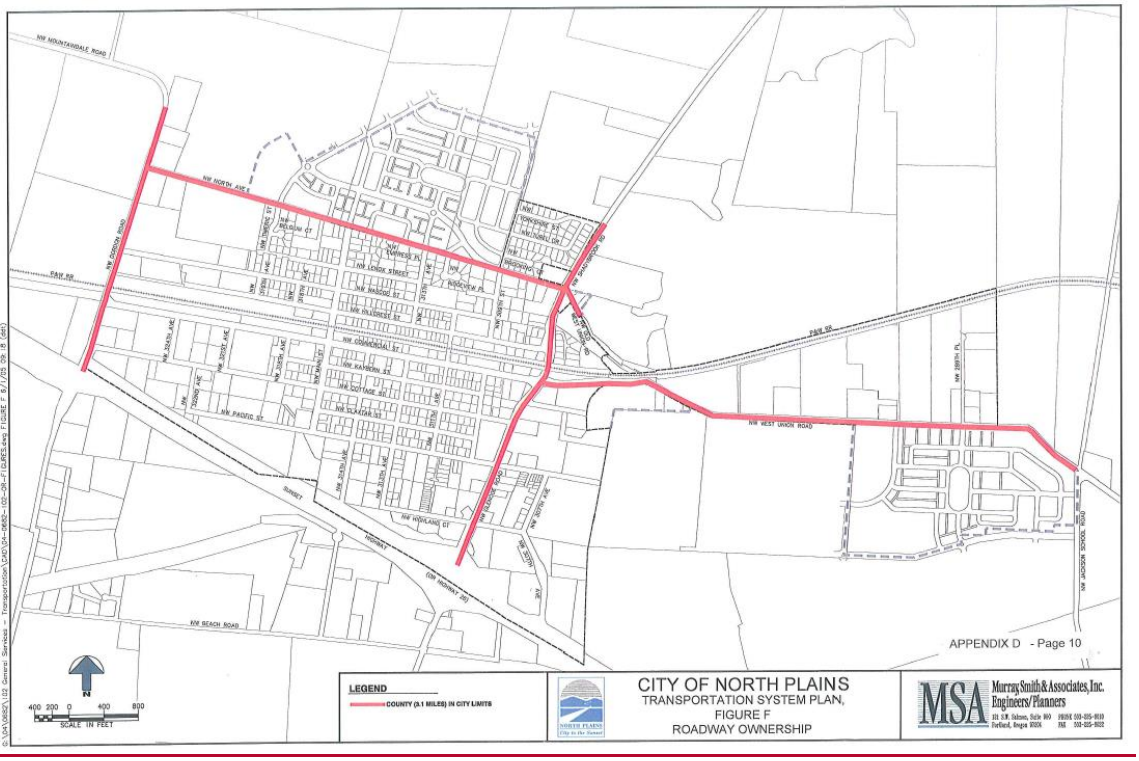
2) The City will determine if park lands shall adjoin school lands.

3) The City will assure that school lands are accessible to all neighborhoods via efficient and safe linkages. The City defines efficient and safe linkages for school children as those linkages, such as pathways and sidewalks, which are designed for pedestrian and bicycle riding opportunities for school children, to enable them to make their way to and from school in a safe manner with a minimal amount of traffic conflicts.

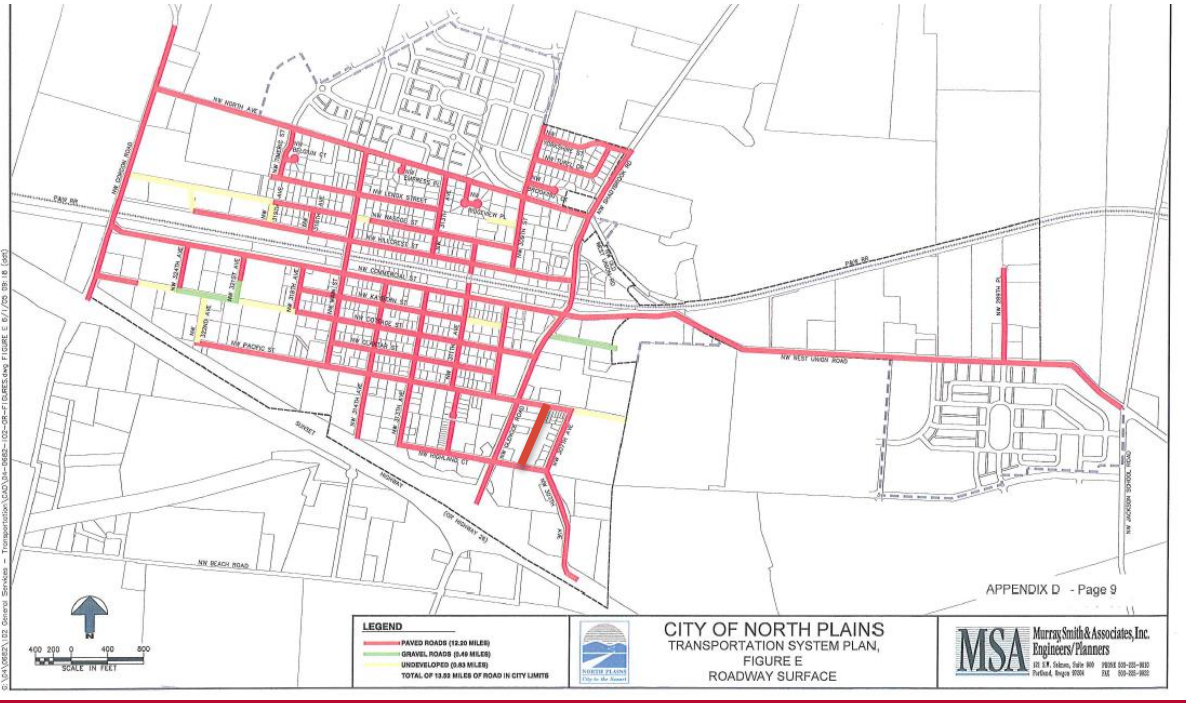
4) The City shall encourage the Hillsboro School District to establish and maintain all school facilities within the City and UGB and to site new schools only in a manner that is consistent with the City's livability objectives.

15.02.101 TRANSPORTATION

The Sunset Highway (Highway 26) is the major regional route connecting North Plains with the Portland metropolitan area and suburbs. Residents utilize the private automobile almost exclusively as a means of getting to work or shopping, Mass transit ~~is limited to a few special transportation services~~includes services offered by Tillamook Bus Service and Ride Connection, both of which provide access to intermodal transportation facilities in Hillsboro, which branches out to the greater Portland Metropolitan region.



Washington County owns and maintains the most heavily traveled streets in the City limits: Glencoe Road, West Union Road, North Avenue and Gordon Road (see figure __ above.). In 2014, the City owns and maintains 13.3 miles of right-of-way of which 97% are improved, and 3% are hard packed gravel. (See figure _ below.)



~~Commercial and Hillcrest Streets are the most heavily traveled streets in the City with A.D.T. counts of 2600 and 900. There are 10.9 miles of platted right-of-way of which 74% are currently improved, 38% are paved and 36% are hard packed gravel.~~

Rail service does not stop within the City of North Plains, though ~~The City is currently served by the~~ Burlington Northern Railroad operates four to five freight trains through the City each day~~times a day~~.

The City is within 5 miles of the Hillsboro Airport, operated by the Port of Portland.

The City lacks a formal park and ride facility ~~the establishment of~~ which ~~would~~ could improve carpool opportunities for North Plains citizens. ~~The City shall work to establish a park and ride facility within the City and its UGB in a location that is consistent with the City's livability objectives.~~ Because of the City's compact size, and the lack of restrictions on parking on public streets or at public facilities, building a park and ride facility is not a priority defined in capital plans.

Linkages for bicycle riders have improved since 2010. Wider shoulders have been installed on Glencoe Road, creating a relatively safe conduit to the Hillsboro downtown. Jackson School is expected to receive similar improvements. In 2014, the City is actively planning with the County to improve bike access along West Union Road between Jackson School and Glencoe Road in order to connect the Sunset Ridge Subdivision with downtown.

15.02.104 STATEWIDE PLANNING GOAL 12

~~**POLICIES:**~~

To provide and encourage a safe, convenient and economic transportation system.

15.02.105 CITY OBJECTIVES AND POLICIES

1) **OBJECTIVE:** Provide a system of road and other forms of transportation which link each part of the community into a unified whole, and one which will safely, efficiently, and economically move traffic to and through the area in a manner that is consistent with the City's livability objectives when the City is fully urbanized.

~~A.~~ **POLICIES**

1) **STREET DESIGN STANDARDS**

a) ~~As part of t~~The City of North Plains Transportation Plan (TSP) ~~, the City of North Plains has adopted modifications to the existing~~ provides a functional classification plan for streets.~~, These changes are made in recognition of the anticipated future land development and the resulting traffic volumes within the City boundaries.~~

~~a)~~b) The City shall ensure that its street design standards consistent with Oregon transportation rules and the City's livability objectives are maintained as part of its *Public Works Standards*.

~~b) Changes to the City's current roadway standard policy are shown in table 3 of the original TSP. However, in order to comply with revisions to the TSP, several standards have been developed and are summarized in Table 3-a. These standards replace the current standard. Curbs are included in all City roadways.~~

~~TABLE 3-A~~

~~Classification~~	~~Pavement Width (ft)~~	~~Sidewalk width (ft)~~	~~Bikeway Width (ft)~~	~~Parking~~	~~ROW (ft)~~	~~Design Speed (MPH)~~
~~Local Street [1]~~	~~28~~	~~5~~	~~None~~	~~1 side~~	~~46~~	~~25-35~~
	~~28~~	~~5~~	~~None~~	~~1 side~~	~~38~~	~~25-35~~
	~~28~~	~~5 one side~~	~~None~~	~~1 side~~	~~34~~	~~25-35~~
~~Colector~~	~~38~~	~~5~~	~~None~~	~~2 sides~~	~~60-80~~	~~25-35~~
~~(Residential)~~	~~28~~	~~5~~	~~Shared~~	~~2 sides~~	~~60-80~~	~~25-35~~
~~(Commercial)~~	~~42~~	~~5~~	~~Shared~~	~~None~~	~~60-80~~	~~25-35~~
~~(Boulevard)~~	~~48~~	~~5~~	~~6~~	~~2 sides~~	~~60-80~~	~~25-35~~
~~Arterial 1~~	~~48-50~~	~~5~~	~~6~~	~~None~~	~~60-100~~	~~35-50~~

~~[1] Planter strips (4 feet) should be considered as rights-of-way allow.~~

~~c) There are three local residential street standards. The first standard (Figure 5-2ccc) is a 28-foot wide local street with two five-foot sidewalks, two 10-foot travel lanes and 6-foot of parking on one side. The right-of~~

~~d) The second local street standard (Option A, figure 52ccc) is the City of north Plain's skinny street standard. This standard consists of a 28-foot paved width, which includes two 10-foot travel lanes, 8-foot of parking on one side, and 5-foot sidewalks on both sides of the road with no planting strips. The right-or-way requirement is 38 feet.~~

~~e) third local street standard (Option B, figure 5-2ccc) is another option for the City of North Plains skinny street standard. This cross section consists of a 28-foot paved width, which includes two 10-foot travel lanes, 8foot of parking on one side, and a 5-foot sidewalk on one side of the road. No planting strips are included in this cross section. The right-of-way requirement is 34 feet.~~

~~f) The typical City of North Plains collector standard consists of a 38-foot paved width, which includes 7-foot of parking on each side, two 12-foot travel lanes and a continuous 12-foot center left turn lane, planting strips and 5-foot sidewalks on both sides. The right-of-way requirement is 60 to 80 feet.~~

~~g) The City also has a boulevard option for Commercial Street between 313th Avenue and Glencoe Road. It consists of a 48-foot paved width, 5-foot sidewalks, 7foot parking and 6-foot bike lanes on both sides. Planting strips are optional depending on availability of right-of-way. The total right-of-way requirement os 60 to 80 feet.~~

~~h) A residential collector consists of a 28-foot paved section with two 14-foot~~

~~travel lanes and 5-foot sidewalks on both sides. Planting strips are optional depending on availability of right-of-way. The total right-of-way requirement is 60 to 80 feet.~~

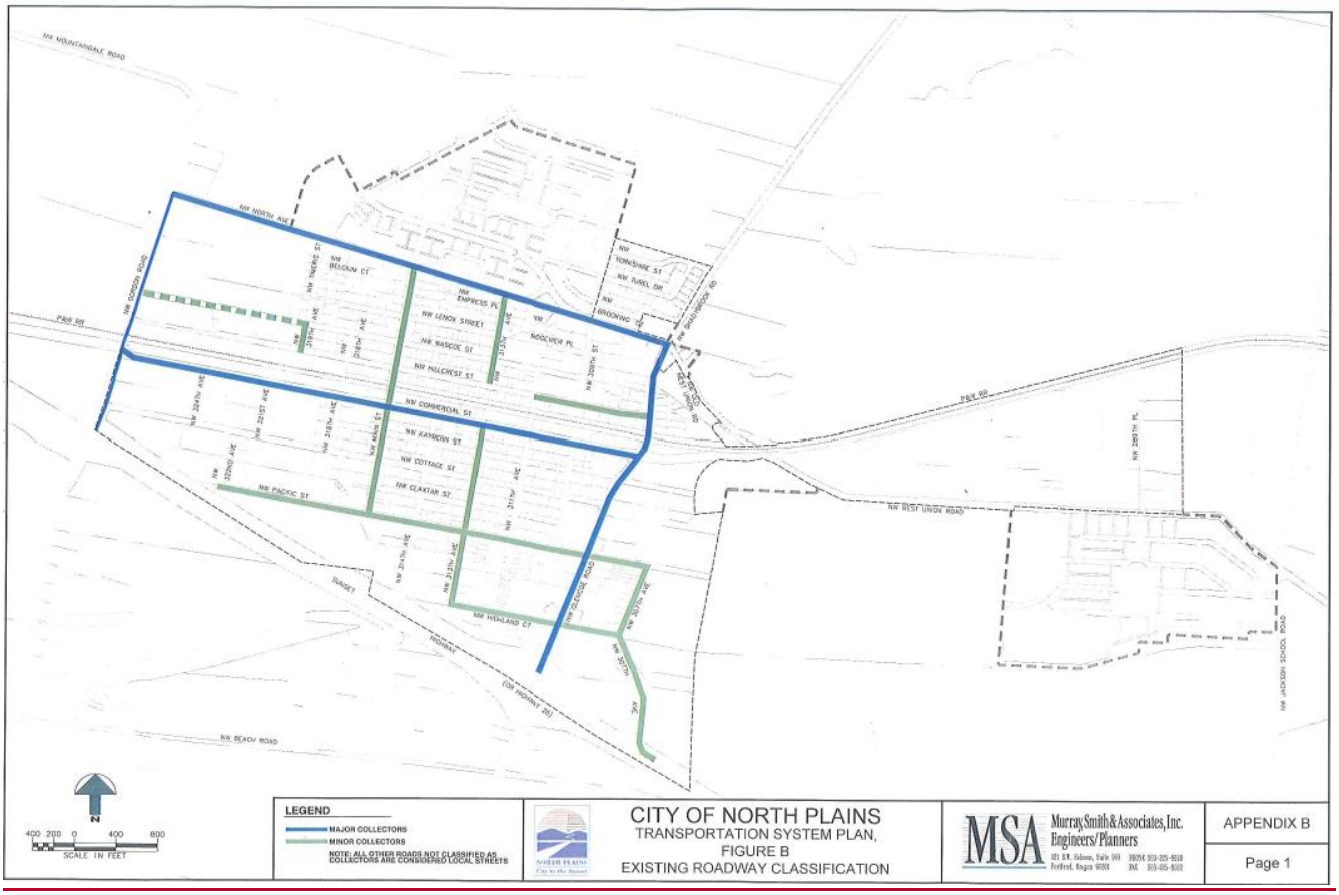
~~i) The other collector standard for Commercial Street between Main Street and Gordon Road consists of 28 to 42 feet of paved width, with two 14-foot travel lanes, one 14-foot center continuous left turn lane, 5-foot sidewalks and planting strips. Planting strips are optional depending on right-of-way requirement is 46 feet. This cross section also allows for four-foot planting strips on both sides of the roadway. availability. The total right-of-way requirement is 60 to 80 feet. way~~

~~j) The arterial cross section consists of 48 to 50 feet of paved section with two 6-foot bike lanes, two 12-foot travel lanes, and 5-foot sidewalks on both sides. Planting strips are optional depending on right-of-way availability. The total right-of-way requirement is 60 to 100 feet.~~

~~B.~~A. **STREET CLASSIFICATIONS**

1) ~~Arterial~~Major Collector: ~~Design Criteria: Five-foot sidewalks, six-foot bike lanes, and two twelve-foot travel lanes with a twelve-foot median where applicable. In commercial areas sidewalks preferred from curb to property line.~~ These streets are intended to carry traffic from Local Streets or Minor Collectors to the Sunset Highway or other areas, and are designed for speeds between 35 and 45 miles per hour. The following roads ~~should~~ are~~be~~ classified as Arterial in the City of North Plains Transportation System Plan:

- Glencoe Road
- West Union Road
- North Avenue
- Glencoe Road
- Gordon Road
- Commercial Street



2) Minor Collector: These streets are intended to carry traffic from local Streets to Major Collectors and designed for ~~This classification standard is characterized by a two-lane roadway section, five-foot sidewalks, and six-foot bike lanes and with adequate right-of-way and street width at major intersections to accommodate traffic volumes at acceptable levels of service. Access restrictions to be less than arterial, but more restrictive than local streets. Signalization at intersections with major arterials and collector streets as warranted. Add 8 feet for parking if allowed and no parking is suggested within 100 feet of curb return.~~ The following roads ~~should be~~are ~~-~~ classified as Minor Collectors within the City:

- ~~North Avenue~~
- ~~Gordon Road~~
- ~~Commercial Street~~
  - Main Street
  - Hillcrest
  - Pacific Street ~~- Main to east end 307th Avenue~~
  - Highland Court

- 313th Avenue ~~Cottage~~

- ~~Main to Gordon Rd.~~

- 307th

3) Local: ~~Include curbs and sidewalks. Add five feet for sidewalks along local streets.~~ All roads not classified as arterial or collector should be considered local streets.

~~*ORD. 325 - Adopted: November 15, 2005 (TSP)*~~

4) In evaluating parts of the system, the City will support proposals which:

   - Protect the qualities of neighborhoods and the community; and

   - Provide for adequate street capacity, optimum efficiency and effectiveness.

   - Connect the downtown core and the City's industrial area to the City's neighborhoods, schools and parks, in a manner that is consistent with the City's livability objectives.

5) ~~Develop~~ Maintain a Capital Improvements Program for transportation facilities.

B. Minimize the adverse social, economic, and environmental impacts created by the transportation system.

~~6) The City's livability objectives require that transportation facilities supported by the City only be extended to areas north of Highway 26 in a manner that connects the downtown core and City\s industrial areas to City neighborhoods, schools and parks.~~

~~C.~~2) **OBJECTIVE**: Development should occur in such a manner as to encourage and facilitate pedestrian movements in a manner that is consistent with the City's livability objectives.

~~A.~~ **POLICIES:**

1) The City of North Plains shall consider bikeways as a transportation alternative in future roadway planning, Bikeways on the City's designated major and minor arterials and collector streets will be given highest priority for transportation related paths.

2) The City of North Plains shall encourage development of bikeways that connect residential areas to activity areas such as the downtown core, industrial areas, other areas of work, schools, community facilities, and recreation facilities.

3) The City of North Plains shall encourage development of subdivision designs

that include bike and foot paths that interconnect neighborhoods and lead to schools, parks, and the downtown core and industrial areas.

4) The City will encourage development of a bicycle network that connects the ~~City core~~downtown, industrial areas, neighborhoods, schools and parks.

5) The City will provide safe pedestrian access to schools, parks, shopping and jobs to make walking a realistic alternative to driving within the City. The City's highest priority is to provide such pedestrian access as one of the means for achieving the City's livability objectives.

6) Pedestrian connections to adjoining properties shall be provided except where such a connection is impracticable as provided for in OAR 660-012~~-005(3)(b)(E)~~. Pedestrian connections shall connect the on-~~-~~site circulation system to existing or proposed streets, walkways, and driveways that abut the property. Where adjacent properties are undeveloped or have potential for redevelopment, streets, access-ways and walkways on site shall be laid out or stubbed to allow for extension to the adjoining property.

7) The City of North Plains shall provide safe and convenient pedestrian, bicycle and vehicular circulation consistent with access management standards and the function of affected streets, to ensure that new development provides on-site streets and access-ways that provide reasonably direct routes for pedestrian and bicycle travel in areas where pedestrian and bicycle travel is likely if connections are provided, and which avoids wherever possible levels of automobile traffic which might interfere with or discourage pedestrian or bicycle travel.

8) The City of North Plains shall encourage the use of alternative modes of transportation (walking, bicycling, and public transportation) through improved access, safety and service. These include:

    a) Providing sidewalks or shoulders and safe crossings on collectors and arterials.

    b) Implementing the bicycle, pedestrian, and transit plan of the City of North Plains'~~s~~ TSP.

    c) Seeking Transportation and Growth Management (TGM) and other funding for planning projects evaluating and improving the environment for alternative modes of transportation.

    d) Cooperating with other cities, the county, other agencies, and private organizations to pursue inter-city transit service opportunities.

    e) Utilizing local improvement districts (LID's) when possible to provide sidewalks and curbs for local neighborhoods.

