

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.~~ **POLICYIES:**

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.~~ **POLICYIES:**

~~4.~~ 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.~~
- **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 Control~~ Clean Water Act Act (PL-92-500033 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, chromium, 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.

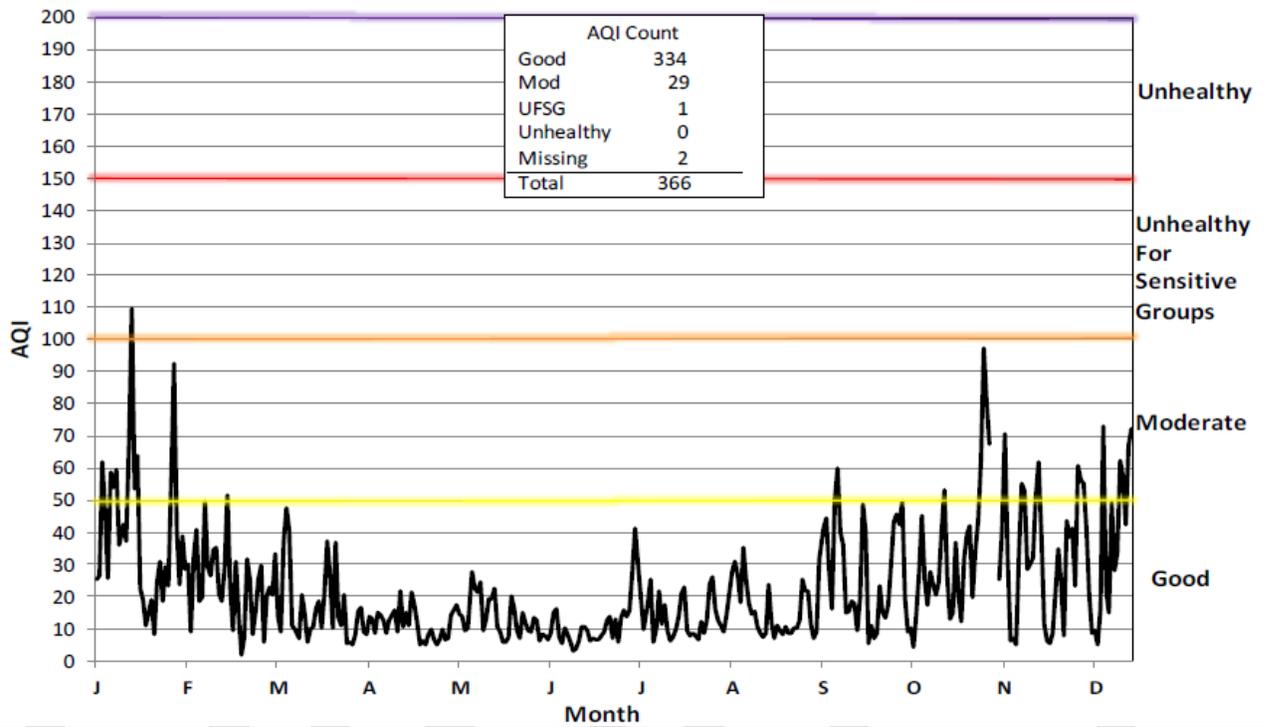
Air Quality Index Summary

Portland Metro		Good	Moderate	Unhealthy For Sensitive Groups	Unhealthy	Very Unhealthy	Hazardous	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.