9) The City will ensure access for bicyclists to and from Highway 26

10) The City will provide safe pedestrian access to schools, parks, and shopping to make walking a realistic alternative to driving within the City.

11) The City shall plan and develop a network of streets, access-ways, and other improvements, including bikeways, sidewalks, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within the community.

12) The City shall require streets and access-ways where appropriate to provide direct and convenient access to major activity centers, including downtown schools, shopping areas, and community centers.

13) The City has identified existing and future opportunities for bicycle and pedestrian access-ways. ~~in areas of new development. Many existing access-ways such as user trials established by school children distinguish areas of need and should be incorporated in the transportation system.,~~ The City has adopted neighborhood circulation and street connectivity standards for new residential and mixed-use development. ~~These requirements have resulted in the development of several future streets plans that guide the construction of new local street connections with land use development and redevelopment.~~

~~14)~~The bicycle and pedestrian element of the TSP ~~Plan~~ also identify vacant and underdeveloped residential and mixed-use areas. Those areas not constrained by schools, parks open space, flood plains, or hillsides, and not already covered by an existing future street plan, have been called out for future connectivity studies. These studies will assist in the identification of additional access-ways in conjunction with meeting the City's street connectivity, maximum block length, and maximum block perimeter standards.

~~15)~~14) The City shall require bikeways on all new arterials and collectors within the Urban Growth Boundary except on limited access freeways.

~~16)~~15) The City shall retrofit existing ~~arterials and~~ collectors with bike lanes shall proceed on a prioritized schedule as appropriate and practical. ~~(i.e., bike lanes may not be appropriate in downtown core areas where it would require the removal of parking).~~

~~17)~~16) The City shall require sidewalks on all new streets within the Urban Growth Boundary ~~except on limited access freeways~~.

~~18)~~17) The City shall proceed to retrofit existing streets with sidewalks on a prioritized schedule.

~~19)~~18) The City shall give priority to developing access-ways to major activity centers within the North Plains Urban Growth Boundary, such as the downtown commercial center, schools, and community centers.

~~2)~~3) **OBJECTIVE:** City street improvements should be a priority and a better maintenance program should be developed.

~~A.~~ **POLICIES:**

1) The City will promote adequate transportation linkages between residential,

commercial and industrial use areas in a manner that is consistent with the City's livability objectives. This will be done through street improvements, new streets, marked turning lanes, warning signs and/or speed reduction in appropriate locations to facilitate connections to the downtown core, industrial areas, parks schools and neighborhoods. ~~Problems identified in the plan are of first priority.~~

2) The City will require developers to aid development of the roadway system by dedication or reservation of needed rights-of-way and by adopting setbacks and other required standards which will keep buildings from interfering with future road improvements.

3) The City will require applicants for development in the North Plains urban area to construct streets within and serving the development to City standards including curbs, gutter, sidewalk and drainage facilities.

4) New land developments will be encouraged to reduce the percentage of land devoted to streets so long as doing so is consistent with the City's livability objectives.

5) Local streets in residential neighborhoods shall include trees and landscaping to achieve a pleasant visual effect as well as to achieve an environment at a pedestrian scale.

~~6) The City will cooperate with the Oregon Department of Transportation in the implementation of the ODOT six-year~~[MD9] ~~Highway Improvement Program.~~

~~3)~~4) **OBJECTIVE:** Alternative modes of transportation, in addition to the automobile, should be encouraged and promoted.

~~A.~~ **POLICY:**

The City will support efforts to secure mass transit system.

~~4)~~5) **OBJECTIVE:** The City of North Plains has developed plans for construction for improvements of Commercial Street ~~between Main Street and NW 313th Avenue~~ in the downtown area.

~~A.~~ **POLICIES:**

1) The plan provides for a cross section consisting of two 16-foot travel lanes, 8-foot of parallel parking on one side and 20-foot diagonal parking on the other side of the roadway. The section also includes wider~~two 10-foot~~ sidewalks. ~~with no bike lanes.~~ The total right-of-way width is 80 feet. ~~The plan also includes a new traffic circle at the intersection of Commercial Street~~[MD10] ~~and Main Street.~~

2) The Transportation System Plan includes the following projects for improvements related to bike lanes:

- Glencoe Road: Include bicycle lanes and sidewalks on both sides of the road~~. This would provide connectivity to the existing sidewalks and~~

~~future growth to the east of Glencoe Road~~ which was completed in 2011.

- Commercial Street: Include bicycle lanes and sidewalks on both sides of the road. A detailed plan should be developed to make sure these facilities coexist with parking demand in the downtown area.

3) Other streets in the City will be adding bike lanes as development occurs and as projects get included in the City's Capital Improvement Program.

~~3) The boulevard option of Commercial Street between NW 313th Avenue and Glencoe Road includes the provision for 6-foot bike lanes on both sides of the roadway.~~

~~5)~~ **OBJECTIVE:** Implement the City of North Plains Parks and Recreation Capital Facilities Master Plan.

~~A.~~ **POLICIES:**

1) The City of North Plains Parks and Recreation Capital Facilities Master Plan, and includes the development of ~~(February 28, 2000) made the recommendation to develop~~ approximately 4 miles of ~~14.024 linear feet of 10 foot wide~~of ~~all weather~~ trails/pathways (~~including two trail heads with parking and restroom facilities)~~ to provide for recreation, linkage, and access to parks, schools and open space areas. As a consequence, the following streets should be improved first to provide a potential linkage to the proposed trail system (a map of this system is provided as part of the original TSP):

BICYCLE / PEDESTRIAN FACILITIES PROJECTS ~~(By Priority)~~

Location	Description	Status as of 2014
North Ave. (Gordon to Glencoe)	2,200 ft of 5 ft ~~AC~~ sidewalk	Partially completed from Glencoe to school
Main St. (Commercial to Pacific)	4,800 ft of 5 ft concrete sidewalk	Partially complete North to Commercial St.
Glencoe Rd. (Cottage to North)	2,700 ft of 5 ft concrete sidewalk	Complete
Commercial St./ West Union Rd. (Main to East City limits)	13,500 ft of 5 ft concrete sidewalk	Partial completion downtown between 313th and Main
Gordon Rd. (Commercial to North)	2,800 ft of 5 ft concrete sidewalk	Not Started
Pacific St. (Main to 307th)	5,400 ft of 5 ft concrete sidewalk	Not Started
311th St. (Hillcrest to Pacific)	2,800 ft of 5 ft concrete sidewalk	Not Started
309th (North to Hillcrest)	1,600 ft of 5 ft concrete sidewalk	Not Started
Lenox St. (Timeric to 300 feet west)	600 ft of 5 ft concrete sidewalk 2	Not Started

2) Other projects including the following:

a) North Avenue: On the near term a sidewalk should be constructed on the south side of North Avenue to connect the existing sidewalk to Gordon Road. Sidewalks should also be added on the south side of North Avenue between 309th Avenue and Glencoe Road. These improvements would complete a system of sidewalks on North Avenue in addition to providing connectivity to the adjacent street system. In the long term sidewalks should be added to the north side of North Avenue also.

~~b) Gordon Road: Provide sidewalk on the east side. This improvement will facilitate a connection to the future extension of sidewalk on the south side of North Avenue and to sidewalks along Commercial Street.~~

15.02.110 ENERGY

Energy can no longer be considered an inexpensive and infinite resource. Increased energy costs and a limited energy supply will have a profound effect on a city like North Plains because of its distance from the Metro urban core area and related employment centers. The City and residents will also incur increasing local energy costs that can only be mitigated by conservation efforts by both groups and individuals. Transportation systems and City development patterns are two areas where energy use is highest and most likely to be affected. It is in these areas that energy policy should be directed. One of the methodologies for realizing energy conservation is to make pedestrian and bicycle connections to the City's downtown core, industrial areas, schools and parks useable, safe and inviting. The objective of energy conservation reinforces the importance of focusing public facilities and urbanization toward in-filling and connecting the City's existing downtown and industrial areas.

North Plains is currently using limited mass transit and emphasis is on automobile usage. Some methods of achieving transportation energy conservation are as follows:

- Increasing mass transit (bus/light rail serving high density areas);
- Car pooling;
- Providing recreation and commercial facilities in close proximity to higher density development to reduce vehicle trips; and
- Developing pedestrian and bicycle connections to reduce vehicle use

The following are several methods of achieving residential energy conservation that are currently possible:

- Using available housing programs, priority to pre-1950 dwellings: utility marketing of energy savings (utility company); home energy conservation loans (banks);
- Utilization of lot size, dimension and siting controls;
- Availability of light, air, and wind; and
- Bulk, height, and surface area of residence.

15.02.114 STATEWIDE PLANNING GOAL 13

~~(~~
To conserve energy.~~)~~

15.02.115 CITY OBJECTIVES AND POLICIES

~~1.~~ **OBJECTIVE:** Development should occur which minimizes the consumption of fuels and maximizes the efficiency of utilities and residential space heating.

~~A.~~ **POLICIES:**

1) The City will encourage practices and development which will:

   a) Provide recreation in proximity to developed areas;

   b) Reduce or shorten energy consuming trips by in-creasing density and intensity of development to reinforce transit corridors, employment, and commercial centers in the City's downtown core, and existing industrial areas and to provide inviting, usable connections to these locations and residential, parks, and school areas;

   c) Use of energy conservation in development patterns by taking advantage of climatic conditions of light, heat, cooling, and ventilation; and

   d) Consider the use of existing and proposed vegetation to: screen and admit light seasonally, create wind breaks.

2) The City supports the efforts of local utilities to provide ~~will review possible ways of developing~~ weatherization and insulation programs, especially in pre-1950 homes.

3) The City will encourage the recycling of older buildings (in compliance with Uniform Building Code) and waste materials should be encouraged where economically feasible and aesthetically desirable.

~~3)~~4) City codes, administrative policies and fees will facilitate the installation of alternative energy generation facilities and equipment in all zones, including solar panels and wind turbines.

15.02.120 URBANIZATION

15.02.122 BACKGROUND:

Based on information available in 2005, t~~T~~he City ~~is~~ was projected to grow to a population of 4041 people through the year 2021. The City ~~wishes to~~ planned for its growth in order to provide a land supply enabling its existing and future citizens to enjoy a livable North Plains consistent with its character as a rural town.

An extensive review was completed in 2005 which was coordinated by the City ~~Therefore, as a first step in determining the nature and amount of the City's land needs and how and where such land supply needs should be satisfied, the City, in coordination with~~ DLCD, ODOT, Metro,

Washington County and others~~ undertook an extensive review~~. This review resulted in a recommendation to the City for a UGB amendment to the North and East of the City, as well as certain policy objectives for the existing City. This study was funded by the State's Transportation Growth Management Program and was referred to as the City's "TGM Study."

The TGM Study's recommendations were unanimously recommended to the City by the voting participants in the TGM Study process, including the mayor, City Council member, the Planning Commission C~~c~~hair, Planning Commission member; and representatives of DLCD, ODOT, the Friends of North Plains, Metro and Washington County.

The TGM Study's unanimous recommendation was that the City increase density within the existing UGB, and amend the UGB to enable the City grow to the North and East. The basis for such policy changes are in the in-fill and development policies developed for the City's periodic review by DLCD~~C~~. After receiving additional public comment in hearings conducted by the Planning Commission and City Council, the City adopted by Ordinance the in-fill and redevelopment goals and policies as a part of the City's comprehensive plan along with specific text and map amendments in support of the recommended directions of growth provided in the TGM Study.

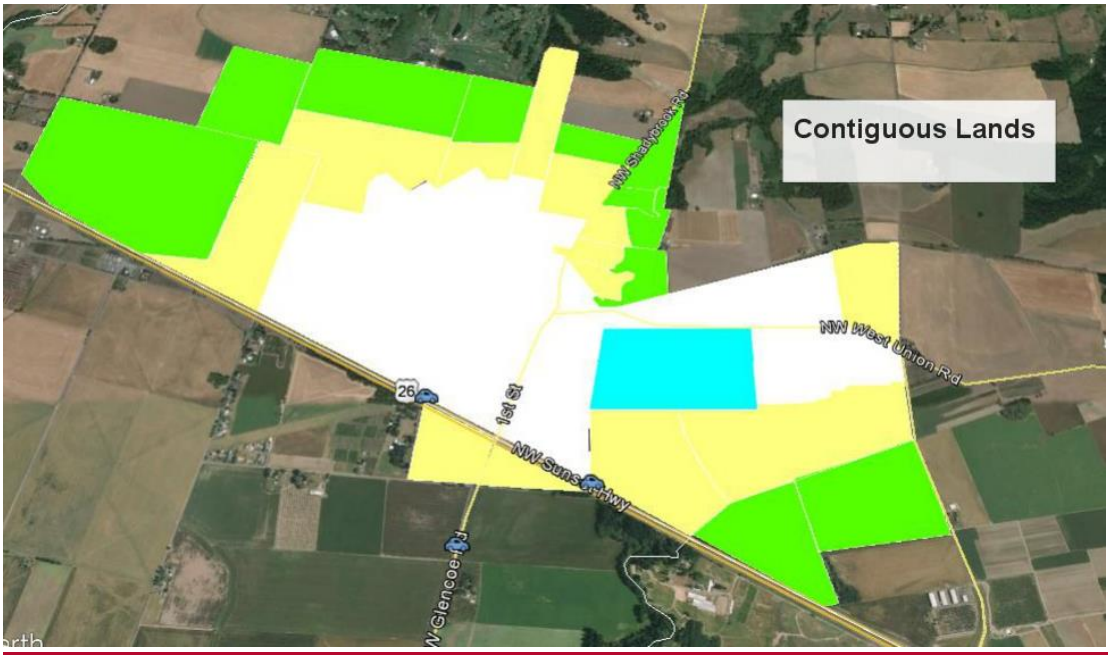
The TGM Study and City Policy makers have identified land needs are for a connected, walkable, and non~~-~~-auto~~-~~-oriented environment, supportive of the downtown center and ~~East~~ east Industrial Area.

The City also recognized the problem of having a County and State designated "exception" area across the freeway and the pressure to place City development there, ~~,~~ An "exception area" is a place where the County and State - ~~here~~ without~~ not~~ City involvement -- determined that the s~~S~~outh freeway area should be zoned for principally rural residential uses and not be zoned farm or forest use~~, but rather should be zoned for principally rural residential uses~~. The City recognizes that ~~problem is that since that happened,~~ the State ~~has~~ later adopted rules that say if exception areas satisfy a C~~c~~ity's identified land supply needs, ~~than they~~ the exception areas must be the preferred place for future UGB amendments.

Because the freeway is a disconnecting physical impediment, particularly with regard to water infrastructure, to the kind of compact growth the City wishes to establish in its future, the City will use its UGB as a means to ~~avoid the~~encourage livability ~~problem of~~ and avoid disconnecting certain neighborhoods from the rest of the City. Thus in 2005, the City ~~and~~ created~~ing~~ an urbanizable land supply to the north of the freeway; connecting the downtown core and industrial areas, ~~including those to the east,~~ with established and future neighborhoods. Subsequent to 2005, the City started receiving its water from the south of Highway 26.

The City's growth has not been as rapid as anticipated in 2005, however it will likely reach the 4,000 population in the 2020's.

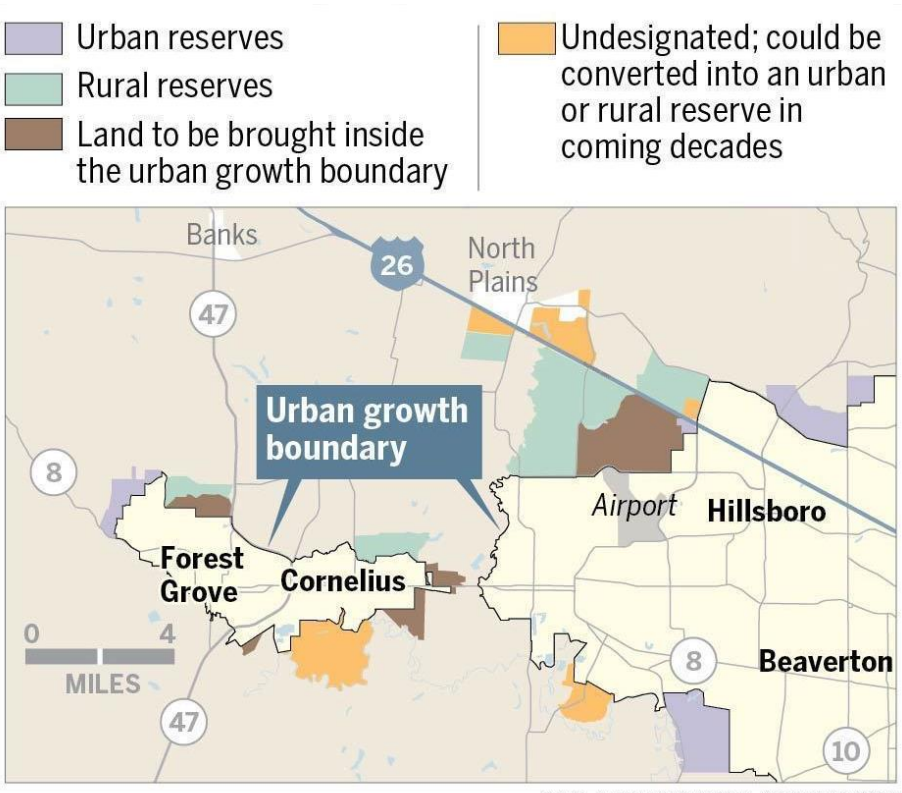
In 2014, the City continues to evaluate the direction of growth in preparation for a future UGB expansions. Highest priority should be given to properties that connect residential neighborhoods to the downtown area, and other properties contiguous to the existing UGB. Development to the south of the Sunset Highway for commercial purposes may be considered in the future to provide additional economic opportunities associated with retail and other services that require close proximity to the freeway.



White areas are the City limits in 2014. Blue is an area that would connect the east with downtone. Yellow are the first set of properties adjacent to the City. Green are the second set of properties adjacent to the City.

The 2014 House bill 4078, codified the "Grand Bargain" land use decision by the State of Oregon. It had several effects on North Plains which will ensure the community remains physically separated from the City of Hillsboro:

- Moved the rural reserves north from Zion Church Road to Beach Road.
- Established of rural reserves west of Brookwood and north of Highway 26
- Expanded rural reserves south of 26 between Brookwood and Jackson School Road.
- Added industrial lands in the North of the City of Hillsboro which is likely to add more employers in close proximity to North Plains.



DAN AGUAYO/THE OREGONIAN

According to the 2010 U.S. Census, the value of most owner-occupied housing is above $200,000 in 2010. About 15% of owners who occupy units (89) have no mortgage on their home.

VALUE	
Owner-occupied units	585
Less than $50,000	15
$50,000 to $99,999	6
$100,000 to $149,999	19
$150,000 to $199,999	150
$200,000 to $299,999	265
$300,000 to $499,999	125
$500,000 to $999,999	3
$1,000,000 or more	2
Median (dollars)	$237,400

Mortgages in North Plains tend to be modest in the range between $1,000-$2,000 per month, with a median of $1,601.

Residential rental costs also tend to be modest in North Plains. About 23% of the City's residences are rented. Most multi-family units rent for less than $1,000/month, including housing for seniors.

GROSS RENT	
Occupied units paying rent	198
Less than $200	4

$200 to $299	4
$300 to $499	9
$500 to $749	66
$750 to $999	45
$1,000 to $1,499	55
$1,500 or more	15
Median (dollars)	$887

Income

According to the 2010 U.S. Census per capita income (all population divided by earnings) in North Plains is $31,597.

Median household income in North Plains is relatively high for the area at $71,346. Other area communities have lower medians.

Washington County	$63,814
Hillsboro	$64,197
Banks	$65,417
Beaverton	$55,155
Cornelius	$48,788
Forest Grove	$49,034

INCOME AND BENEFITS (IN 2011 INFLATION-ADJUSTED DOLLARS)	-
Total households	786
Less than $10,000	30
$10,000 to $14,999	29
$15,000 to $24,999	48
$25,000 to $34,999	52
$35,000 to $49,999	105
$50,000 to $74,999	153
$75,000 to $99,999	187
$100,000 to $149,999	141
$150,000 to $199,999	31
$200,000 or more	10
Median household income (dollars)	$71,346
Mean household income (dollars)	$74,187

Households with families reported slightly higher incomes:

INCOME AND BENEFITS (IN 2011 INFLATION-ADJUSTED DOLLARS)	
Families	493
Less than $10,000	13
$10,000 to $14,999	3
$15,000 to $24,999	19
$25,000 to $34,999	36
$35,000 to $49,999	61
$50,000 to $74,999	117
$75,000 to $99,999	106
$100,000 to $149,999	97
$150,000 to $199,999	31

$200,000 or more	10
Median family income (dollars)	$74,107
Mean family income (dollars)	$82,972

Approximately 1,500 of North Plains residents are of an age to work, and about 72% did work in 2010, while 9% reported being unemployed.

EMPLOYMENT STATUS	
Population 16 years and over	1,488
In labor force	1,069
Civilian labor force	1,060
Employed	962
Unemployed	98
Armed Forces	9
Not in labor force	419

Workers over the age of 16 most often drive alone to work. The mean travel time to work is 25 minutes.

COMMUTING TO WORK	
Workers 16 years and over	950
Car, truck, or van -- drove alone	838
Car, truck, or van -- carpooled	38
Public transportation (excluding taxicab)	10
Walked	9
Other means	3
Worked at home	52
Mean travel time to work (minutes)	24.9

Most employed residents are engaged in manufacturing, retail trade, or educational/health care/social services.

INDUSTRY	
Civilian employed population 16 years and over	962
Agriculture, forestry, fishing and hunting, and mining	14
Construction	89
Manufacturing	312
Wholesale trade	22
Retail trade	136
Transportation and warehousing, and utilities	48
Information	17
Finance and insurance, and real estate and rental and leasing	24
Professional, scientific, and management, and administrative and waste management services	61
Educational services, and health care and social assistance	136
Arts, entertainment, and recreation, and accommodation and food services	20
Other services, except public administration	51
Public administration	32

Almost 1/3rd of employed residents identified themselves as having professional occupations.

OCCUPATION	
Civilian employed population 16 years and over	962
Management, business, science, and arts occupations	314
Service occupations	84
Sales and office occupations	226
Natural resources, construction, and maintenance occupations	147
Production, transportation, and material moving occupations	191

Most residents (82%) work for private industry. About 10% work for government and 8% are self employed.

CLASS OF WORKER	
Civilian employed population 16 years and over	962
Private wage and salary workers	787
Government workers	99
Self-employed in own not incorporated business workers	76
Unpaid family workers	0

15.02.124 CITY POLICIES AND OBJECTIVES

Create a compact, pleasant livable city with strong pedestrian-scale appeal while encouraging growth to occur in a manner that connects the downtown core and the eastern industrial area~~s~~ to neighborhoods and public and private amenities. Urbanization shall occur in a manner that is consistent with the City's livability objectives.

15.02.125 LIVABILITY

1. **OBJECTIVES:** The City's livability objectives ~~are the following:~~will create a sense of place, variety of housing and efficient public services and facilities.

~~1.~~ **POLICIES:** The City shall adopt policies that promote the following:

A. **Sense of Place:** To create a City of North Plains identity that is clearly apparent and related to North Plains' history and small town character and avoids development that bisects the City by the disruptive physical feature of the freeway or other physical forces.

B. **Housing Variety:** To create a planning program and growth direction that provides for a variety of housing types and densities to promote housing diversity and affordable housing choices.

C. **Orderly and Efficient Public Facilities and Services:** To determine a planning program and the direction of growth that is compatible with public facilities and services and the ability to extend those facilities and services in an orderly, economical, and efficient manner in a manner that is sensitive to the City's objective of maintaining a compact community to the north of the freeway

15.02.126 BALANCED TRANSPORTATION SYSTEM

~~1.~~ **2. OBJECTIVE:** Establish as planning program that promotes pedestrian and bicycle assessibility.~~Establish a planning program and a direction for growth that:~~

~~2.~~ **POLICIES:** Establish a planning program and a direction for growth that:

~~A.~~

1) Provides for accessibility through a safe, efficient and balanced transportation system. Determine a planning program and a direction of growth that reduces the reliance on Highway 26 for local traffic,

2) Allows land uses that are consistent with the identified function, capacity and level of services of the transportation system, and

3) Provides the best opportunity for a connected street pattern that provides direct and convenient connections to key destinations, especially to the town center, eastern industrial area, parks, schools and other public and private amenities, and

4) Fosters comfortable pedestrian scale choices for travel by foot, bike, auto and transit.

15.02.127 TOWN CENTER

~~1.~~ **OBJECTIVE:** Establish a planning program and a direction for growth ~~that:~~ that supports the downtown area and mixed uses.

~~A.~~ **POLICY:** Establish a planning program and a direction for growth that:

1) ~~That c~~Creates a mixed use, accessible, pedestrian-oriented town center that provides a focal point for the community, and.

2) Reinforces the prominence and accessibility of the downtown center, and

3) Creates opportunity to integrate the City's eastern industrial area into a mixed use, accessible, pedestrian oriented area connected to the downtown ~~center~~ by pathways, bicycles and vehicular connections.

15.02.128 COMPACT GROWTH

~~A.~~ **OBJECTIVE:** Establish a compact growth planning program ~~and a direction for growth that~~ promotes efficient land use.

~~1)~~ **POLICY:** Establish a compact growth planning program that:

~~2)~~1) Promote~~s~~ the efficient use of land, including appropriate in-fill, redevelopment and new development to achieve an 8.4 dwelling units per net acre.~~at higher density than currently on the ground in the City, and~~

~~3)~~2) Development must be planned in compete neighborhoods, either

singularly of in conjunction with adjacent areas, and

4)3) Encourage the City to grow its existing neighborhoods, amenities, town center and industrial areas into one connected compact city.

15.02.130 SEPARATION FROM THE METRO AREA

1. **OBJECTIVE:** Establish a planning program and a direction for growth that ensures North Plains identity is separate from other public agencies and Metro:

A. **POLICY:**

Reinforce and provide a geographic separation between North Plains' and Metro's urban growth boundaries/urban reserves.

15.02.132 URBAN AND RURAL LAND SEPARATION

1. **OBJECTIVE:** Establish a planning program and a direction for growth to separate urban and rural land uses. that:

A. **POLICY:**

Support Tothe provide separation between urban and rural land uses to the extent possible, consistent with state law.

15.02.134 ECONOMIC DIVERSITY

1. **OBJECTIVE:** Establish a planning program and a direction for growth that: that encourages economic diversity.

A. **POLICY:** Establish a planning program that:

1) Encourage and accommodate the development of a diverse and viable economy.

2) Accommodate a variety of parcel sizes to serve needed industrial and commercial land uses.

3) Recognize existing businesses in the City and supports their viability and plans for growth.

4) Establish a planning program that integrates the City's eastern industrial areas with the rest of the community such that workers in the industrial area have enjoyable places to eatr, jog or walk on breaks, without having to get into an automobile to reach such a destination.

5) Enhance the development of community-scale businesses and services (e.g. groceries, doctors, dentists, schools, coffee shops, bookstores, etc.) so that more of the needs of local residents are met locally.

5)

15.02.140 LAND NEEDS

~~1.~~ **OBJECTIVE:** The purpose of this chapter is to provide goals and policies to guide development in the City's expansion areas.

~~A.~~ **POLICY:**

~~1) Concept development plans for the expansion areas have been completed within the 2021 needed acreage range for expansion to the north and east. The total acreage in the expansion areas is 149 acres. All of the City land needs must be accommodated within this acreage unless another expansion is sought.~~

1) ~~To provide the needed acreage necessary to accommodate the year 2021 land supply, the City should expand the existing UGB by 149 acres.~~ By the time the City's population reaches 3,000 residents (75% of 4,000) a review of the land needs should evaluate the need for additional acreage in the Urban Growth Boundary. Similar reviews should occur whenever the City is within 25% of the maximum potential growth for dwelling units.

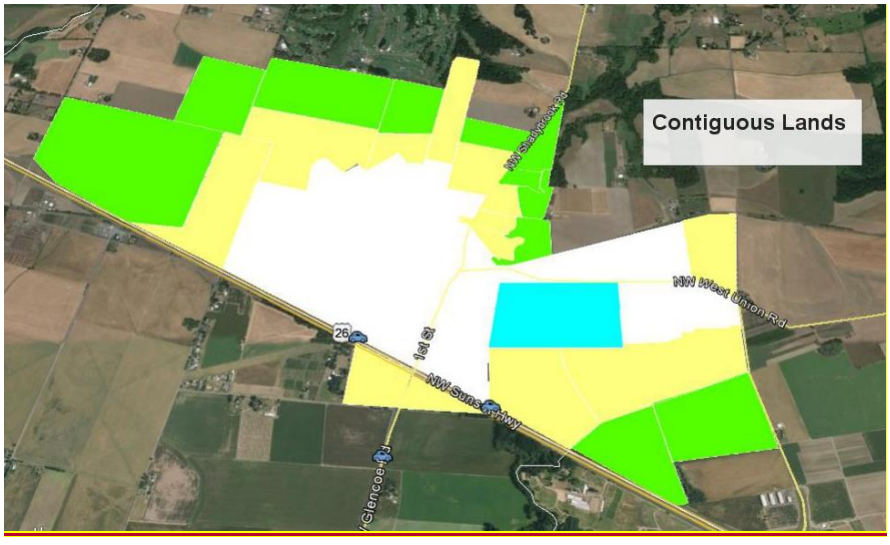
2) A 2005 expansion of the Urban Growth Boundary resulted in the addition of 72.47 acres in the east and 76.52 acres in the North. As of 2014, only 23 acres in the east has been annexed into the City.

15.02.142 DIRECTION OF GROWTH

~~1.~~ **OBJECTIVES:** To meet the City's livability objectives, the City's direction of growth should be ~~to the north and east of the~~in areas adjacent to the existing City.

~~B.~~ **POLICY:**

1) If ~~E~~expansion is to occur outside of the existing UGB it should incorporate areas contiguous to the existing UGB areas that are adjacent to Highway 26, east of Jackson School Road or Shadybrook Road, west of Gordon Road and south of Pumpkin Ridge Golf Course.~~to the east includes the Jackson - Union property(69.87 acres). This property is closest to the City's eastern industrial lands edge and is the beginning for integration of the City's industrial lands,. The east also includes certain exception lands located south of West Union Road (2.60 acres*) are also included. The combined acreage of these parcels is 72.47 acres. This property includes no flood plains or known development constraints that would limit its develop ability in a manner that is inconsistent with the City's livability objectives.~~ Allowing expansion within these areas would allow the City to create contiguous walking and bicycling trails to meet livability objectives.

~~1)~~ 

~~2) Expansion to the north includes the Cropp - Lauman property (74.13 acres) and the exception lands located east and west of Glencoe Road (2.39 acres). The combined acreage of these parcels is 76.52 acres. This property includes no flood plains or known development constraints that would limit its developability in a manner that is inconsistent with the City's livability objectives.~~

~~* The 2.60 acres represents only that portion of this exception areas located above the 100-year flood plain elevation.~~

2) The distribution of land uses within the expansion areas~~, as shown on the Expansion Area Land Use Maps, should be as follows:~~ should provide primarily residential housing, and adequate acreage for commercial, institutional and public uses.

3) All expansion area should be master planned to ensure the City's goal of achieving 8.4 dwelling units per net acre is met.

~~15.02.144 EXPANSION AREAS~~

~~East Expansion Area~~

~~Streets, Parks and Housing~~	~~38.1 acres~~
~~Commercial~~	~~3.9 acres~~
~~Institutional~~	~~5.4 acres~~
~~Elementary School~~	~~11.1 acres~~
~~Municipal Parks~~	~~11.4 acres~~
~~Exception Land not in Flood Plain~~	~~2.6 acres~~
~~**Total East Expansion**~~	~~**72.5 acres**~~

~~North Expansion Area~~

~~Streets, Parks, Greenways & Housing~~	~~52.3 acres~~
~~Commercial~~	~~3.9 acres~~

~~Institutional~~	~~7.1 acres~~
~~Municipal Parks~~	~~10.8 acres~~
~~Exception Land not in Flood Plain~~	~~2.4 acres~~
~~**Total North Expansion**~~	~~**76.5 acres**~~

~~**Total North and East Expansion 149 acres**~~

15.02.145 ~~NORTH AND EAST~~ EXPANSION AREAS

OBJECTIVE: The purpose of the following policies ~~and objectives~~ are to direct the development of the North Plains expansion areas for creating a complete, livable and pedestrian scale community environment.

POLICIES

1) Whenever the UGB is expanded, planning should identify the City's growth needs for a minimum of 14 (fourteen) years.

2) Expansion areas that connect developed properties to the downtown City center should be given priority over properties adjoining undeveloped lands.

3) Zoning in expansion areas should enable to the City to meet its overall goal of 8.4 dwelling per net acre.

~~1.~~

15.02.146 URBANIZATION

~~1.~~ **OBJECTIVE:** To provide for an orderly and efficient transition of land from rural to urban use through the identification and establishment of areas designed to accommodate the full range of urban uses within the North Plains expansion area.

~~**A.**~~ **POLICIES**

1) New growth areas should be master planned to ensure development of complete neighborhoods and adequate public facilities. Neighborhoods should provide a variety of housing, usable parks and open space, school facilities, and connected streets. ~~, generally consistent with the town plan.~~

2) Development standards in the expansion areas shall be used as a tool to achieve densities of 8.4 per acre citywide. Key components of expansion area design shall include:

   - Pedestrian orientation;
   - Public amenities, including pedestrian spaces and community facilities;
   - Linkages within and between neighborhoods; and Convenient access to needed services

3) The land use map shall designate the expansion areas to promote varying density residential development and pedestrian-sensitive mixed-use development so as to provide the opportunity for an overall density of 8.4 units

per net acre. ~~and an approximate 40% low density, 40% medium density, and 20% high density in the expansion areas.~~

15.02.147 HOUSING

~~1.~~ **OBJECTIVE:** To provide for the housing needs of the citizens of North Plains by encouraging the construction, maintenance, development, and availability of a variety of housing types, in sufficient number and at price ranges and rent levels which are commensurate with the financial capabilities of the community's residents.

~~A.~~ **POLICIES**

1) A mix of housing units shall be encouraged throughout the expansion areas for households of varying incomes, ages and living patterns. Such housing should include but not be limited to: single family residences, duplexes, apartments, attached single family residences, condominiums, townhouses, mixed uses, an ancillary dwelling units. Each type of housing should be available at various prices and rents in order to maximize housing choices of the public.

2) Within the expansion areas minimum residential densities shall be established to ensure these areas achieve the residential density objective identified in the 1997 North Plains Neighbor~~hood~~ City Study, while also retaining flexibility for residential development patterns and projects tailored to specific locations.

15.02.148 OPEN ~~SPACING~~ SPACE

1. **OBJECTIVE:** Preserve, protect and maintain for present and future residents of North Plains open space, historic sites and structures.

~~A.~~ **POLICY:**

The City shall work closely with the Washington County Museum, property owners and all interested parties to identify and encourage the preservation of cultural resource sites within or near the expansion areas.

2. **OBJECTIVE**: Promote and encourage development in character with the natural features of the land,

~~A.~~ **POLICY:**

All land within the 100-year flood plain (elevations as established by the FEMA or by site specific evidence on the best topographic maps available) should be preserved as much as possible for open space, fish and wildlife habitat, urban buffers, neighborhood boundaries, future recreational development, drainage and runoff retention.

15.02.149 RECREATION

~~1.~~ **OBJECTIVE:** To design parks and recreation facilities within the expansion areas that:

- Provide a variety of open spaces, parks, and recreation facilities; and
- Links opens spaces, parks, recreation facilities, and school via a pedestrian and bicycle trail system.

~~A.~~ **POLICIES**

1) In the expansion areas, useable open space shall be provided to mitigate higher overall densities and to provide public and private local parks and recreation opportunities.
2) The preservation of some natural areas will be considered when designing and developing parks within the expansion areas.
3) Flood plains will be considered for appropriate park and recreation facilities.

15.02.150 COMMERCIAL LAND

~~1.~~ **OBJECTIVE:** Provide local shopping opportunities for residents of the expansion areas.

~~A.~~ **POLICY:**

Commercial land may be located close to or within neighborhoods and residential areas within the expansion areas. The commercial areas shall be located and designed to provide safe and convenient access for pedestrians, bicycles and autos.

SCHOOLS ~~15.02.152~~

OBJECTIVE: The City shall coordinate with the school district to help assure an adequate level of educational service is provided.

~~1.~~ **POLICY:** North Plains will assist school district with ~~Areas of coordination shall includ~~identifying~~e~~:

- Location of school site, and
- Provision of adequate pedestrian, bicycle and bus access from residential districts to school sites.

15.02.154 QUALITY DEVELOPMENT

~~1.~~ **OBJECTIVE:** To encourage quality development

~~A.~~ **POLICIES** - Quality development includes projects that:

1) Are located within urban growth boundaries and within or bordering already urbanized areas to minimize the costs of providing public services and to protect resource land outside U~~u~~rban ~~g~~Growth ~~b~~Boundar~~ies~~y.
2) Incorporate or encourage a mix of uses to stimulate economic vitality in existing and emerging down towns, neighborhood commercial districts and other mixed-

use centers.

3) Are designed to be safe, pleasant and convenient for pedestrians, bicyclists and riders of public transportation as well as located within walking or bicycling distance and provide direct routes to housing, employment, a wide range of commercial services, parks, schools and public transportation, if available.

4) Are compatible with community environmental concerns, including energy efficiency, respect for existing ecosystems and natural resources, and re-use existing sites, buildings and material whenever possible.

5) Promote the importance of public values by providing a balance of jobs and affordable housing, creating community gathering places and employing regional or local historic and cultural heritage.

6) Encourage community sense of place through locally appropriate, human scale design.

15.02.160 POPULATION PROJECTION

Prior to 1980, the population of North Plains increased at an historical average rate of 3% a year. The City had a population of 715 in 1980, and 972 in 1990, which equals an average annual growth rate of 3.6%. ~~In 1993, Portland State University estimated the City's population at 1,080, which equals an average annual rate of 3.7%.~~

Despite this relatively slow growth, the City ~~has~~ selected a growth rate of 4.5% a year for its Comprehensive Plan based on the following:

- ~~The City experiences a 3.3% increase in population in both 1981 and 1982 despite the lack of sanitary sewer system and poor economic conditions. Since the construction of the sewer began, there has been a significant increase in inquiries by property owners, developers and realtors regarding development opportunities within the City, suggesting there is significant pent-up demand.~~ As a satellite community, North Plains offers excellent access to the Portland metropolitan area while providing the small town atmosphere and relatively low land prices valued by many. Washington County remains an economic engine for the State of Oregon.

- The rate of building in surrounding cities such as Hillsboro and Beaverton suggest there is strong demand for new dwelling units, especially single family homes.

- As traffic congestion becomes more problematic in the Highway 26 corridor, the City anticipates developers will show more interest in projects in North Plains to promote shorter commute times to employers in Hillsboro's north industrial area, which is within a 5 minute drive of North Plains, and a 20 minute bicycle commute.

- Employment trends within the City itself do not appear to be affecting the housing demand.

-

- ~~The recent i~~Improvements to the City's water storage and distribution system greatly enhance the City's potential for further urban development.

- In selecting the generous growth rate, the City officials have indicated a desire to plan for too many people rather than too few.

- ~~Assuming a 4.5 percent growth rate, North Plains will have a population of 1720 people by the year 2000, or an increase of 1005 people over its 1980 population. Table 1-A summarizes this growth in five year increments:~~ [MD11]

In 2010, the US Census determined the population of North Plains was 1,947 persons. This reflects a 49% growth over 20 years, or an average of 3.7% per year, which was close to the historic norm.

The growth of the City slowed significantly during the Great Recession which began in 2007 and which reduced the availability for mortgage loans and subsequently reduced demand for housing. Only one subdivision, Cottage Pointe remained active between 2008-2014

In 2014, the City anticipates a surge of housing starts for the next two years which will may result in adding approximately 350 residents or 15% growth in population.

If the 4.5% annual growth rate is retained and applied to the 2010 Census figure, the City's population will increase to 4,115 by 2027. Using a more conservative 3.7% places suggests a population of 4,000 will not occur until 2030.

- *Table 1 Population Projection Assuming 4.5% and 3.7% Per Year*

Year	Population 4.5% growth	Historic Population 3.7% growth
2010	1,947	1,947
2011	2,035	2,019
2012	2,126	2,094
2013	2,222	2,171
2014	2,322	2,252
2015	2,426	2,335
2016	2,536	2,421
2017	2,650	2,511
2018	2,769	2,604
2019	2,893	2,700
2020	3,024	2,800
2021	3,160	2,904
2022	3,302	3,011
2023	3,450	3,122
2024	3,606	3,238
2025	3,768	3,358
2026	3,938	3,482

2027	**4,115**	3,611
2028	4,300	3,744
2029	4,493	3,883
2030	4,696	**4,027**
2031	4,907	4,176
2032	5,128	4,330
2033	5.358	4,490
2034	5,600	4,656

What is certain, is that the voters of North Plains will determine the rate at which the community will grow. Voter approved annexations are a requirement of the 2007 City Charter. Residents have voted seven times on annexations since 2005. Only one was successful for a relatively small parcel in the east area. Annexations are likely to be requested in 2015 and later years. Parcels subject to annexation include:

Parcel Number	**Acreage**	**Location**
1N3010000200	23.02	North Ave near 309th
1N3010000300*	61.85	North Ave between Ridgeview and Main
1N3010000400*	114.11	North Ave west of Main
1N2070001600	34.29	Jackson School at West Union Road
1N2070001300**	11.29	West Union

** Washington County codes prevent the partition of parcels prior to annexation. Only a portion of these parcels will be annexed*

*** Property owned by Hillsboro School District.*

As of 2014, the City had not established a policy regarding the size or timing of annexations.

~~**Table 1-A ACTUAL AND PROJECTED POPULATION GROWTH (1980 - 2000)**~~

In accordance with State Law adopted in 2013, the City will rely on the population projections prepared by Portland State University for future studies.