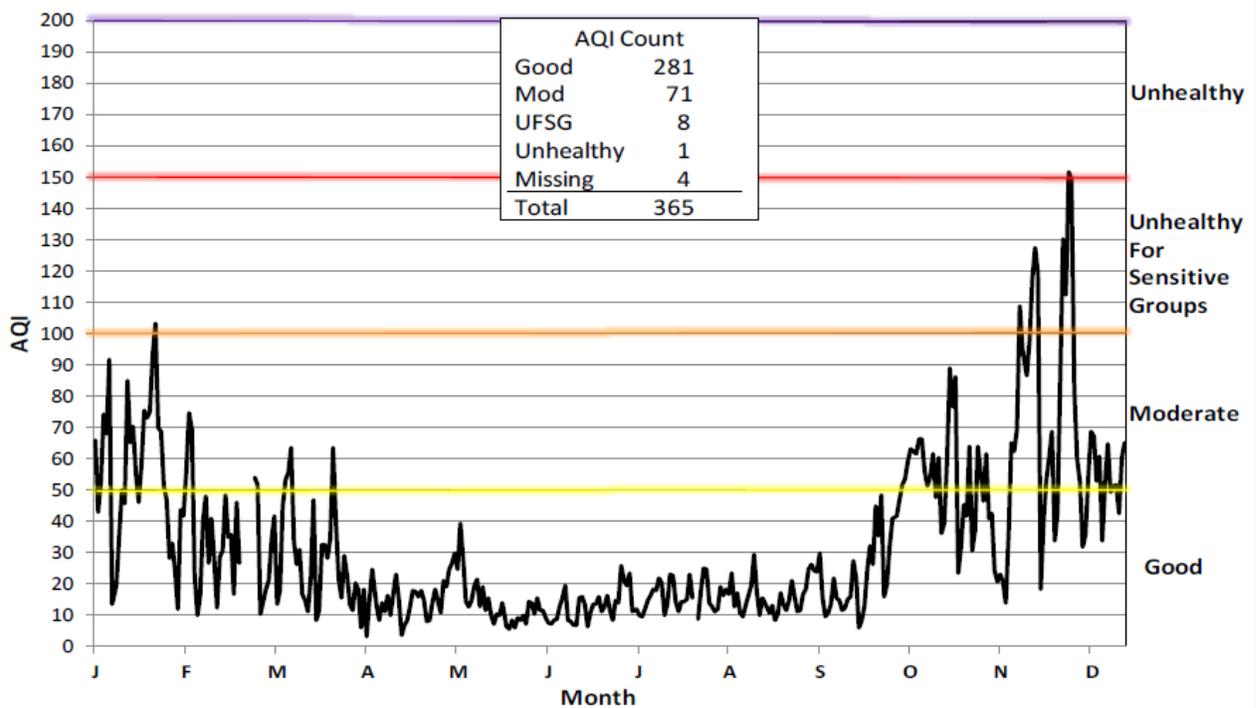
2012 Hillsboro Air Quality Index

Based on PM2.5



2013 Hillsboro Air Quality Index

Based on PM2.5



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 ~~an~~ 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 5.57.16 acres developed of park/playground area located at the Jessie Mays Community Park, Pacific Purple Park, and smaller pocket parks within the CityCenter, 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~~Park and ~~r~~Recreation ~~m~~Master ~~p~~Plan.
- 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.

4. 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 Plansplans.~~
- 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 allow 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.~~

~~[MDG]~~

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

** 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 complementary 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.

	<u>K-6</u>	<u>7-8</u>	<u>9-12</u>	<u>Total</u>
<u>Development Type</u>				
<u>Town Center¹</u>	<u>0.12</u>	<u>0.03</u>	<u>0.05</u>	<u>0.21</u>
<u>Neighborhood Center²</u>	<u>0.21</u>	<u>0.05</u>	<u>0.09</u>	<u>0.35</u>
<u>High Density Residential²</u>	<u>0.12</u>	<u>0.03</u>	<u>0.05</u>	<u>0.21</u>
<u>Medium Density Residential³</u>	<u>0.29</u>	<u>0.07</u>	<u>0.14</u>	<u>0.5</u>
<u>Single Family Residential⁴</u>	<u>0.31</u>	<u>0.09</u>	<u>0.17</u>	<u>0.56</u>

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.

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

<u>Students</u>		<u>32.24</u>	<u>9.36</u>	<u>17.68</u>	<u>58.24</u>
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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.

	<u>SFD</u>	<u>K-6</u>	<u>7-8</u>	<u>9-12</u>	<u>Total K-12</u>
<u>Buildout</u>	<u>1600</u>	<u>496</u>	<u>144</u>	<u>272</u>	<u>896</u>