~~**1980**~~	~~**1985**~~	~~**1990**~~	~~**2000**~~	~~**2010**~~	~~**2021**~~	
~~715~~	~~930~~	~~972~~	~~1605~~	~~2491~~	~~4041~~	

15.02.162 RURAL TO URBAN LAND CONVERSION ACTIVITY

The City of North Plains shall monitor conversion activities both within as well as outside the city limits.

The City of North Plains shall update all planning requirements related to the conversion of rural lands to urban uses according to changes in state law.

15.02.163 PROJECTED ~~YEAR 2021~~ LAND REQUIREMENTS WHEN POPULATION REACHES 4,000

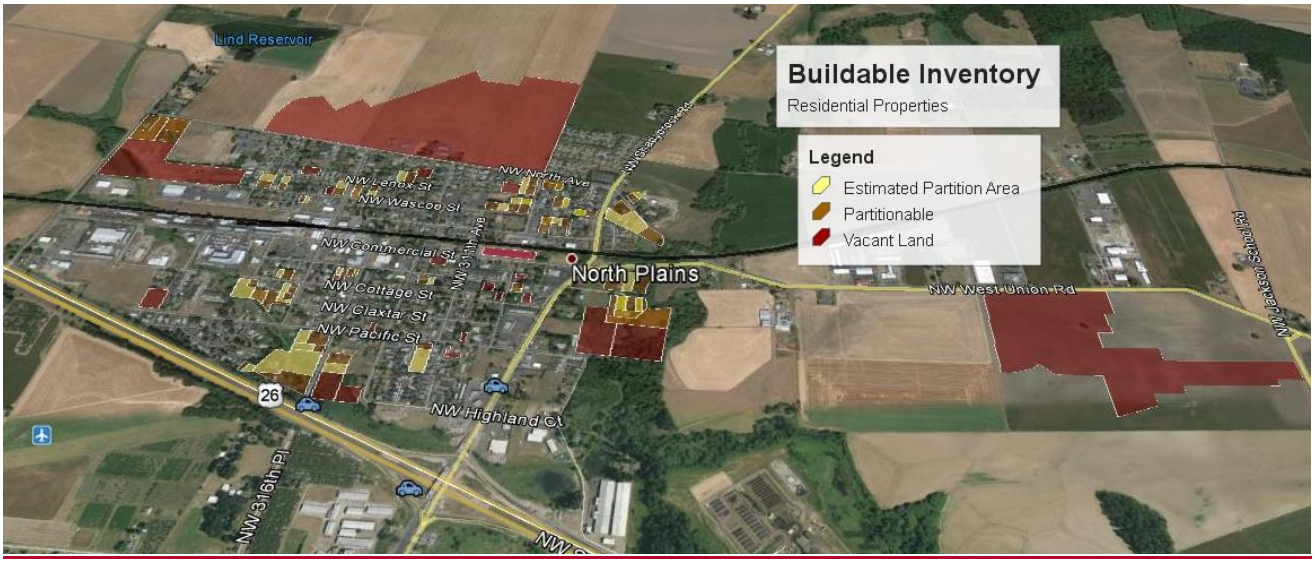
Statewide Planning Goal 2 requires that the exercise of the City's land use planning authority be accomplished on an adequate factual basis. The revisions to the City's land use inventories provide an updated factual basis upon which the City's future land ~~-~~use planning decisions ~~can~~were ~~be~~ based~~.~~ Most of the data was a result of Work Product Three (dated July 2000) and

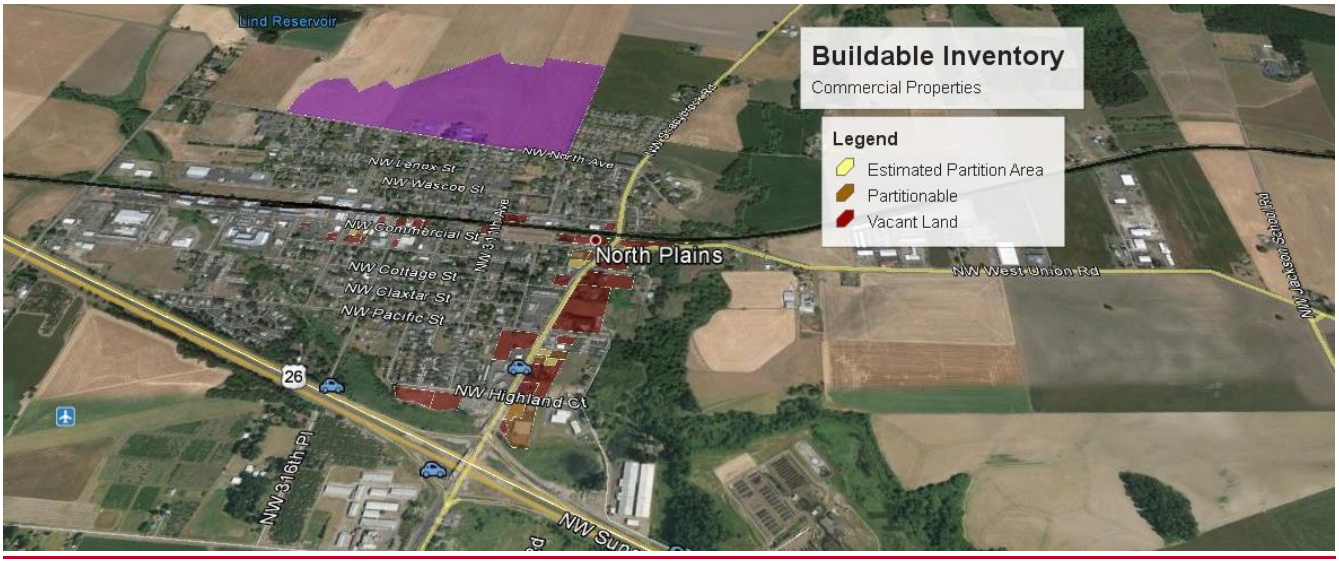
Work Product Four (dated October 2000) were produced as a part of the City's Periodic Review process in 2000. These two work products reviewed the City's existing land use inventory and projects the City's needed acreage by land use to the year 2021 based on upon population projections available at that time (population 4,041 in 2021). The UGB was expanded to incorporate the needs identified in the 2005 Comprehensive Plan update. ~~The final revisions to the land use inventories are represented on the following tables.~~

In 2014 a Buildable Land Inventory was completed with the following results:

Land Use Category	Buildable Acres
Residential*	131.4
Commercial	28.4
Industrial	57.9

** Includes lands in UGB which are unannexed. Includes new lots which may be created through partitions. Excludes land on which projects in progress on August 18, 2014. Assumes 2014 proposed changes for comprehensive plan map occur.*





The available acreage appears to meet the City's short term and long term needs through most of the 2020's depending on the rate of growth. The residential land needs are based on a projected population of 4,000. Based on US Census data the 2010 population of 1,947 and projecting a 4.5% compounded growth rate, the City will reach a population of 4,000 by 2027. If compounded by the historic growth of 3.7% a population of 4,000 will be reached in 2030.

~~The residential land needs are based on a projected 2021 population of 4,000 based on a year 2000 population of 1,605 and projecting a 4.5% compounded growth rate. The 4,000 estimate is a conservative estimate.~~

The commercial and industrial land needs ~~are~~ were based on a report within the Neighborhood City Study titled *Estimating Industrial/Commercial Land Needs in North Plains,* dated February 1997 and updated in Work Product Four dated October 2000. About 3 acres has been rezoned from Residential to Commercial since 2005.

The City has identified a need to expand the downtown Commercial which currently spans Commercial Street from Main Street to 313th. The absence of land zoned as Commercial prevents the development of businesses and mixed use housing in the area. A zoning designation of Downtown Commercial Transition is proposed for residential areas immediately to the east of the current downtown area (C1) and west of the highway commercial area (C2). This three-block transition zone could allow for both commercial and residential activities in the near term, with the intention of rezoning the area to Commercial in the future.

Park land needs are based on the City of North Plains Park & Recreation Mmaster Plan, dated February 2000 2006. The needs have not changed significantly in the past decade. The Parks Master Plan was updated to include a walking trails plan in 2012.

Institutional land needs are based on the City of North Plains Park and Recreation Master Plan, dated February 2000.

Institutional Industrial land needs are based on the Neighborhood City Study finding that the City currently has no institutional land available for development. Land needs to be provided to accommodate land uses such as road maintenance facilities, places of worship, fire halls, private schools, and fraternal organizations. Based on the analysis conducted in Work Products Three and Four of the City's Periodic Review process, Table 4 provides a final summary of the needed acreage in the listed land use categories. The uses and acreage listed in this table represent the land needed in each of those categories outside of the existing UGB to provide the needed land supply for the year 2021.

15.02.164 Buildable Residential Lands

Table -1-BFigure ___ presents an inventory of the buildable residential land within the existing City UGB. The City currently has approximately 64 131net buildable acres of residential land within the city limits. Net acreage will be lower as flood plains, streets and other public improvements will reduce this figure by approximately 30% to roughly 100 acres.

Buildable Residential Lands (Table 1)

Area #	Gross Vacant Acreage	Minus Environmentally Unbuildable Vacant Areas	Equals Gross Buildable Vacant Areas	Acres for Public Facilites	Equals Net Buildable Vacant Acres	Plus Redevelopable Acres	Equals Total Net Buildable Acres
-	-	**Low Density R-10, R7.5**				-	-

1	4.67	0.23	4.44	**	4.44	0	4.44
2	4.21	0	4.21	**	4.21	0	4.21
3	9.82	2.89	6.93	**	6.93	0.42	7.35
4	0	0	0	**	0	0	0
5	4.17	2.92	1.25	**	1.25	0	1.25
6	0	0	0	**	0	0	0
-	-	**Subtotals**	-		-	**0.42**	**17.25**
-	-	**Medium Density R.5**			-	-	-
1	0.11	0	0.11	**	0.11	0	0.11
2	2.65	0	2.65	**	2.65	0.46	3.11
3	3.82	0	3.82	**	3.82	0.34	4.16
4	0	0	0	**	9.58	0	9.58
5	4	0	4	**	4	0.11	4.11
6	0.93	0	0.93	**	0.93	0	0.93
-	-	**Subtotal**	-		**21.09**	**0.91**	**22**
-	-	**High Density R2.5**			-	-	-
1	16.45	4.52	11.93	**	11.93	0	11.93
2	0	0	0	**	0	0	0
3	0.5	0	0	**	0.5	0	0.5
4	0	0	0	**	0	0	0
5	8.3	4.07	4.23	**	4.23	0	4.23
6	21.52	13.84	13.84	**	7.68	0.22	7.9
-	-	**Subtotals**	-		**24.34**	**0.22**	**24.56**
-	-	**Total Buildable Acreage**			-		**63.81**

*** Acreage for public facilities was accounted for in Residential Vacant Lands In-fill and Redevelopment Study. This study included actual development scenarios to account for this acreage.*

Gross Vacant Acreage - As the Residential Vacant Lands, In-fill & Redevelopment Study was based on actual development scenarios, acreage for public facilities has been accounted for. Therefore, Gross Vacant Acreage by our definition is the total of vacant acreage less acreage necessary for public facilities.

Environmentally Vacant Acreage - Undevelopable acreage due to the existence of natural resources, steep slopes and flood plains.

Acres for Public Facilities - Acreage necessary for the installation of Public facilities such as streets, storm drainage, sewer, water, etc. The note below the Buildable Residential Lands Table describes how Acres for Public Facilities were accounted for it he Residential Vacant Lands, In-fill & Redevelopment Study.

New Buildable Vacant Acres - Acreage remaining after the removal of Gross Vacant Acreage (as described in definition #1) and Environmentally Unbuildable Vacant Acres.

Redevelop able Vacant Acres - Acreage containing an existing home where the value of the improvement is 30% or less the value of the land and where the parcel is large enough to

~~accommodate more units under the base zone but the existing improvement must be removed first.~~

~~Total Net Buildable Vacant Acres - Total of the Net Buildable Vacant Acres and Redevelopable Acres as described in definition #5 and #6.~~

15.02.165 Projected ~~2021~~ New Housing Units Needed ~~(Table 2)~~ for Population of 4,000

Table ~~2~~ illustrates the projected number of new housing units needed ~~outside of the existing city limits necessary~~ to meet the projected ~~year 2021~~ population of 4,000. ~~As shown on Table 2, t~~The existing ~~city limits~~UGB with the north and east boundary were set to accommodate 1,600 housing units. ~~can accommodate approximately 1,062 of the total 1,600 housing units needed to accommodate the 2021 population~~. ~~The City will encourage mixed use development and up-zoning in the down town core area to provide 48 additional needed housing units in the existing UGB to the 379 units identified in the In-fill and Redevelopment Study. Therefore, the remaining non-exception expansion areas will need to provide 538 housing units.~~

Table ~~2~~ Projected ~~2021~~ New Housing Units Needed to Accommodate Population of 4,000

~~Projected Population (4,041)~~	~~-~~	~~Group Quarters Population 0~~	~~=~~	~~Projected Population in Households 4,000~~
Projected Population in Households 4,000	÷	Projected Household Size 2.5 persons	=	Projected Total Number of Households 1,600
Existing Housing Units ~~1,062*~~829*	-	Projected Total Number of Households 1,600	=	~~538~~771

~~* Existing housing units comprised of 663 existing housing units plus 427 new housing units added through in-fill and redevelopment of parcels in the existing UGB minus 28 units displaced by park needs.~~ * Excludes single family dwelling units in Commercial and Industrial zones.

15.02.166 ~~Additional~~ Dwelling ~~Housing~~ Units Needed by Structure Type ~~in 2021~~ when the City reaches a population of 4,000

~~(Table 3)~~

~~Table 3 illustrates the mix of housing choices necessary based on density ratios of: 40% Low Density; 40% Medium Density; and 20% High Density. This mix of housing choices will provide a density of 8.4 units per acre in the expansion area.~~ The City's codes have been revised in recent years with the following objectives:

All zones should support the citywide goal of reaching a net density of 8.4 dwelling units per acre.

High density zones, particularly R2.5 must be able to accommodate dwelling units on small lots. Set back restrictions and subdivision layouts provide flexibility to encourage higher density single-family and multifamily dwelling developments.

Medium density zones, particularly R5, should encourage the development of single-family and multifamily dwellings on modestly sized lots consistent with the community's older neighborhoods near downtown.

Low density zones should be distinctive from other zones and encourage the development of single family dwellings.

Housing Stock

Density	Aug 2014	In progress	Total	Percentage
High	316	71	387	40.1%
Medium	257	32	289	29.9%
Low	256	34	290	30.0%
Total	829	137	966	

~~**Additional Housing Units Needed by Structure Type in 2021**~~

~~Housing Type~~	~~Needed Units~~	~~Low Density~~	~~Medium Density~~	~~High Density~~
~~Single Family Detached~~	~~215~~	~~215~~		
~~Samll Single Family Attached and Detached~~	~~215~~		~~215~~	
~~Single Family Attached (apartments, condos, etc…)~~	~~108~~			~~108~~
~~Total~~	~~538~~	~~215~~	~~215~~	~~108~~

In January 2013, the City Council created incentives to promote infill development of single-family dwellings, which will sunset in January 2015. Citywide there was an estimated 17.1 acres of infill land available. Between 30-50 homes could be built on this acreage.

Remaining undeveloped and underdeveloped acreage in the City is concentrated in two residential zones: R2.5 and NC. With densities anticipated between 8.4 - 17.4 dwelling units per net acre the City will likely exceed the 1,600 dwelling unit goal. Most of the undeveloped R2.5 properties are located along the McKay Creek corridor, which is within the 100 year flood plain, and on Wascoe between the west terminus and Gordon Road, a portion of which is also in the flood plain. Most of the NC acreage remains outside of the City incorporated limits.

Because it is likely the city will exceed the 1,600 dwelling unit goal, the City should provide developers of subdivisions (defined as projects with 4 or more dwelling units) to request approvals that are up to 20% below the net dwelling unit per acre requirements for the residential zones defined in 15.02.020 provided the City can document that the 1,600 dwelling unit goal remains attainable within the existing Urban Growth Boundary.

~~**Summary of Expansion Needs for All Land Uses in 2021**~~

~~**15.02.167 Summary of Expansion Needs for All Land Uses in 2021 (Table 4)**~~

~~Based on the analysis conducted in Work Products Three and Four of the City's Periodic Review process, Table 4 provides a final summary of the needed acreage in the listed land use categories. The uses and acreage listed in this table represent the land needed in each of those categories outside of the existing UGB to provide the needed land supply for the year 2021.~~

~~Land Use Category~~	~~Net Acres~~	~~Gross Acres~~
~~Commercial~~	~~6.25~~	~~7.80~~
~~Industrial~~	~~0.00~~	~~0.00~~
~~Institutional~~	~~10.00~~	~~12.50~~
~~Schools~~	~~10.00~~	~~11.10~~
~~Residential~~	~~64.00~~	~~85.30~~
~~Parks~~		
~~Neighborhood~~	~~2.60~~	~~2.90~~
~~Community~~	~~2.40~~	~~2.70~~
~~Municipal~~	~~20.00~~	~~22.20~~
~~Greenway~~	~~4.50~~	~~4.50~~
~~Total~~	~~119.75~~	~~149.00~~

15.02.170 STATEWIDE PLANNING GOAL 14

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

15.02.172 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To identify and utilize accepted growth management techniques in a manner that will implement the comprehensive plan vision statement, Plan policies and objectives including the City's livability objectives

~~A.~~ **POLICIES:**

1) The City will carry out implementation of the vision statement and livability objectives through the use of accepted land use planning and management techniques to include, but not be limited to, the following:

   a) Refinement and updating of the urban planning area agreement with Washington County;

      Proposed expansions of the area of interest will be based upon an analysis of both short-term and long-term need for urban expansion. The expressed interest and desire of residents and property owners, both within the City's area of interest and in property considered for inclusion in the area of interest, will be taken into account when evaluating which

properties should be considered for inclusion in the City's area of interest.

b) Intergovernmental agreements with Washington County concerning planning, land division, land uses, and management of land uses and provision of public facilities and services within the City's area of interest;

An active role by the City in the land use planning and development process for lands located in the area of interest is desirable. Through intergovernmental agreement with the County, the City can assume this greater involvement, including delegation by the County to the City for planning and development regulation responsibilities in the area of interest. Agreement can also be reached with the County requiring annexation, or a pre-annexation agreement, prior to development of urban type uses outside of the City's UGB, and concerning the regulation of land divisions pursuant to ORS 92.042.

c) Urban reserves;

OAR 660 Division 21 authorizes planning for areas outside urban growth boundaries to be reserved for eventual inclusion of an Urban Growth Boundary and to be protected from patterns of development which would impede urbanization. Many parcels surrounding the City's Urban Growth Boundary have or are available for transition from rural to more urban uses, while remaining outside the Urban Growth Boundary. The authority provided by OAR 660 Division 21 provides the City a mechanism through which it can influence and affect the pattern of development outside the Urban Growth Boundary, so that it does not conflict with the City's long-term plans for urbanization.

d) Urban Growth Boundary amendments;

e) Resource land holding zones (within UGB and City limits);

The inclusion and preservation of resource lands within urban growth boundaries is a mechanism which can promote the orderly transition of rural to urban uses. Situations may arise whereby lands separated from urban land are eligible and ready for the transition to urban uses while the intervening resource lands are not. Through the use of resource holding zones, these resource lands can be encouraged and protected, while the appropriate urbanization of adjacent lands is not impeded, and

f) Annexation.

2) The City will aggressively seek to influence, manage and control the transition from rural to urban uses on lands outside the City's Urban Growth Boundary which are logically within the City's area of interest for the planning.

3) The Urban Growth Boundary will be updated and expanded when conditions exist which satisfy locally adopted as well as state standards for amendments to urban growth boundaries;

2. **OBJECTIVE:** Annexation shall occur in an orderly and coordinated manner, and

public facilities shall be provided to support urban growth in a manner that is consistent with the City's livability objectives.

A. The following conditions should be met prior to or concurrent with the City processing of any annexation request:

~~B.~~ The subject site ~~should~~ must be located within the North Plains Urban Growth Boundary.

1)

~~1) The subject site should be contiguous to the existing city limits. In appropriate cases, annexation may occur for property which is located within the Urban Growth Boundary, but which is physically separated from existing city limits.~~

~~C.~~ The proposed use for the site shall comply with the North Plains Comprehensive Plan and with the designation on the North Plains Comprehensive Plan Map. If a re-designation of the Plan Map is requested concurrent with annexation, the use~~d~~ allowed under the proposed designation must comply with the Comprehensive Plan

2)

~~1)~~ An adequate quantity and quality of urban services must be available, or there is evidence that it is feasible that they can be made available within a reasonable period of time after annexation. Annexation can be conditioned upon the provision of services through a pre-annexation agreement. Increased levels of urban service shall not place unreasonable burdens on the service providers or existing users. An adequate level of urban services shall be defined as:

3)

~~2)~~ Municipal sanitary sewer and water service

a.

~~3)~~ Roads with an adequate design capacity for the proposed use and project future uses.

b.

~~4)~~c. Police, fire, and school facilities and services.

~~D.~~ The burden for providing the above findings is placed upon the applicant.

~~E.~~B. Annexation requests shall be coordinated with affected public and private agencies~~-~~, including, but not limited to, Washington County, ~~North Plains~~Hillsboro School District, ~~Unified Sewerage Agency~~Clean Water Services, and Northwest Natural Gas Company.

~~F.~~C. If water and sewer lines are proposed outside the UGB to serve an annexation, the annexation and extra-territorial utility extension request shall be coordinated.

15.02.180 GROWTH MANAGEMENT

The purpose of the Growth Management section is to provide policies and guidance for in-fill and redevelopment of the pre-expansion portion of North Plains and the downtown core area. Maximizing opportunities within the existing UGB, based on "Smart Development" concepts will provide a vibrant core area to the City of North Plains.

The following objectives and policies will address these principles in the downtown core area and the city of North Plains in general.

15.02.182 DOWNTOWN NORTH PLAINS

1. **OBJECTIVE:** Promote the development of a multi-service downtown area, to provide for everyday community needs.

   ~~A.~~ **POLICY:**

   The City shall create policies, incentives, and/or events to encourage the establishment of basic retail, service, and civic entities. Specific identified needs include a grocery store, specialty food shops, restaurants, and a hardware store.

2. **OBJECTIVE:** Encourage a street hierarchy in keeping with the desired character and overall goals of the surrounding uses.

   ~~A.~~ **POLICY:**

   The City shall review the existing transportation plan, and amend as necessary to encourage a downtown which accommodates both motor vehicles and pedestrians. Specifically policies should encourage the "park once and shop" approach, provide fluid pedestrian movement, and allowing alleys to provide vehicular access to residences and ships.

3. **OBJECTIVE:** Encourage a commercial / residential mix in the downtown area~~s~~.

   ~~A.~~ **POLICY:**

   The City allows residential mixed use development in the downtown area. ~~downtown areas as noted on Map A shall be rezoned as Commercial / Residential, CR-2. Commercial/ residential mixed-use development, in-fill, and reuse shall be encouraged both within buildings (residential over commercial) and as adjacent parcels.~~

4. **OBJECTIVE:** Promote efficient land use and allocation of services. Promote an appropriately high density in the downtown area.

   ~~A.~~ **POLICIES:**

   1) All downtown developments shall have reduced setbacks, and have main

building entrances oriented toward the street.

2) City codes shall allow for attached residential units, including residential over commercial, attached town homes, condominiums, or apartments within the downtown cores area.

5. **OBJECTIVE:** Create a unified downtown character.

~~A.~~ **POLICIES**

1) The City shall adopt development guidelines governing street front building character, signage, suitable materials and colors.

2) The City shall make downtown street front improvement grant information available to individual merchants.

3) The City shall adopt civic improvement standards specifying materials and configurations for sidewalks, lighting, benches, street trees, and other streetscape improvements

4) The City shall adopt codes requiring building fronts to face the street and sidewalk. On-site parking shall be subordinate to the street front, and shall not conflict with pedestrian circulation

6. **OBJECTIVE:** Create a pedestrian scale, pedestrian-oriented downtown.

~~A.~~ **POLICIES:**

1) Downtown area civic improvement policies and codes will be updated to encourage sidewalks downtown and most importantly on both sides of Commercial Street and Main Street.

2) A city pedestrian plan should be developed to create pedestrian links between the downtown area and surrounding residential areas, parks, green ways and trails.

3) Appropriate civic services should be located within 1/4 mile from the central downtown area.

4) The City shall require that bicycle parking facilities be installed as new downtown enterprises and civic facilities are established.

7. **OBJECTIVE:** Provide for occasional relief from higher density through public open space.

~~A.~~ **POLICIES**

1) The City shall plan for open space, appropriate to the setting, ranging from public courtyards to natural green spaces.

2) Parks and open space shall be dispersed throughout the community to meet resident's needs.

15.02.184 OVERALL NORTH PLAINS

The purpose of the following objectives and policies are to encourage residential in-fill and redevelopment throughout North Plains in a manner that facilitates the City's livability objectives.

1. **OBJECTIVE:** Provide increased opportunities to develop residences on flag lots.

   A. **POLICY: IES**

   1) Maintain City codes to allow flag lots in all residential zones. Amend flag lot access requirements, decreasing the required access strip width from 20' to 15 ', and reducing required paved surface from 16' to 12'

   2) Amend flag lot access requirements where two lots abut, decreasing the required access strip width from 25' to 15', and reducing required paved surface from 20' to 12'.
   3) Amend code requirements pertaining to flag lot setbacks, reducing overall setbacks required.
2. **OBJECTIVE:** Allow for a closer proximity from street to residence.

   A. **POLICY:**

   Amend Maintain residential setback requirements, allowing front yard setbacks of less than 20' for structures in R2.5, R5 and NC zones.to 20' for garages, and 12' for houses.

3. **OBJECTIVE:** Allow for in-fill through easing of lot line adjustment requirements[MD12].

   A. **POLICIES**

   1) Eliminate lot line adjustment requirement to re-establish previously platted tax lots.

   2) Eliminate half-street improvement requirements for a lot line adjustment.

4.3. **OBJECTIVE:** Allow for increased occupancy of a single-family lots

   A. **POLICIES**

   1) Permit aAccessory dwelling units are permitted in residential zones.in R-5, R-7.5 and R-10 districts

   2) Allow 3 units per 10,000 square feet in R-5 as opposed to 2 units per 7,500 square feet. [MD13]

   2) Manufactured homes are permitted in all residential zones.

   3) Planned unit developments are permitted in all residential zones.

   3)4) Permit mMulti-family uses including attached dwellings units and apartment uses in the R-2.5 district.are permitted in R2.5, R5 and NC zones.

Chapter 15.03

NORTH PLAINS COMPREHENSIVE PLAN
PLANNING INVENTORY

~~Sections:~~

~~15.03.000 Planning Inventory~~
~~15.03.010 Natural Conditions~~
~~15.03.011 Setting and History~~
~~15.03.012 Climate, Geology and Topography~~
~~15.03.013 Forest Resources~~
~~15.03.014 Open Space, Scenic, Historic and Natural Resources~~
~~15.03.015 Soil Constraints~~
~~15.03.016 Natural Hazards~~
~~15.03.020 Public Facilities and Services~~
~~15.03.021 Supply and Storage~~
~~15.03.022 Distribution~~
~~15.03.023 Sanitary Sewage System~~
~~15.03.024 Storm Drainage~~
~~15.03.025 Solid Waste Disposal~~
~~15.03.026 Public Safety~~
~~15.03.027 Fire Protection~~
~~15.03.028 Educational Facilities~~
~~15.03.029 Library Services~~
~~15.03.030 Other Public Utilities; Telephone, Gas, Electrical~~
~~15.03.031 Transportation Facilities~~
~~15.03.032 Recreational Facilities~~
~~15.03.033 Energy Use~~
~~15.03.040 The Economy of North Plains~~
~~15.03.050 The People of North Plains~~
~~15.03.051 Housing Supply~~
~~15.03.052 Projected Need~~
~~15.03.053 Housing Programs~~
~~15.03.060 Existing Land Use~~

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~~Water Master Plan:~~

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~~Proposed Sanitary Sewer Collection System ..... 13~~
~~Existing Land Use ..... 14~~

15.03.000 PLANNING INVENTORY

15.02.010 NATURAL CONDITIONS

15.03.011 SETTING AND HISTORY

1. Description of Location

North Plains is located in the north western portion of the Tualatin Valley near the edge of the Tualatin Drainage Basin.

- It is about 2 miles south of the rolling hills of the Tualatin Range.
- The topography in the area which is generally flat with a gradient toward the southeast.
- The terrain includes several intermittent drainageways generally flowing south and east to McKay Creek.
- North Plains is located about 4 miles north of Hillsboro, the County seat, and is about 19 miles westerly from Portland.

..... It is situated on Highway 26, a major regional corridor linking Portland with the Oregon coast.

2. History

..... North Plains is one of several small communities dispersed ~~predominantly~~ in the agricultural areas of central Washington County. Originally founded as the community of Glencoe in mid-1800's, the community's first plat was created in

~~The City was platted in~~ 1910 by a predecessor of the Spokane, Portland, and Seattle Railway to serve as a processing and shipping point for locally grown farm and forest products.

The City of North Plains was incorporated June, 25, 1963.

- ~~Subsequent annexations have added small amounts of land mainly to the eastern edge of the City.~~
- ~~In 1982, North Plains contained about 350 acres and an estimated population of 890 people.~~

5.03.012 CLIMATE, GEOLOGY AND TOPOGRAPHY

North Plains has what can be characterized as a moderate valley type of climate.

Temperature extremes are rare and usually short in duration. Winters are mild and the frost-free season is usually between 160 and 250 days. ~~Hillsboro and Forest Grove each reported about 170 frost-free days in 1978.~~ There are few days with temperatures below 20 degrees and about 10 days below 28 degrees. An average year has 10 days with temperatures above 90 degrees.

~~Soil temperatures as measured at the North Willamette Experimental station near Canby averaged 55.9 degrees in 1978 with extremes ranging from 97 degrees in August to 31 degrees reported in December.~~

Rainfall is sporadic during all seasons. The principal rainy season is from mid-November through March. ~~Forest Grove and Hillsboro each reported 32.7 and 26.4 inches respectively during this period.~~ Yearly averages are 45.8 and 38.1 inches of rain ~~for these cities~~.

In 2013, ~~T~~the weather reporting station~~s~~ at Hillsboro Airport ~~and Forest Grove are closest to North Plains~~reported averages temperatures between 46 and 81 degrees Fahrenheit.~~.~~ ~~North Plains' climate probable results from a mixture of the open valley climate affecting Hillsboro and the foothills climate of Forest Grove.~~

Climate data for Hillsboro, Oregon

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Average high °F (°C)	46 (8)	51 (11)	56 (13)	62 (17)	68 (20)	73 (23)	80 (27)	81 (27)	76 (24)	65 (18)	52 (11)	46 (8)	63 (17.3)
Average low °F (°C)	35 (2)	37 (3)	39 (4)	42 (6)	46 (8)	51 (11)	55 (13)	54 (12)	49 (9)	43 (6)	39 (4)	36 (2)	43.8 (6.7)
Precipitation inches (mm)	5.76 (146.3)	4.72 (119.9)	3.93 (99.8)	2.46 (62.5)	1.90 (48.3)	1.47 (37.3)	0.60 (15.2)	0.90 (22.9)	1.55 (39.4)	2.67 (67.8)	5.90 (149.9)	6.33 (160.8)	38.19 (970.1)

Source: The Weather Channel[56]

~~Mean Annual Temperature~~	~~52.4 degrees~~	~~52.2 degrees~~
~~Summer Avg. Temp. (April-Sept.)~~	~~60.7 degrees~~	~~43.8 degrees~~
~~Winter Avg. Temp. (Nov-March)~~	~~43.2 degrees~~	~~43.8 degrees~~
~~Average Annual Rainfall~~	~~45.8 inches~~	~~38.1 inches~~
~~% in Winter (Nov-March)~~	~~71%~~	~~71%~~
~~% in Summer (April-Oct)~~	~~29%~~	~~29%~~

Winds are seldom a problem in the North Plains area. Average wind velocity is about 8 mpg. West and northwest winds are predominant during the winter rainy months; southern and eastern winds are predominant in the summer months.

Alluvial valley fill and simiconsolidate sedimentary rock underlie the North Plains study area.

Surface material includes unconsolidated, fine-grained deposits of silt, sand, and gravel. Ground water occurs in unconfined conditions. Columbia River Basalt is between 300 and 400 feet below the surface of the valley soils at North Plains. Ground water in pressurized aquifers is typically found in the basalt formations.

Soil temperatures as measured at the North Willamette Experimental station near Canby averaged 55.9 degrees in 1978 with extremes ranging from 97 degrees in August to 31 degrees reported in December.

- Yield from water wells is usually sufficient for domestic purposes, and in rare cases it is ample for irrigation of small acreage. Typical will depths are from 50 to 150 feet

- ~~Columbia River Basalt is between 300 and 400 feet below the surface of the valley soils at North Plains.~~ ~~Soil temperatures as measured at the North Willamette Experimental station near Canby averaged 55.9 degrees in 1978 with extremes ranging from 97 degrees in August to 31 degrees reported in December.~~

- ~~Ground water is pressurized aquifers is typically found in the basalt formations.~~

- The topography of the North Plains study area is characterized by the flat lowlands of the Northwestern portion of the Tualatin Valley.

- Stream, valleys, such as McKay Creek, are typically 20 feet below the main plain.

- The average elevation of North Plains is 200 feet above sea level. It gently slopes from 210 feet in the northwest portion of the City to about 190 feet in the southeast ~~(See Topography Map, Exhibit Page - 1)~~.

The elevation rapidly falls to about 170 feet along McKay Creek along the east side of the City.

~~15.~~15.03.013 FOREST RESOURCES

1. Commercial

There are no commercial timber growing lands in the North Plains planning study area

Forest products are processed in the City: saw milling, lumber milling, and some fabrication.

2. Non-Commercial

The major non-commercial forest resources in North Plains are east of the city and form visual buffers along Highway 26 on the southern edge of town.

Stands of hardwood and various conifers also line McKay Creek and related drainage ways.

Timber resources in and adjacent to North Plains are so minimal as to make Goal 4 inapplicable. Wind and visual buffer aspects will be treated in other parts of the Plan and the Zoning Ordinance.

15.03.014 OPEN SPACE, SCENIC, HISTORIC AND NATURAL RESOURCES

1. Open Space

~~Because of the space requirements for septic systems, implemented by DEQ prior to the sewer system, many houses in North Plains are on lots ranging from 1/4 to 1/2 acre; some are even larger. The City's sewer system allows for land divisions down to 5,000 square foot lots.~~

~~This gives the City itself an extremely open and spacious quality.~~

Within the City there is a system of open spaces that include:

Facility	Location	Purpose	Ownership	Acreage
Vern Galaway Park	311th at Highland	Mini park, open space and future trailhead	Public	2.89
McKay Creek Trailhead	Pacific at 307th	Mini park	Public	0.10
Old West Union open space	East of McKay Subdivision	Open space	Public	1.26
McKay Fields	West of McKay Fields subdivision on West Union road	Walking trail easement	Private	3.69 Approx. 600 ft easement
Cottage Pointe Open space	Cottage at 320th	Open space with walking trail easement	Private	0.83

Hillcrest Easement	West of Hillcrest terminus	Right of way for walking trail	Public	0.18 Approx. 200 ft
ODOT Open Space	Immediately east of Glencoe and north of Hwy 26	Open space opened by State	Public	3.2
VanDyke			Private	2.68
		TOTAL		14.83

- ~~Usable open space is less than is otherwise apparent because of:~~

~~c) Periodic wetness and flooding of certain areas;~~
~~d) Lack of integrated pedestrian circulation system; and~~
~~e) Lack of maintained recreation areas in many portions of the City.~~

- The several year-round and intermittent waterways, including McKay Creek present excellent opportunities for usable open space within North Plains.

Surrounding countryside presents abundant open space, ranging from orderly crop land, orchards, and truck farms to natural habitats found along waterways and in isolated tree stands~~.~~

~~.~~

~~•~~

- ~~Potential construction of public sewer system will decrease open space within the City since housing could be placed on 5,000 square foot lots.~~

~~There are no structures or sites of historic importance located within North Plains. The nearest historic site, the Walker Blacksmith Shop on West Union Road, is located immediately east of the City limits and therefore is not under City jurisdiction.~~

2. Fish and Wildlife

- McKay Creek supports a variety of resident game fish including rainbow trout (Salmo gairdneri), cutthroat trout (Salmo clarki), largemouth bass (Micropterus salmoides), yellow perch (Perca flavescens), and bullheads (Ptychocheilus oregonensis) are the principal non-game fish.

- Black-tailed deer (Odocoileus columbianus) are found in the agricultural and woodlands throughout the year.

- There do not seem to be any fur-bearing animals of economic importance in the streams or on land. However, beaver (Castor Canadensis) weasels (Mustela erminea), skunks (Mephitis mephitis), and nutria (Myocaster coypus) are to be found.

- The principal upland game birds in the area are ring-necked pheasants (Phascianus colchius), California quail (Lophortyx californicus), mourning doves (Zenaidura macroura), band-tailed pigeons (Columba fasciata) and ruffled grouse (Dendragapus obscurus).

- Several waterfowl species overfly the area in their migrations. There is no significant nesting of waterfowl in the area. The species who use the flyway for immigration are Canada Geese (Branta canadensis), mallards (Anas platyrhynchos), American widgeons (Maraca americana), wood ducks (Aix sponsa), and pintails (Anus acuta).[1]

3. Vegetation

- The area around North Plains consists of bottom-lands. Principal crops are small grains, pasture, hay and some specialty crops. Interspersed with the farms are small tracts of timber. The vegetative cover on these tracts consists primarily of Douglas Fir (Pseudotsuga menzini), big leaf maple (Acer macrophyllus), dogwood (Cornus stolonifera), snowberry (Symphoricarpos albus), blackberry (Rubus allegheniensis), and Poison Oak. There are no known rare or endangered plant species.

4. Ground Water Resources

See discussion under Climate, Geology, and Topography.

~~1 **Environmental Assessment for United Sewerage Agency, Nero & Associates, July, 1977.**~~

~~5.~~5. Historic Resources

When the Comprehensive Plan was acknowledged by the Land Conservation and Development Commission in 1981, the Plan identified the ~~Walker~~ Walter Blacksmith Shop on West Union Road as the only historic structure in the North Plains area. The 1983 Plan amendment states: "There are no structures or sites of historic importance located within North Plains."

In 1983-84, researchers from the Washington County Museum identified three structures within North Plains for inclusion on the Washington County Cultural Resources Inventory:~~. The three structures are:~~

a) ~~True Value Hardware/~~Knights of Pythias Friendship Temple building (1914) 31520 NW Commercial Street

b) ~~Morrow's Lower Tavern/~~North Plains Commercial Bank building (1911) 31594 NW Commercial Street (Currently hosts the Last Waterin' Hole, a bar)

c) Residence at 31379 SW Kaybern (1911)

~~The information from the Washington County inventory is included in this section of the North Plains Comprehensive Plan (see following pages).~~ The ~~True Value Hardware/~~Knights of Pythias Friendship Temple and ~~Morrow's Lower Tavern/~~ the former North Plains Commercial Bank are cited as significant because there are two remaining commercial brick buildings which were built in the early 1900's, the years associated with land development and railway promotion. The home at 31379 Kaybern is one of the early residences constructed during the railroad boom. The house is in excellent condition.

All three properties are included in the City's historic overlay zone.
~~The Planning Commission has reviewed the Washington County inventory and met with the affected property owners. The Planning Commission concluded that all three structures are significant historic resources and a program is needed to resolve conflicts related to alternations and demolitions. (See Exhibit Pages 2-6).~~

~~Additional historic resources may be identified in the future and added to the City's official inventory contained in this section of the Comprehensive Plan.~~

6. Other Goal 5 Resources

Within the City limits /UGB of North Plains, there are no:

- Commercially valuable mineral and aggregate resources;
- Ecologically and scientifically significant areas;
- Outstanding scenic views and sites;
- Indigenous energy sources;
- Wilderness areas;
- Potential and approved Oregon recreation trails; and
- State/federally designated wild and scenic waterways.

15.03.015 SOIL CONSTRAINTS

- North Plains soils, like most of the Northern Tualatin Valley, can require special engineering techniques for building. The techniques can include artificial drainage, runoff control, extended sewage absorption fields or soil excavation. Data provided in this section is from the USDA Naural Resources Soil Conservation Service, (S.C.S.). About ~~and is used in the Soil Constraint Matrix and Soil Map (Exhibit Pages 7-8).~~

- 83% of the area soils are the Willamette and Woodburn soil units. These soils are not as subject to soil engineering requirements and are relatively free of constraints to development. These soils are considered "primary buildable". ~~(See Exhibit Page 7).~~

- The remaining 17% of the urban area is designated "secondary buildable" because it has some development constraints and costly engineering requirements. The Chehalis, Aloha, and Dayton soil units are subject to a high water table within 24" of the surface. Amity, McBee, Wapato, Cove and Verboot soil units are subject to flooding and possible high water table conditions.

- ~~The soil constraint Matrix data is derived from "Soil Interpretations for Oregon" (OR - Soils 1) and are explained as follows:~~

- ~~Flooding is given in terms of frequency as none, rare, or common. Common flooding is considered a development constraint that is occurring under normal conditions as frequently as every 22 years. Flood plain information is also discussed under Natural Hazards.~~

- ~~Water Table is given in terms of depth for seasonally high water. A water table within 24" of the surface is considered a development constraint to subsurface sewage disposal systems and other underground utilities and buildings.~~

- ~~Shrink-swell potential is the relative change in volume to be expected in soil with change in moisture content. Shrinking and swelling of soils causes damage to building foundation, roads, and/or other structures.~~

- ~~Use Constraint rates soil units by the capability to support particular types of development considering the above soil constraints. The soil restriction is given in terms of low, moderate or severe.~~

15.03.016 NATURAL HAZARDS

- Flooding is the most serious hazard in the North Plains area. The City is located within the 100-year flood plains of McKay Creek, located on the City's east boundary, and ~~its unnamed~~Ghost Creek ~~tributary~~, which runs from northwest corner near the intersection of Wascoe Street and Gordon Road to the southeast corner at the intersection of Glencoe Road and Sunset Highway connecting to McKay Creek. Serious flooding ~~is reported at least every other year.~~has been reported in the past.

- Flooding problems associated with ~~the unnamed~~the Ghost Creek ~~tributary are~~ were due in part to undersized culverts at Glencoe Road, 314th ~~th~~ Avenue, and Pacific, Cottage, Commercial, Hillcrest and Wascoe Streets. ~~While it is technically feasible to correct these problems, the City is not going to undertake a major drainage program at this time due to the~~

~~high cost.~~Capital projects in recent decades have largely eliminated the risk of flooding.

The U.S. Army Corps of Engineers has identified the elevations of the 100-year flood for both the creek and its tributary. Based on this data, Washington County has adopted a floodplain ordinance (No. 126) which essentially prohibits development in flood plain areas except where, after filling, construction can occur one foot above the flood elevation. However, filling permits are subject to stringent conditions.

- Based on Corps of Engineers' information, it has been calculated that the city has a total of 57.6 acres of land within the 100-year flood plain, about 51 acres in developed and potentially developable areas and the remaining 7 acres in local rights-of-way and state highway easements. Table 3-1 summarizes the location of the flood plain by zone.

Table 3-1			
FLOOD PLAIN WITHIN CITY LIMITS/UGB*[2] - 1983			
Zone	McKay Creek	~~Unnamed~~ Ghost Creek ~~Tributary~~	Total
R10	4.3	1.8	6.1
R7.5	-	3.3	3.3
R5	-	3.6	3.6
R2.5	5.4	9.5	14.9
C1	-	-	
C2	-	6.0	6.0
M1	4.0	-	4.0
M2	.3	12.1	12.4
Other	2.6	4.7	7.3
TOTAL	16.6	41.0	57.6

* Expressed in acres rounded to the nearest tenth of acre.

** Includes rights-of way and state highway easements.

[2] **Source: Jim Gilmer, City Engineer, 1983**

15.03.020 PUBLIC FACILITIES AND SERVICES

1. Supply and storage

The City of North Plains ~~draws~~is supplied ~~its~~ domestic water ~~from~~ by ~~a single well located at the intersection of NW Commercial Street and NW 321st Avenue, just west of the central business district. The well currently pumps 500 gallons per minute (GPM), although an additional 125 GPM is available if a larger pump were installed. The City has a standby well at the same location and an abandoned well next to City Hall.~~ the Joint Water Commission (JWC) of Washington County. The primary transmission main from Hillsboro was installed in 2005.

The JWC will supply potable water adequate to support both residential, commercial and industrial uses as needed. The JWC treats the water with chlorine to disinfect it. The water is not fluoridated

North Plains has~~Operating as~~ a pressurized system wherein~~,~~ water is pumped ~~from the ground~~ into a storage tank directly from the transmission main and then ~~, where it is chlorinated; it is then pumped directly~~ into the distribution system. ~~via a hydro-constant pressure pump, which also has a capacity of 500 GPM. The present supply and pump system were installed in 1981.~~.

City staff is certified by the State of Oregon to maintain the system, and performs most repairs and some capital improvements.

- Present pumping requirements have been estimated at 270 GPM. To support the domestic needs of an additional 1000 people plus additional commercial and industrial development, it is estimated that pumping demand will be about 500 GPM by the year 2000, well within the capacity of the existing well. However, this does not include the addition of any water intensive commercial or industrial users.

The City has one 1.2 million gallon storage tank which is adequate for domestic consumption and fire suppression over a short period. However, currently, the city lacks adequate storage. The State of Oregon recommends a maximum day and fire flow water storage capacity of about 750,000 gallons for the existing population of 750, using the formula: 300 gallons/day/capita plus fire reserves. At the present time, the city has two storage tanks with a capacity of 52,000 and 30,000 gallons respectively, for a total of 82,000 gallons. The current storage deficiency is estimated to be about 668,000 gallons and will exceed 918,000 by the year 2000. Lack of storage facilities and distribution pumping capacity significantly impair fire protection and adversely affect the city's fire rating.

The City has retained its rights to pump water from the local aquifer.

- The City has an approved capital program for the water system that is updated annually.

15.03.022 DISTRIBUTION

- Two thirds of the distribution system was substantially rebuilt in 1969 when several new 4", 6" and 8" lines were installed. In 1981, the city replaced 880 feet of 2" pipe with 10" pipe on Main Street. Smaller undersized lines have been replaced on an as-needed basis. The city is developing a priority list for replacing remaining substandard lines.

- As few new distribution lines will be needed and some replacement will be required to bring the system to the size that matches the pumping capacity and can deliver the recommended fire flows.

- Due to an inadequate storage and distribution system, industrial development will be somewhat restricted within the city limits. Recognizing this serious constraint, the city now considers improvement of the city's water system to be a major priority. The City maintains 13 miles of water mains, with appurtenant hydrants, valves and pumping systems. A plan for maintenance and improvements of the system is included in the Water System Master Plan.

15.03.23 ~~15.03.023~~ SANITARY SEWAGE SYSTEMS

- Clean Water Services owns and maintains the sanitary sewer collection system within the City of North Plains. In August 1983, the City of North Plains completed construction of its sanitary sewer collection system (see Exhibit 13). Constructed and operated by the Unified Sewerage Agency (USA), the system contains 41,000 feet of 12", 10", and 8" polyvinyl chloride (PVC) sewer pipe. Two 12" trunk lines are located along McKay Creek and its unnamed tributary. The system will serve the entire city with the exception of the extreme western and northwestern portions. A few home owners will be allowed to remain on septic tanks until sewer lines are

~~extended.~~

- The sewage flows by gravity to the southeast corner of the city to a pumping station located near the intersection of Highland Court and ~~Weight~~ 307th ~~Road~~Avenue. From there it is pumped through to ~~USA's~~ Clean Water Service's west Hillsboro treatment facility, which has adequate capacity to accommodate the city's sewage for the foreseeable future.

  - ~~The system has the capacity to handle 490,000 gallons per day (GPD) average flow, of which 345,000 is reserved for residential use and the remaining 145,000 for commercial, industrial and community services uses.~~

  - ~~The collection system is sized to accommodate a total of 1,080 dwelling units, approximately 280 of which will be connected to the system in 1983. This leaves an excess capacity of 800 units. As noted in Urbanization, it is anticipated that a population increase of 100 people between 1980 and the year 2000 will generate the need for an additional 354 dwelling units. Therefore, the system has sufficient capacity to accommodate year 2000 residential demand.~~

  - ~~As noted on Table 2-3, complete development of the city's residential land would result in the construction of additional 1565 dwelling units, significantly more than can be accommodated by the present sewer system. While such intense development is unlikely, this does suggest that at some point beyond the year 2000 the city will have to increase the sewer system's capacity. This can be accomplished by increasing the size of the two trunk lines; Currently the pumping station has sufficient capacity to accommodate additional sewage flow.~~

15.03.024 STORM DRAIN

North Plains has a limited storm drainage system that includes ditching and culverts that send storm water to the two major drainage ways and Clean Water Service Storm lines.~~on the south and east sides of town.~~

- Clean Water Services maintains all storm drainage facilities over 10 inches in size.

The City maintains storm drain lines under 10 inches in size.

- ~~Because of the generally flat topography of most of the City, stagnation problems result when storm water collects in low spots.~~

- ~~North Plains has engaged in a fairly extensive ditching program in recent years, deepening and straightening its ditches throughout most of the low areas.~~

- ~~The City has no plans to develop a storm drainage treatment system. Such a system would normally retain water during periods of high run-off for later release into the natural drainage ways system. The storm drainage system would intercept debris and pollutants (oil, chemical sprays, etc.).~~

15.03.025 SOLID WASTE DISPOSAL

Residential ~~and some commercial solid waste~~ solid waste, recyclables and greenwaste is ~~handled~~managed by Garbarino Disposal Services~~, Inc. of Portland.~~ which operates a corporation yard on Hillcrest Street. ~~Washington County has granted Garbarino a collection franchise for the North Plains area (west of Rock Creek and north of Walker Road.) Fees are paid directly to Garbarino and households may sign up on an optional basis.~~

- Prices are subject to periodic renegotiation between the collector and the Washington County Commission.

  - ~~Over 75% of the City's households use Garbarino's service; the remainder have to dispose of solid waste individually. A disposal site (not a landfill) in Hillsboro can take non-putrefying solid waste. Landfills in Portland and Oregon City are the nearest places to take food and household garbage. Composting is popular for decayable waste. The Washington County Sanitarian indicated that illegal dumping is not a problem at the present time.~~

  - ~~Garbarino has three trucks and a garage serving the North Plains area at the present time. Outside of additional trucks, no capital improvements are planned to handle the increase in population expected by the year 2000~~

15.03.026 PUBLIC SAFETY

North Plains employs ~~two~~ 2.5 full-time equivalent (FTE) officers ~~(Chief, Officer)~~ who maintain ~~an~~ offices in the City Hall building. In addition, the City has a varying number of police reserve ~~policemen~~s who assist with patrol. The number of police officers has been reduced from a high of 3 FTE's staff to the present day 2.5 FTE's.

Police Staffing	Chief	Officers
2000	1	1
2001	1	2
2002	1	2
2003	1	2
2004	1	2
2005	1	2
2006	1	2
2007	1	2
2008	1	1
2009	1	1
2010	1	1
2011	1	1
2012	1	1
2013	1	1.5
2014	1	1.5

The Police ~~officers~~Department maintains a City-wide patrol 7 days per week as staffing allows.

  - ~~The patrols are 16 hours on each weekend day and 8 hours on weekdays. The patrol cars are fully equipped with 2-way radios.~~

- The reserve officers are available for large events, emergenciesy and fill-in vacation relief situations.

- North Plains' police services are comparable to the statewide standard of one full-time officer per 1,000 population.

Detention and jail facilities are available through the Washington County jail located in Hillsboro, 4 miles away.

- North Plains contracts with the City of Hillsboro for report and evidence management and Washington County Justice court to adjudicate traffic tickets..

15.03.027 FIRE PROTECTION

- Fire pprotection and emergency medical response within North Plains is provided by the Washington County Fire District #2. The entire North Plains area is within the District.

- SThe station 17 is centrally located in downtown North Plains on Commercial Street next to City Hall.

Approximately 26-27 volunteers serve on the force. The City of Hillsboro's fire department provides management oversight and professional staff for the district.

- There are no full-time fire fighting personnel at this station.

- Equipment includes: 2 engines, one tank truck, one rescue unit, and one brush control truck.

- The Oregon Insurance Services Office rates North Plains as 4 within 1,000 feet of hydrant which is most of the City, and 8 where a hydrant is more than 1,000 feet away. The scale is from on a 1 to 10 scale, with (1 representing the best rating and lowest riskbeing the highest). The Insurance Service Office estimates that a small city such as North Plains with light industrial activity should have a 5 to 6 rating to realize significant insurance savings and decreased fire losses.

- Of course, the City must ultimately balance the expenditures for fire prevention facilities (fire fighting equipment and water supply facilities) with the potential savings from lower insurance rates.

- North Plains' rating compares less favorable with both the Banks and Gaston ratings.

- The principal reason for the poor rating is the water supply problem (see section on water facilities). Both the amount that can be supplied and the pumped pressure are inadequate for fire protection during the summer months.

15.03.028 EDUCATIONAL FACILITIES

- The City of North Plains is within the North Plains Elementary School District #70 Hillsboro School District. The district school is located in North Plains near the intersection of North Avenue

and Gordon Road.

- There are two other elementary school districts within the North Plains planning study area. The area immediately east of North Plains is served by the West Union School District #1, while the land immediately south and west of the City is served by the Hillsboro Elementary District #7. Students in these districts attend school in the Helvetia area and Hillsboro area respectively.

- Junior High and High School students attend the Hillsboro Union District Schools in the City of Hillsboro. A second high school which will serve this area is now under construction on Glencoe Road north of Hillsboro.

- Each educational system is summarized below:Below is a brief description of public education services for North Plains residents:

ELEMENTARY SCHOOLS:

1. North Plains Elementary School.
Capacity approximately: 390.
Present enrollment: 313.

The school was opened in 1954building was built in the early 1970's and occupies 15 acres in the northwest corner of North Plains. There are no immediate plans for capital improvements.

2. Hillsboro School District #7
Most students from the North Plains area attend the Bosco-Barnes School on 3rd Street in Hillsboro.
Capacity is: 650
Present enrollment is: 507

A new grade school is scheduled to be opened near the Hillsboro High School in the fall of 1980. The school district owns another site on Jackson Road in Hillsboro. Since all the district's schools are in Hillsboro, students are regularly transferred when capacity at a particular school is reached.

2. West Union School District #70
A new school will open in the Fall of 1979 near the Rock Creek/Sunset Highway intersection to serve the North Plains area.
Capacity will be: 500
Expected enrollment is: 300

MIDDLE SCHOOL: North Plains students attend the Evergreen J. B. Thomas and J. W. Pointer Junior High Schools in Hillsboro. Must students rely on school provided transportation.
Capacity of Thomas School is: 1,000 Capacity of Pointer School is: 800

SENIOR HIGH SCHOOLS:
North Plains students attend Glencoe the Senior High School in Hillsboro, which features athletic fields and an auditorium. The school was designed for a capacity of 1,600 and presently 2,500 students are enrolled on a split shift basis from 7 am to 10 pm.

~~A new high school is scheduled to open in the Fall of 1980 with a capacity of 1,500. Capacity at both schools is expected to be reached by 1990.~~

~~The new high school is located on Glencoe Road and is expected to serve the North Plains area. The new school will have an auditorium and full athletic facilities except for a swimming pool.~~

COMMUNITY COLLEGE:

North Plains is within the Portland Community College District ~~(formerly the I.E.D.)~~ offers a number of special educational services to the North Plains area.

~~1. Special education includes speech and hearing classes, vision training, and learning disabilities.~~

~~2. Testing: All achievement testing is administered by the E.S.D.~~

~~2. Migrant education: Classes in the North Plains School are conducted for Hispanic migrants.~~

~~2. Outdoor education: All 6th graders in the District are sent to outdoor camp for one week.~~

~~2. The E.S.D. also supplies each school with administrative services such as printing, data processing, teaching aids, and a film and resource library.~~

15.03.29 ~~15.03.029~~ LIBRARY SERVICES

- North Plains Public Library constructed on 2006 is part of the Washington County Cooperative Library System~~has no public library facility at the present time, and shares in the all-County Library Cooperative System~~.

~~Since Washington County has no central library, t~~The cooperative allows all County residents to borrow from any municipal or other public library in the County, providing access to over million items in its cumulative collection.
~~and the County reimburses the costs for non-City residents.~~

- ~~Another service offered to North Plains residents is the Books by Mail Program. Each resident is mailed catalogues containing about 900 titles and may send for books, then return them to the central depot. The County pays for postage both ways.~~

15.03.030 OTHER PUBLIC UTILITIES: TELEPHONE, GAS, ELECTRICAL

- ~~US West Communications Telephone Company~~Centrury Link and Comcast offer franchised telephone service in ~~serves the City of~~ North Plains. ~~Much of the rest of western Washington County is served by the General Telephone Company.~~ No major facilities expansion in the Study Area is now contemplated.

- Northwest Natural Gas Company supplies natural gas to the North Plains planning study area. No major facilities expansion in the Study Area is now contemplated.

- Portland General Electric supplies electrical power to the ~~planning study area. No~~ major

facilities expansion in the Study Area is now contemplated.

15.03.031 TRANSPORTATION FACILITIES

- North Plains is located 19 miles from Portland and 4 miles north of Hillsboro and is outside the contiguous metropolitan growth boundary. However, it is not far from isolated due to a number of transportation advantages:.

- The Sunset Highway (U.S. 26) is a major regional route connecting Portland with the coast. It forms the southern boundary of the existing City limits and is easily accessible via the Glencoe, Dersham, and Jackson Road interchanges. Highway 26 is a 4-lane highway, limited access route between Banks (7 miles west of North Plains) and downtown Portland. Itand connects with Interstate 405 and is listed on the State Bicycle System.

- Glencoe Road is maintained on theby Federal Aid Secondary System (Washington County) as a two-lane rural highway. It connects North Plains with Hillsboro, the County seat 4 miles south, and with the Dixie Mountain pass to the Columbia River Highway, about 12 miles north

- Private automobile is by far the most widely used form of transportation in and around North Plains.

- Of the 10.9413 miles of currently platted right-of-way in North Plains , 8.18 miles are improved and in use. Of that total, 4.24 miles or 5297% areis paved and in good to fair condition.,and an additional 36% is graveled. Most of residential streets in the south and west portions of town are hard packed gravel.

- The City adopted a general street policy in 1978. It ensuresrequires that all new residences have access to are on adequate public rights of way. and road surfaces, considering both the present installation costs and future development potentials.

At the present, Commercial Street, North Avenue and Hillcrest Street are the most important traveled east-west streets through North Plains. 1983 ADT counts with the improvements were 3600 and 1300 respectively.

- Glencoe, 311th and Main streets are the most traveled north-south streets.

- Although the private automobile is the most practical and most common method of transportation, North Plains is served by a number of special transportation services these include: (from 1977 CRAG Study)

1. Ride Connection which provides free transportation to tri-met facilities in Hillsboro, and locations in Banks and Forest Grove, "Ride About" and "Door to Door" services for senior citizens

2. Tillamook "Wave" Bus service which connects Tillamook to Portland.

   1. Western Washington County Transportation Project; door to door, elderly and handicapped.
   2. Tualatin Valley Workshop; special trips for medical treatments.
   2. Washington County Welfare; C.S.D., limited services for welfare clients.

- North Plains is served by a variety of other modes of transportation. The following are the most prominent for planning purposes:

1. The Burlington Northern Railroad contains a single track line through the center of North Plains connecting Banks with the Portland rail yards. At least 4-5 times ~~a week~~a day ~~two daily movements (one from and one to Portland)~~trains carry forest products and milled lumber as w~~e~~ell as various seeds and produce from Portland.

~~1. Burlington Northern maintains a storage siding at North Plains. The Dant & Russell pole yard also maintains a siding. As timber is harvested over the next 10 to 15 years in the Tillamook Burn region, this rail line will become increasingly active.~~

2. The residents of the Air Acres subdivision in the unicorporated area, immediately south of Highway 26, maintain a landing strip complete with lights and wind socks. This is a private field, available to the public for emergencies only. It is 3,000 feet long and can accommodate small, general aviation aircraft.

3. The Port of Portland operates the Hillsboro Airport about 5 miles from North Plains. The Hillsboro Airport is an FAA-approved general aviation airport with two runways (4,050' and 6,600' lengths) that accommodate prop and small jet traffic. Hangar space is available as well as repair and maintenance service.

4. The Port of Portland's International Airport is located in Portland, about 35 miles from North Plains.

~~5. North Plains, on Highway 26, is served by 5 common carriers. System 99 and Woodland Trucking (log hauling) operate on an interstate basis. Stewart Stiles, Tualatin Valley Transport, and Pacific Motor Trucking Company are local haulers.~~

15.03.032 RECREATIONAL FACILITIES

North Plains enjoys a variety of recreational facilities within its City limit. There are about ~~6~~ 8 acres of maintained playground and ballfield space; including school facilities.

~~- plus 5 facilities that will accommodate indoor activities ranging from dances to arts and crafts.~~

- Compared to the recognized standards for Recreational Facilities (from the Urban Land Institute), North Plains is well equipped for its recreational needs.

Type of area	Standard Acres Per 1,000 Pop.
Playgrounds	1.5
Neighborhood Parks	2.0
Play fields	1.5

~~- The Community Center, City Hall area, and Elementary School provide these types of areas, with a combined total of 5.5 acres. (A description of each facility is included on the next page).~~

- The City in cooperation with local residents involved in "Project Tennis", has acquired funds to upgrade facilities on the Community Center grounds.

- Regional facilities such a swimming pools, stadiums, and specialized gymnasiums can be used in Hillsboro, 4 miles away.

- The open space of the surrounding countryside is used for a variety of outdoor recreational activities including hiking, fishing, off-road motoring, and horseback riding.

Nearby McKay Creek Farms offers horse boarding, riding, and horse show facilities. The Community Center, parks and Elementary School provide these types of areas, with a combined total of more than 12 acres. (A description of each facility is included on the next page).

- Larger recreation facilities in the community include:

1. **Jessie Mays The Community CenterPark**

-

-Locatedd at Hillcrest Street and NW 309th Avenue, .

-the Mmeeting hHall has an (approximate, 200 capacity.) needs repair and maintenance. Funded from the North Plains General Fund, it can accommodate dances, wedding receptions, and meetings.

- There is about 1 acre of area including a baseball diamond, good for softball and non other organized play, and a makeshift including youth soccer field.

  - Picnic Pavilion: Shelter and space for large picnic.

- **2. North Plains Elementary School**

- Locaated on North Avenue near Gordon Road. The school features
- a sSmall indoor gymnasium suitable for grade school activities, .

  - Ttwo outdoor baseball diamonds and soccer field on approximatelyapproximately 4 four acres of maintained playing field.

  - Playground and equipment for small children is located in two areas.

- The major disadvantage is that it is located in one corner of the City.

3. Pacific Purple Park

Located on one acre near Ghost Creek this park features a playground, grass area and picnic benches.

4. Frank Wing Park

The mini park is located on Commercial Street near 321st Avenue, and features a grass

area and picnic tables.

5. Louie Wentz Park

This mini park is located on Kaybern Street and includes a grass area and park benches.

6. LaMorrden Park

This mini park is located on Curtis Street and includes a play fountain and park benches.

3. The City Hall Area

- **Located on Commercial Street in central North Plains.**

- **Grassy, tree-lined space, approximately 1/2 acre, adjacent to City Hall. Equipped with picnic tables, water outlets, and horseshoe pits.**

7. 4. Senior Citizen Center

- Located on Commercial Street and 314th Avenue in the middle of North Plains the Senior Center features .

- Has a meeting facility for about 50 100 persons as well as a place for crafts and socializisocializing.ng and an adjacent community garden.
- Rehabilitation funding has been applied for from, the Block Grant program.

8. 5. Churches

Two churches in North Plains have meeting or other indoor recreational space.

Regional facilities such a swimming pools, stadiums, and specialized gymnasiums can be found in Hillsboro, 4 miles away.

The surrounding countryside is used for a variety of outdoor recreational activities including hiking, fishing, off-road motoring, and horseback riding.

-

15.03.033 ENERGY USE

- Power is provided by Portland General Electric which maintains adequate facilities to serve residential, commercial and industrial customers. State level study is useful in pointing out energy trends. Only after these first overviews of research and analysis are done can the City of North Plains find its place in the maze of energy use and conservation.

- First the primary energy sources and users must be identified to then find how efficient they are or could be. Below are Oregon's three primary energy users: Transportation, Industry, and Residential. Together they are 67.4% of Oregon's current energy use. The table below shows what the major uses are for each of the primary users:

  - Residential: 15.7% of Oregon's total energy use

(space/water heating using 84.6% of this).

- Transportation: 29.1% of Oregon's total energy use (automobile/truck using 85% of this).
- Industry: 22.6% of Oregon's total energy use (lumber/wood/paper products using 55.3% of this).

OREGON DIRECT ENERGY END USES OF ENERGY CONSUMPTION				
Transportation	Private Automobile	23.4 %		
Residential	Home Heating	13.4 %		
Industry	Lumber and Wood	7.0%	Transportation	29.1%
--	Construction	8.1%		
Industry	Primary Metals	4.6%	Industrial	22.6%
--	Trade	4.2%		
Transportation	Trucks	4.0%		
--	Agriculture	2.5%	Residential	17.7%
Residential	Residential Hot Water	2.3%		

-- Residential

-- Fuel oil is the predominant fuel in home energy use, accounting for 69% of total residential energy use. The table below shows that electric use is 1,950,000 KWH annually, which breaks down to 30% use in space heat and 32% for water heating. Fuel oil use is 305,730 gallons annually, which is 100% in space heating. Natural gas use is 87% for space heat and 10% for water heating.

NORTH PLAIN'S RESIDENTIAL ENERGY USE BY TASK						
	Space Heat	Hot Water	Cooking	Other	Total	Billion BTU/Yr.
Electricity – Million KWH/Year	.83 (30%)	.87% (32%)	.23 (9%)	.80 (29%)	2.73	9.4
Fuel Oil – Thousand	305.73 (100%)				305.73	42.2

Gallons/Year						
Natural Gas – Thousand Therms/Year	80.39 (87%)	9.6 (10%)	2.79 (3%)	–	92.78	9.3
North Plains is comparatively low in home energy use as is the average household income. Home energy waste is comparatively high because of the predominance of pre-1950 dwelling units. Pre-1950 dwellings tend to have little or no insulation. 93% of the existing housing is single family, 27% of these are pre-1950. 5% is multi-family, none of these are pre-1950.[3]						
[3] **Region Energy Analysis, CRAG, Report 2, June, 1977.**						

115.03.040 THE ECONOMY OF NORTH PLAINS

- North Plains is included in the Washington County Overall Economic Development Program. As such, it is eligible for the Federal EDA and State (Section 304 Grant Programs for public works and technical assistance funding.

- An OEPD was prepared and adopted in 1977 and is subject to annual update. A citizens' committee is responsible for the preparation and conduct of the Program.

The proximity of North Plains to the Hwy 26 Sunset Corridor should benefit the local economy. The Sunset Corridor is a major employment center in the Portland area and includes the greatest concentration of high tech industries in the state. The high tech industries in the Sunset Corridor offer North Plains entrepreneurs the opportunity to provide supporting products and equipment to existing and developing businesses.

High tech employment in Oregon represents 20% of total manufacturing employment with over 40,000 workers. Approximately 77% of the workers are employed in the Portland area with the majority employed in Washington County.

Businesses in Washington County include Tektronix, international firms like Intel, Genentech, Nike and SolarWorldFloating Point, Epson, N.E.C., and among others. A number of high tech industries have been identifies as high growth industries by the Oregon Economic Development Department including:The five key industries in Oregon are:

- Advanced manufacturing
- Clean Technology
- Forestry and Wood products
- High Technology and
- Outdoor gear and activewear

About 10% of Oregon's private sector jobs (86,283 employees[1]) are related to manufacturing. Over 1,500 businesses provide another 84,285 work in high tech industries, with many of the largest employers in Hillsboro just 4 miles from North Plains. Clean technology including solar

[1] Business Oregon, www.oregon4biz.com/the-Oregon-Advantage

energy generation is an emerging industry, and SolarWorld in Hillsboro is one of largest manufacturers of equipment in the US. Forestry and wood products employ 41,844 employees in 2010. Manufacturing of outdoor gear and activewear employs about 13.000 Oregonians.

- Electronic computing equipment;
- Semiconductors;
- Electronic components;
- Measuring and control instruments;
- Industrial controls;
- Telephone and telegraph equipment; and
- Radio and TV communication equipment.

Opportunities exist for new businesses in North Plains to supply new high tech industries with products such as molded plastic parts including knobs and casings or services such as decal or silkscreen applications on parts. The advantages of a North Plains location for these types of businesses include lower land costs and rents than locations within the Sunset Corridor.

Additional growth industries identified by the state include:

- Dehydrated food;
- Upholstered household furniture;
- Paper coating and glazing;
- Periodicals;
- Book publishing;
- Engraving and plate printing;
- Plastic materials and resins;
- Drugs;
- Plastic products;
- Non-Ferrous rolling and drawing;
- Aluminum castings;
- Metal coating and allied services;
- Machine tools, metal cutting;
- Printing trades machinery;
- Electronic coils and transformers;
- X-Ray apparatus and tubes;
- Transportation equipment, NEC; and
- Surgical appliances.

Economic trend data provided by the Economic Development Department in 1987 indicate employment in high technology industries make up a major part of the Portland and Washington County labor force and economic base. The proximity of North Plains to major manufacturers in the Sunset Corridor indicates opportunity for attracting small manufacturers and warehousing businesses who are suppliers to or spin-off industries from the major manufacturers. The North Plains economy is currently dependent upon traditional resource industries (forestry and agriculture). Employment and capital investment increased at businesses and industries in North Plains between 1983 and 1987.

The City's 1987 buildable land inventory contained 12.5 acres of light industrial (M1) and 16.8 acres of General Manufacturing (M2) land. The (M1) land is almost all in one ownership. Based upon a conservation absorption of 1 acre per year the M1 land would provide for 12-13 years of growth for small industries. A large light manufacturing facility would quickly consume much of the inventory.

~~Based upon the trends and inventory described above, the City finds:~~

~~1. Agricultural and forestry industries will continue to be a major sector of the North Plains economy.~~

~~2. Small manufacturers and warehousing businesses that are suppliers to or spin-off industries from major manufacturers in the Sunset Corridor represent a significant economic development opportunity in North Plains.~~

~~3. The City has a need for addition light industrial land.~~

Most North Plains workers still commute out of town for work. Job creation in the community has been slow by comparison to adjoining community of Hillsboro. The City is seeking ways to expand the employment including acquiring an E-commerce City designation in 2010, and providing incentives to new businesses in 2011.

According to the 2010 US Census, workers over the age of 16 most often drive alone to work. The mean travel time to work is 25 minutes.

COMMUTING TO WORK	
Workers 16 years and over	950
Car, truck, or van -- drove alone	838
Car, truck, or van -- carpooled	38
Public transportation (excluding taxicab)	10
Walked	9
Other means	3
Worked at home	52
Mean travel time to work (minutes)	24.9

Approximately 1,500 of North Plains residents are of an age to work, and about 72% did work in 2010, while 9% reported being unemployed.

EMPLOYMENT STATUS	
Population 16 years and over	1,488
In labor force	1,069
Civilian labor force	1,060
Employed	962
Unemployed	98
Armed Forces	9
Not in labor force	419

Most employed residents are engaged in manufacturing, retail trade, or educational/health care/social services.

INDUSTRY	
Civilian employed population 16 years and over	962
Agriculture, forestry, fishing and hunting, and mining	14
Construction	89
Manufacturing	312
Wholesale trade	22
Retail trade	136
Transportation and warehousing, and utilities	48
Information	17
Finance and insurance, and real estate and rental and leasing	24
Professional, scientific, and management, and administrative and waste management services	61
Educational services, and health care and social assistance	136
Arts, entertainment, and recreation, and accommodation and food services	20
Other services, except public administration	51
Public administration	32

Almost 1/3rd of employed residents identified themselves as having professional occupations.

OCCUPATION	
Civilian employed population 16 years and over	962
Management, business, science, and arts occupations	314
Service occupations	84
Sales and office occupations	226
Natural resources, construction, and maintenance occupations	147
Production, transportation, and material moving occupations	191

Most residents (82%) work for private industry. About 10% work for government and 8% are self employed.

CLASS OF WORKER	
Civilian employed population 16 years and over	962
Private wage and salary workers	787
Government workers	99
Self-employed in own not incorporated business workers	76
Unpaid family workers	0

15.03.~~060~~?? THE PEOPLE OF NORTH PLAINS

US Census 2010 information indicates the following about North Plains based on the 2010 census: (www.factfinder2.census.gov)

Population was estimated at 1,947 persons. About 15% of residents are over age 60, and 31% are 19 or under. The median age is 36.5 years.

Subject	Number	Percent
SEX AND AGE		
Total population	1,947	100.0
Under 5 years	143	7.3
5 to 9 years	140	7.2
10 to 14 years	163	8.4
15 to 19 years	135	6.9
20 to 24 years	95	4.9
25 to 29 years	110	5.6
30 to 34 years	143	7.3
35 to 39 years	152	7.8
40 to 44 years	154	7.9
45 to 49 years	149	7.7
50 to 54 years	158	8.1
55 to 59 years	110	5.6
60 to 64 years	115	5.9
65 to 69 years	58	3.0
70 to 74 years	37	1.9
75 to 79 years	27	1.4

80 to 84 years	33	1.7
85 years and over	25	1.3
Median age (years)	36.5	(X)

Almost 63% of households have families with children, and half of these households have children under 18 years of age. About 17% of households, includes a person 65 years or older. Almost 24% of households consist of one person living alone.

The average household size is 2.36 persons. Family households are slightly larger at 2.98.

HOUSEHOLDS BY TYPE	
Total households	786
Family households (families)	493
With own children under 18 years	256
Married-couple family	420
With own children under 18 years	216
Male householder, no wife present, family	19
With own children under 18 years	3
Female householder, no husband present, family	54
With own children under 18 years	37
Nonfamily households	293
Householder living alone	191
65 years and over	64
Households with one or more people under 18 years	262
Households with one or more people 65 years and over	133
Average household size	2.36
Average family size	2.98

Some 581 children (31% of residents) were present in North Plains in 2010, with almost 200 attending grade school, and another 100 attending high school.

SCHOOL ENROLLMENT	
Population 3 years and over enrolled in school	385
Nursery school, preschool	7
Kindergarten	5
Elementary school (grades 1-8)	197
High school (grades 9-12)	107
College or graduate school	69

Most North Plains residents (84%) identified themselves as having western European ancestry. About 1/3rd of residents report having German ancestry. Irish, English, Scandinavian, Scottish and Dutch heritages are also common.

ANCESTRY	
Total population	1,854
American	53
Arab	3
Czech	4
Danish	9

Dutch	128
English	166
French (except Basque)	37
French Canadian	18
German	568
Greek	19
Hungarian	0
Irish	278
Italian	8
Lithuanian	0
Norwegian	62
Polish	25
Portuguese	0
Russian	27
Scotch-Irish	30
Scottish	103
Slovak	0
Subsaharan African	0
Swedish	77
Swiss	27
Ukrainian	6
Welsh	29
West Indian (excluding Hispanic origin groups)	0

English is the only language spoken by 84% of residents over age 5. About 8.7% speak Spanish. The remaining 8% speak other languages.

Per capita income (all population divided by earnings) in North Plains is $31,597. Median household income in North Plains is relatively high for the area at $71,346. Other area communities have lower medians.

Area	Median Household Income
Washington County	$63,814
Hillsboro	$64,197
Banks	$65,417
Beaverton	$55,155
Cornelius	$48,788
Forest Grove	$49,034

INCOME AND BENEFITS (IN 2011 INFLATION-ADJUSTED DOLLARS)	-
Total households	786
Less than $10,000	30
$10,000 to $14,999	29
$15,000 to $24,999	48
$25,000 to $34,999	52

$35,000 to $49,999	105
$50,000 to $74,999	153
$75,000 to $99,999	187
$100,000 to $149,999	141
$150,000 to $199,999	31
$200,000 or more	10
Median household income (dollars)	$71,346
Mean household income (dollars)	$74,187

Households with families reported slightly higher incomes:

INCOME AND BENEFITS (IN 2011 INFLATION-ADJUSTED DOLLARS)	
Families	493
Less than $10,000	13
$10,000 to $14,999	3
$15,000 to $24,999	19
$25,000 to $34,999	36
$35,000 to $49,999	61
$50,000 to $74,999	117
$75,000 to $99,999	106
$100,000 to $149,999	97
$150,000 to $199,999	31
$200,000 or more	10
Median family income (dollars)	$74,107
Mean family income (dollars)	$82,972

Most residents over 25 have completed high school. Almost 30% have attained a college degree, with 17% attaining 4 year degrees or higher.

EDUCATIONAL ATTAINMENT		**%**
Population 25 years and over	1,346	
Less than 9th grade	30	2.2%
9th to 12th grade, no diploma	84	6.2%
High school graduate (includes equivalency)	466	34.6%
Some college, no degree	370	27.4%
Associate's degree	164	12.2%
Bachelor's degree	173	12.8%
Graduate or professional degree	59	4.4%

~~In 1980, the City of North Plains had 715 people with the following racial composition:~~

~~Table 3-2 RACIAL COMPOSITION~~	
~~Race~~	~~Percent~~
~~White~~	~~90~~
~~Black~~	~~1~~
~~Spanish Origin~~	~~8~~
~~Other~~	~~1~~
~~Total~~	~~100%~~

Source: 1980 Census

With regard to sex, 48.6% of the population was m ale and 51.4% female. Approximately 22% of the City's residents were 14 years and under, which is comparable for the county as whole. However, nearly 22% of the City's residents were 55 years and older compared to 16% for the county; the housing, transportation access and social service needs of this group deserve special attention.

While the City's population has fluctuated widely, it has maintained an average growth rate of 3% per year since its founding in 1910. However, in both 1981 and 1982, the growth rate increased to 3.3% despite the lack of a sewer system and poor economic conditions. Based on several factors described in the Population Projection section, the City has selected a future growth rate of 4.5%. This would result in a year 2010 population of 2,343.

15.03.051 HOUSING SUPPLY

In 1980, North Plains contained 266 dwelling units which are described by type in Table 3-3. In addition, there were 43 units of migrant housing located at a labor camp on the east side of the city.

Table 3-3 EXISTING HOUSING BY TYPE		
Type	# of Units	Percent
Single Family	248	93
Multi Family	12	5
Manufactured Family	06	2
TOTAL	266	100%
Source:1980 Census; City of North Plains		

As indicated in Table 3-4, nearly 25% of the housing stock is less than 10 years old. A majority of units were constructed during the 1940's and 50's when the City experienced significant industrial expansion.

Table 3-4 AGE OF HOUSING STOCK		
	# of Units	Percent
1970-1979	60	24
1960-1969	29	12
1950-1959	71	29
1940-1949	75	30
1939 and before	13	05
TOTAL	249	100%
Source: City of North Plains *Includes single family dwellings only.		

~~As detailed in Table 3-5, approximately 20% of the housing stock requires major structure repair or is otherwise unlivable, while the 45% is in excellent condition or requires only minor repair.~~

~~Table 3-5~~ ~~HOUSING CONDITIONS*~~		
	~~# of Units~~	~~Percent~~
~~New or otherwise excellent~~	~~46~~	~~19~~
~~Minor repair required~~	~~64~~	~~26~~
~~Minor structural repair required~~	~~87~~	~~35~~
~~Major structural repair required~~	~~45~~	~~18~~
~~Abandoned or otherwise unlivable~~	~~06~~	~~02~~
~~TOTAL~~	~~248~~	~~100%~~
~~Source: City of North Plains~~ ~~*Includes single family dwellings only.~~		

In 2010 there were 852 housing units in North Plains census tract (which captures some homes outside of the incorporated City limits.) The City experienced substantial growth in the 1990's and early 2000's. Growth has been more gradual since 2005:

YEAR STRUCTURE BUILT	
Total housing units	852
Built 2005 or later	58
Built 2000 to 2004	104
Built 1990 to 1999	418
Built 1980 to 1989	63
Built 1970 to 1979	78
Built 1960 to 1969	31
Built 1950 to 1959	14
Built 1940 to 1949	25
Built 1939 or earlier	61

Most residences have 3 or fewer bedrooms:

BEDROOMS	
Total housing units	852
No bedroom	12
1 bedroom	93
2 bedrooms	78
3 bedrooms	528
4 bedrooms	127
5 or more bedrooms	14

Of the occupied units at the time of the census, almost 75% were ~~owner occupied.~~

HOUSING TENURE	
Occupied housing units	786
Owner-occupied	585
Renter-occupied	201
Average household size of owner-occupied unit	2.48
Average household size of renter-occupied unit	2.01

A majority of households moved into their homes since 2000. Almost 43% of households have moved into their homes since 2005:

YEAR HOUSEHOLDER MOVED INTO UNIT	
Occupied housing units	786
Moved in 2005 or later	341
Moved in 2000 to 2004	160
Moved in 1990 to 1999	227
Moved in 1980 to 1989	35
Moved in 1970 to 1979	13
Moved in 1969 or earlier	10

The value of most owner-occupied housing is above $200,000 in 2010.

VALUE	
Owner-occupied units	585
Less than $50,000	15
$50,000 to $99,999	6
$100,000 to $149,999	19
$150,000 to $199,999	150
$200,000 to $299,999	265
$300,000 to $499,999	125
$500,000 to $999,999	3
$1,000,000 or more	2
Median (dollars)	$237,400

About 15% of owners who occupy units (89) have no mortgage on their home.

Mortgages in North Plains tend to be modest in the range between $1,000-$2,000 per month, with a median of $1,601.

SELECTED MONTHLY OWNER COSTS	
Housing units with a mortgage	496
Less than $300	0
$300 to $499	3
$500 to $699	0
$700 to $999	14
$1,000 to $1,499	178

$1,500 to $1,999	217
$2,000 or more	84
Median (dollars)	1,601

Residential rental costs also tend to be modest in North Plains. About 23% of the City's residences are rented. Most multi-family units rent for less than $1,000/month, including housing for seniors.

GROSS RENT	
Occupied units paying rent	198
Less than $200	4
$200 to $299	4
$300 to $499	9
$500 to $749	66
$750 to $999	45
$1,000 to $1,499	55
$1,500 or more	15
Median (dollars)	$887

Most occupied residences have access to vehicles:

VEHICLES AVAILABLE	
Occupied housing units	786
No vehicles available	49
1 vehicle available	155
2 vehicles available	320
3 or more vehicles available	262

15.03.052 PROJECTED NEED

In the 2005 version of the Comprehensive Plan, the City's projected population was estimated to reach 4,000 by 2021. Assuming a household size of 2.50 persons, this will result in the demand for 1,600 dwelling units. The Urban Growth Boundary was expanded in the north and east to allow for an additional 583 dwelling units to meet projected demand.

The City's growth slowed during the Great Recession that started in December 2007. Housing starts were very limited and population of the City in 2010 1,947 was 22% short of the 2,491 estimate in the 2005 Comprehensive Plan.

Using the a
~~A~~ssum~~inged an~~ annual growth rate of 4.5%, the City of North Plains will have a year 2020~~10~~ population of ~~2343~~3,024, which will grow to 4,696 by 2030.~~, 1371 more than in 1990. Using the projected Metro 1995 household size of 2.45 person/household, this will result in additional demand for 560 housing units. Recognizing the need to provide a greater variety of housing types at affordable prices, the City wishes to encourage construction using the following ratio: 70% single-family, 20% multi-family and mobile home units than does the existing housing mix of 93%/5%/2%.~~

~~Currently, the City has nearly 79.0 acres of vacant residential land distributed throughout its four residential zoning categories. Based in calculations in the Urbanization section, approximately 86.0 acres of land will be required to meet the year 2010 demand; requiring an additional available supply 7.0 acres. Theoretically, if all vacant residential land was developed fully, the City could accommodate 584 dwelling units, resulting in 1,432 more people. If the annual growth rate were to remain constant, this "capacity population" would be reached in the year 2013. However, full development is unlikely.~~

15.03.053 HOUSING PROGRAMS

The City of North Plains does not operate any housing assistance programs.

Washington County operates housing assistance programs within North Plains, including senior apartments, subsidized housing for low-income families and veterans, and emergency shelter.

- ~~North Plains is a participatory agency in the regional housing Opportunity Plan prepared by the Metropolitan Service District.~~
- ~~The City is in the process of preparing its Housing Assistance Plan for submission to the Community Development Block Grant Program.~~
- ~~In 1987, the Washington County Housing Authority constructed a 12-unit senior apartment building at 314th Avenue (5th) and Kaybern Street.~~
- ~~However, a number of North Plains households, probably less than 10, currently receive Section 8 (rent supplements) housing assistance.~~
- ~~North Plains is the site of a self-help housing project for migrant workers. La Raza Estates is a subdivision within the City limits, platted as 6 lots and built in 1974 using self-help techniques.~~

~~REMAINDER OF WASHINGTON COUNTY[4]~~
~~STATUS AND CONDITION OF ALL HOUSING UNITS~~
~~NORTH PLAINS AS A PERCENTAGE OF COUNTY[5]~~

~~Total Units in County = 55,400~~
~~Total Units in North Plains = 255~~
~~North Plains as a % of County: 0046~~
~~(Assumed: North Plains' housing conditions and assistance needs are the same as those of the remainder of Washington County).~~

~~1. Occupied Units -~~	~~255~~
~~2. Substandard – Total~~	~~10~~
~~3. Suitable for Rehab~~	~~8~~
~~4. Owner Occupied~~	~~176~~
~~5. Owner Occupied – Substandard~~	~~7~~
~~6. Owner Occupied - Substandard – Suitable~~	~~6~~

~~7. Renter Occupied~~	~~79~~
~~8. Renter Occupied – Standard~~	~~3~~
~~9. Renter Occupied - Substandard – Suitable~~	~~3~~
~~10. Total Housing Assistance Needs~~	~~32~~
~~11. Elderly or Handicapped~~	~~12~~
~~12. Families Needing Assistance~~	~~17~~
~~13. Large Families Needing Assistance(5+0)~~	~~03~~
~~14. All Female Headed Households~~	~~08~~
~~15. All Minority Households~~	~~03~~

[4] ~~**Washington County Minus the Cities of Beaverton and Hillsboro**~~

[5] ~~**"Housing Opportunity Plan", Metropolitan Service District**~~

15.03.060 EXISTING LAND USE

North Plains has maintained a Comprehensive Plan for several decades and created zoning ordinances and maps to implement the vision outlined in the Plan. ~~Among the~~

~~A discussion of existing land use and project year 2000 land requirements are presented in Urbanization. Major findings are as follows:~~

- ~~North Plains contains 350 acres, approximately 337 acres of which is developed or potentially developable with the remainder devoted to local streets and federal highway easements. The City contains approximately 57 acres located in the flood plains of McKay Creek and its unnamed tributary.~~

- ~~In 1987, only 129 acres, or 38% of the City's land is developed. This leaves nearly 208 acres available for future urban uses; however, 44 acres, or 21% of this are located in the flood plain, and are not generally available for development.~~

- ~~The City will need approximately 45 acres of residential land to accommodate the additional 354 dwelling units anticipated by the 2000; this is only one-third of nearly 152 acres available. As a result, the City has enough residential land to last well into the next century.~~

- ~~However, the City contains just enough commercial and insufficient industrial land to meet project demand; i.e. 15 and 31 acres respectively. This does not include a market factor, that is, the 25% to 50% oversupply of land needed to insure market choice and to keep prices from becoming artificially high. While the City has an abundance of vacant residential land, this is not suitable for commercial/residential~~

- ~~These findings support a need to expand the City's Urban Growth Boundary to add industrial land.~~

- ~~development due to its location, existing or committed uses, and/or small lotting patterns.~~

Chapter 15.04

NORTH PLAINS COMPREHENSIVE PLAN IMPLEMENTATION

Sections:

15.04.010 Plan Implementation
15.04.020 Zoning
15.04.030 Annexation
15.04.040 Subdivision
15.04.050 Cooperative Agreements
15.04.060 Next Steps

15.04.010 PLAN IMPLEMENTATION

To be effective, the Comprehensive Plan must not only be adopted, but must be regarded by the Planning Commission and City Council as expressing their views on the future growth and development of the community. The first step in achieving plan effectuation will be adoption by the City Council. ~~After adoption, the plan effectuation will be achieved through several implementing measures and legal controls.~~ After adoption the City must take actions to implement the plan through resolutions and ordinances.

15.04.020 ZONING

Zoning is an official land use control established "for public interest, health, comfort, convenience, preservation of the public peace, safety, morals, order and the public welfare".[1] Zoning represents one means of carrying out the objectives set forth in the Comprehensive Plan.

Zoning must be consistent with the Comprehensive Plan in that a more intensive use of the land than permitted by the Plan cannot be allowed by the zoning ordinance.[2] Changes to the Zoning ordinance or Comprehensive Plan can be requested and will be reviewed, but the burden of proof is upon the one seeking the change.[3] The requested change must be justified by proof that:

- The change is in conformance with the Comprehensive Plan, and
- The change has met the procedures and regulations of the Zoning and Development Ordinance; and,
- The change is consistent with the Statewide Planning Goals. ~~However, a zoning ordinance change that has a basis in the Comprehensive Plan need not also comply with the goals.~~

15.04.030 ANNEXATION

Areas can be annexed to the City upon request, approval by Council and approval of the majority of the electorate as per City Charter Chapter I Section 4. ~~consistent with the Plan policies.~~ Additionally, annexations must also comply with the Comprehensive Plan statewide goals. Again, the burden of proof is on the proponents of the annexation, and the City must base its decision on finds of fact.

[1] ORS 227.220

[2] Baker vs. Milwaukie
[3] Fasano vs. Washington County Board of Commissioners

15.04.040 SUBDIVISION

The subdivision ordinance establishes procedures and standards for land partitioning and subdividing of four or more lots. ~~Additional sections of this ordinance prescribe standards for lot arrangement, street width and design, and provision of public utilities.~~

15.04.050 COOPERATIVE AGREEMENTS

Realization of the Comprehensive Plan can also be facilitated by certain cooperative agreements. Such agreements may include any agreement between two or more agencies, whether public, semi-public, or private, wherein any projects related to the Comprehensive Plan may be jointly or cooperatively planned, financed, constructed, administered, or any combination of these in a manner which is beneficial to the public.

The City and County have entered into a formal agreement by which both are fully cognizant of the governance and procedural aspects of the area external to City and within the Urban Growth Boundary. This agreement is entered into pursuant to ORS Chapters 190, 197, and 215 for the purpose of facilitation the orderly transition from rural to urban land use. The information will include, but not be limited to:

Introductory Information - Adoption dates, procedures, and similar background data

General Provisions - Reference to appropriate zoning and subdivision ordinances, statements of consistency with appropriate Statutes and case law, and with Statewide Planning Goals.

Subdivision Applications - Statements of which and whose ordinances shall apply in regulation of properties within the area, and procedures ~~-~~to be followed.

Zone change applications - Statements of whose ordinances shall apply in the event that land use changes are requested, and the procedures therefore.

Conditional Use, Variance, and Major Partition Applications

City Services - Statement of the conditions for the extension of services into the Urban Growth Area, requirements imposed and procedures, as specified in the Policies of the Comprehensive Plan and the Ordinances of the City.

Annexation - Reference to the appropriate Statutes and Ordinances

Roads and Streets - Jurisdiction~~Ownership~~ and maintenance responsibility defined for count reads, new public roads, future arterials, and the procedures for resolution of mutual public right of way matters.

Arbitration - Procedures.

Review and Amendment - Annual Review and Procedures.

15.04.060 NEXT STEPS

The Comprehensive Plan is intended to be a general guide to future community development and should not deal with detailed site planning. Therefore, to supplement the Comprehensive Plan, detailed planning should be undertaken to work out the specifics of the various Plan proposals.

Chapter 15.05
NORTH PLAINS COMPREHENSIVE PLAN
APPENDIX

Sections:

15.05.000 Appendix
15.05.010 Agency Coordination Program
15.05.020 Introduction
15.05.030 Affected Agency Identification
15.05.040 Community Development Plan (Agency Involvement Plan)
15.05.050 Initial Determination of Affected Agencies
15.05.051 Local Agencies
15.05.052 County Agencies
15.05.053 Oregon State Agencies
15.05.054 Federal Agencies
15.05.055 Other State Agencies
15.05.056 Utilities
15.05.057 Other Organizations

15.05.000 APPENDIX

15.05.010 AGENCY COORDINATION PROGRAM

15.05.020 INTRODUCTION

As part of the preparation of a comprehensive plan for the North Plains community, opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review, and recision of plans and implementing ordinances. Toward that end, this Agency Coordination Program has been prepared to initially identify potentially affected agencies, to contact those agencies for a self-assessment of their interests, and to compile a mailing list of the institutions determined to be affected (that is, those local governments, state and federal agencies, and special districts which have programs, land ownerships, or responsibilities within the area to be included in the plan).

While completing this initial determination, the existence of a number of quasi-governmental service providers became apparent. Public utilities and transportation companies operate with near monopoly power within the community. These "institutions" are both impacted by and have an impact on the growth and development of an area such as North Plains. Therefore, the term "agency" has been taken in a broad sense and also includes these "utilities", as well as other non-governmental "public" groups like the North Plains Senior Center~~Senior Citizens, the West Washington County Rural Transportation Program, and the garbage collection company.~~
~~**15.05 - 1**~~

As the many mechanisms for involvement of the area's residents are also appropriate for involvement of these agencies, this Program is limited to the creation of the mechanism for the identification of "affected agencies". Subsequent involvement of the agencies in their cooperative, coordination, and review functions are included in the City's proposed Citizen Involvement Program.

15.05.040 AFFECTED AGENCY IDENTIFICATION

The following steps will be taken in identifying affected agencies:

1. An initial determination of affected agencies will be undertaken utilizing ~~telephone~~ public directories, ~~county tax rolls,~~ and personal contact with ~~particular~~ agencies.

2. A questionnaire shall be prepared and sent to each potentially affected agency requesting:

   a. A self-determination as to whether or not the agency is "affected" by the City's planning efforts.

   b. If so, the person designated to receive and review planning study materials is to be identified.

3. One follow-up questionnaire will be sent to any potentially affected agency not responding to the initial request. Agencies not responding to this follow-up will be deemed to not be affected by the City's efforts unless there is other over-riding evidence that the agency is actually affected. In that case, a follow-up phone call with the identified agency director will be attempted.

~~a. 4. Following the determination of which agencies are affected, these agencies will then be separated into three groups:~~

~~b.~~

~~c.~~ The City will make available electronic copies of all materials to the public, agencies and interested persons on www.northplains.org. Notices of availability of updated information will be sent by electronic mail to persons and agencies who identify themselves as interested parties.~~Those which are to receive copies for review and comment of all draft plan materials and resource documents. These agencies will tentatively include any citizens planning advisory committees, the Washington County Planning Department, CRAG[MD1], and LCDC, among others.~~

~~Agencies which are to receive copies for review and comment of only draft plan and referenced resource materials applicable to the agency's area of interest. Examples of such agencies are the railroad and State Highway Division, which will receive only materials related to transportation. Other Plan documents will be available to these agencies upon request.~~

~~Agencies only remotely affected by the planning effort will only receive copies for review and comment of draft plan elements prior to their presentation to the City Council for formal review and ultimately adoption. An example of agencies potentially in this category are B.P.A., the County Department of Assessment and Taxation, and Portland Community College.~~

~~5~~4. Following ~~agency~~ agency self identification ~~and classification~~, all agencies ~~in the~~

~~first category~~ will be considered a Citizen Planning Advisory Committee and will receive materials as provided for in the proposed Citizen Involvement Program. ~~Agencies in the second category will receive the same treatment as citizens, in that information will be available as is provided for above, and other opportunities for participation will be solicited under the provisions of the Citizen Involvement Program. Agencies in the third category will then receive notice of pending final actions.~~

The foregoing sets forth the program to be followed in the agency coordination phase of the planning program. As plan preparation progresses, previously overlooked agencies may be identified, or agencies originally deemed affected may become less ~~so, e.g., CRAG when it is merged into the reduced Metropolitan Service District~~. At that time, the steps indicated above will be followed and the required involvement of the agency will be reassessed. Agency involvement will be as provided for in the proposed Citizen Involvement Program.

15.05.050 ~~INITIAL~~ DETERMINATION OF AFFECTED AGENCIES ~~July 11, 1978~~

The following ~~initial~~ listing of governmental units and other service organizations potentially affected by the preparation and update of a comprehensive plan for the City of North Plains has been compiled to assist in the determination of all agencies actually affected. Following the distribution of the suggested Affected Agency Identification Summary, the listing will be revised and updated by the inclusion of the name and address of the person designated to receive and review planning study materials.

15.05.051 LOCAL AGENCIES

~~City of North Plains~~
~~Educational Services District (IED)~~
Hillsboro ~~Elementary~~ School District ~~No. 7~~, 3083 NE 49th Place #201, Hillsboro, Oregon 97124-6009
~~Hillsboro Union High School District No. 3~~
~~North Plains Elementary School District No. 70~~
Portland Community College PO Box 19000, Portland, OR 97280-0990
Tualatin Valley Irrigation District, 2330 Elm St, Forest Grove OR , 97116
Washington County Rural Fire Protection District No. 2, 31370 NW Commercial St., North Plains, Oregon 97133
~~West Union Elementary School District No. 1~~
City of Hillsboro Planning Department, civic Center 4th Floor, 150 E. Main St, Hillsboro, OR 97123

15.05.052 COUNTY AGENCIES

Board of Commissioners, 155 N First Avenue, Suite 300 Hillsboro, OR 97124-3072
~~Area Agency on Aging~~
Department of Assessment and Taxation, 155 N. 1st Ave, Suite 130, Hillsboro, OR 97124
~~Communication Department~~

~~Extension Service – OSU~~
~~Health Department~~
~~Mental Health Department~~
~~Parks Division~~
~~Planning Department~~~~Department of Culture, Education, and Recreation~~
Department of Health and Human Services, 155 N. 1st Ave, Suite 160, Hillsboro, OR 97124
~~Department of Public Safety and Justice~~
Department of Land Use~~, Housing~~ and Transportation, 155 N. 1st Ave, Suite 350, Hillsboro, OR 97124
~~Public Works Department~~
~~Traffic Safety Commission~~

Clean Water Services~~Unified Sewerage Agency~~ 2550 SW Hillsboro Highway, Hillsboro, OR 97123
~~District 18 Water Master~~
~~County~~ Housing Services~~Authority~~, 111 NE Lincoln St, suite 200-L, Hillsboro, OR 97124-3082

15.05.053 OREGON STATE AGENCIES

Aviation Department, General E-mail: aviation.mail@state.or.us ~~Extension Service – OSU~~
~~Department of Commerce~~Business ~~Oregon~~Development Department, General E-mail: oedd.info@state.or.us
Community College and Workdorce Development Department, General E-mail: ccwd.info@odccwd.state.or.us
Correction Department~~ivision~~, General E-mail: doc.info@doc.state.or.us
~~Department of Economic Development~~
Department of Administrative Services, General E-mail: oregon.info@state.or.us
Department of Agriculture, General E-mail: info@oda.state.or.us
Department of Environmental Quality, General E-mail: deq.info@deq.state.or.us
Department of Fish and Wildlife, General E-mail: Odfw.Info@state.or.us
Education Department, E-mail: ode.frontdesk@ode.state.or.us
Energy Department, General E-mail: energy.in.internet@state.or.us
Extension Service – OSU, Washington County, dan.schauer@oregonstate.edu
Forestry Department, General E-mail: information@odf.state.or.us
Department of Geology and Mineral Industries, 800 NE Oregon St., Suite 965, Portland 97232
Housing and Community Service Department, General E-mail: info@hcs.state.or.us
~~Department of Human Resources~~Human Services Department, General E-mail: dhs.info@state.or.us
Land conservation and Development Department, plan.amendments@state.or.us
Department of State Lands, General E-mail: dsl@dsl.state.or.us
Department of State Police, General E-mail: ask.osp@state.or.us
~~Oregon State Historical Society~~
~~Center of Population Research and Census~~

~~State System of Higher Education Department~~
Department of Transportation, 123 NW Flanders, Portland 97209-4012
Department of Veterans Affairs, 700 Summer St. NE, Salem 97301-1285
Parks and Recreation Department, vanessa.demoe@state.or.us
~~Farm and Home Loan Division~~
~~Division of State Lands~~
~~State Aeronautics Division~~ Aviation Department
Public Utility Commission, General E-mail: puc.commission@state.or.us
Oregon Liquor Commission, PO Box 22297, Milwaukie, OR 97269-2297
~~Land Conservation and Development~~ Water Resources Department, 725 Summer St. NE, Suite A, Salem 97301

15.05.054 FEDERAL AGENCIES

~~Department of Agriculture~~
~~Agricultural Stabilization and Conservation Service~~
~~Farmer's Home Administration~~
~~Forest Service~~
~~Soil Conservation Service~~

Department of the Army -
Corps of Engineers, 1125 NW Couch St, Portland, OR

~~Department of Commerce~~
~~Economic Development Administration~~

Environmental Protection Agency, 805 SW Broadway, Suite 500, Portland, OR 97205
~~Federal Communications Commission~~
~~Federal Energy Administration~~
Housing and Urban Development, Oregon State Office, Edith Green-Wendell Wyatt Federal Office Building, 1220 SW 3rd Avenue, Suite 400, Portland, OR 97204-2825
~~Department of the Interior~~
Bonneville Power Administration, P.O. Box 3621, Portland, OR 97208-3621
Bureau of Reclamation, 1150 North Curtis Road, Suite 100, Boise, ID 83706-1234

~~Fish and Wildlife Service~~
~~Bureau of Land Management~~
~~Water Resources~~

~~Interstate Commerce Commission~~
~~Pacific Northwest River Basins Commissions~~
~~Small Business Administration~~
~~Department of Transportation~~
~~Federal Aviation Administration~~
~~Federal Highway Administration~~
United Stated Postal Service, 31700 NW Commercial St, North Plains, OR 97133

15.05.055 OTHER STATE AGENCIES

~~Columbia Region Association of Governments~~
Metropolitan Services District, General email: feedback@oregonmetro.gov
Port of Portland, General email: contactus@portofportland.com
Portland Community College, 12000 SW 49th Ave, Portland, OR 97219
~~Portland Metropolitan Area Local Government Boundary Commission~~
Tri-County Metropolitan Transportation District (Tri-Met) 1800 SW 1st St, Suite 300, Portland, OR 97201

15.05.056 UTILITIES

Burlington Northern, Inc., 3930 NW Yeon Ave, Portland, OR 97210
Garbarino Disposal Services, Inc., PO Box 250, North Plains OR 97133
~~General Telephone Company of the Northwest~~
Centurylink, 2201 Lloyd Ctr, Suite T27, Portland, OR
Northwest Natural Gas, 220 NW 2nd Ave, Portland, OR 97209
Portland General Electric Company, P.O. Box 4404, Portland, OR 97208
Nature's Needs, 9570 NW 307th Ave, North Plains, OR 97133

15.05.057 OTHER ORGANIZATIONS

North Plains Senior ~~Citizens Group, Inc.~~Center, northplainssc@gmail.com
~~Washington County Youth Contact~~
Washington County Cooperative Library Services, calcagno@wccls.org
Washington County Community Action Organization, 1001 SW Baseline St, Hillsboro, OR 97123-3822
~~West Washington County Rural Transportation~~Ride Connection, 847 NE 19th Ave #200, Portland, OR 97232

Tillamook C~~c~~ounty Transportation District ("Wave"), info@tillamookbus.com
~~C.P.O~~Citizens Participation Organizations. No. 8, dan.schauer@oregonstate.edu
Oregon State Historical Society, 1200 SW Park Ave, Portland, OR 97205

Planning and Building Activity
Fiscal Year 2014-15
Applications Received

Activity	Review	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
New House Permit	1	0	4										
Remodel Permit	1	1	0										
Demolition	1	1	1	1									
Right of Way Permit	1		3										
Annexation	3, C	0	0										
Comp Plan Amendment	3, C	0	0										
Conditional Use	3	0	0										
Design Review	3	0	0										
Fence	1	0	0										
Flood Plain Development	3	0	0										
Historic Overlay	2 or 3	1	0										
Home Occupation	2	0	0										
Lot Line Adjustment	2	4	0										
Mobile Home Park	3	0	0										
Non-Conformin Use	3	0	0										
Partition	2	0	0										
Sign permit	1	0	0										
Similar Use	3	0	0										
Significant Natural Resource	3	0	0										
Street Vacation	4	0	0										
Subdivision	3	0	0										
Subdivision Final Plat	3	0	0										
Subdivision Modification	2	0	0										
Subdivision Modification	3	0	0										
Temporary Use	1	0	0										
Variance	1 or 2	1	0										
Variance	3	0	0										
Zone Change	3	0	0										
Zone Code Amendment	3	0	0										
Appeal	3	0	0										
Appeal	C	0	0										
Pre- Application Conferences		1	0										

Review - 1 = Administrative, 2 = City Planner, 3 = Planning Commission, C = Council