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

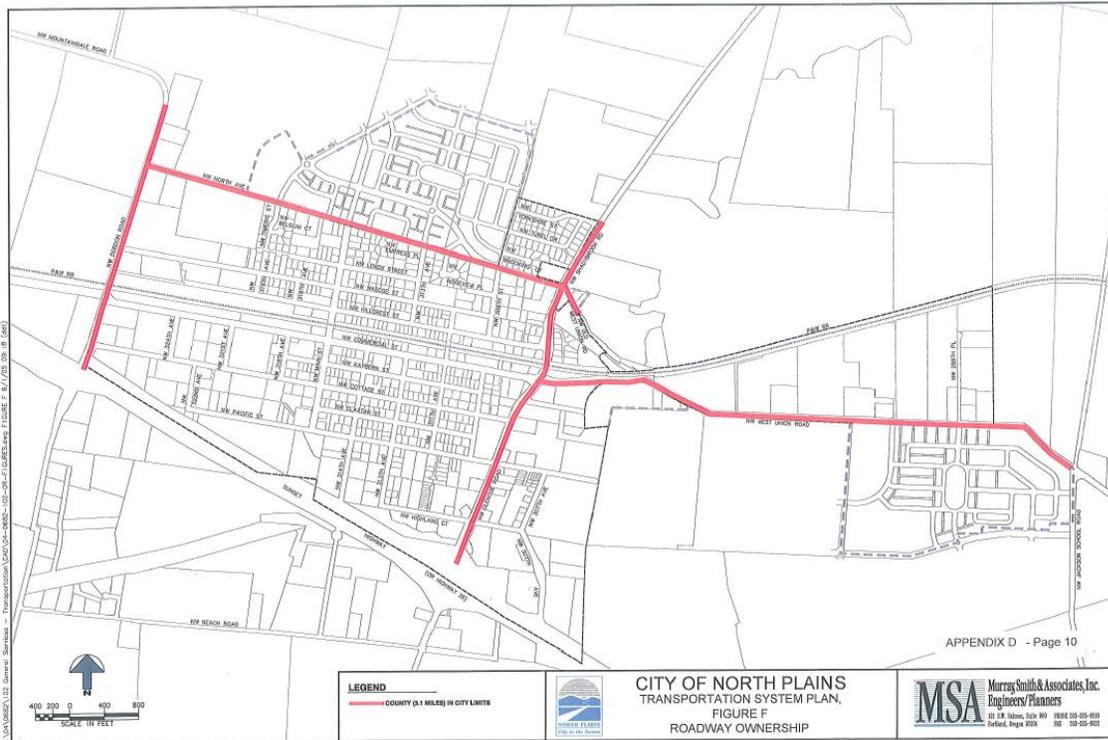
- 1) The City will work with Washington County ~~and the Metropolitan Service District~~ to insure adequate provision for and control of solid waste disposal sites.

15.02.100 SCHOOLS POLICY

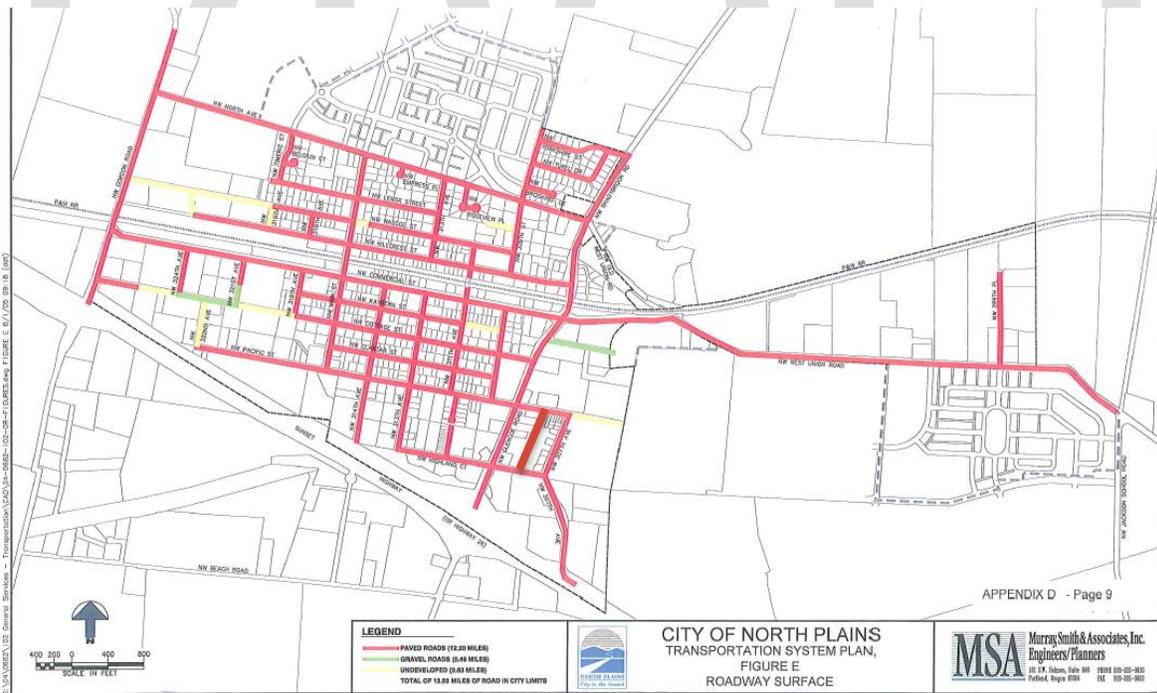
- 1) The City shall coordinate with the Hillsboro School District to project all school land needs and to determine the location of future school sites.
- 2) The City will determine if park lands shall adjoin school lands.
- 3) The City will assure that school lands are accessible to all neighborhoods 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 daytimes 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 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.

- e) 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

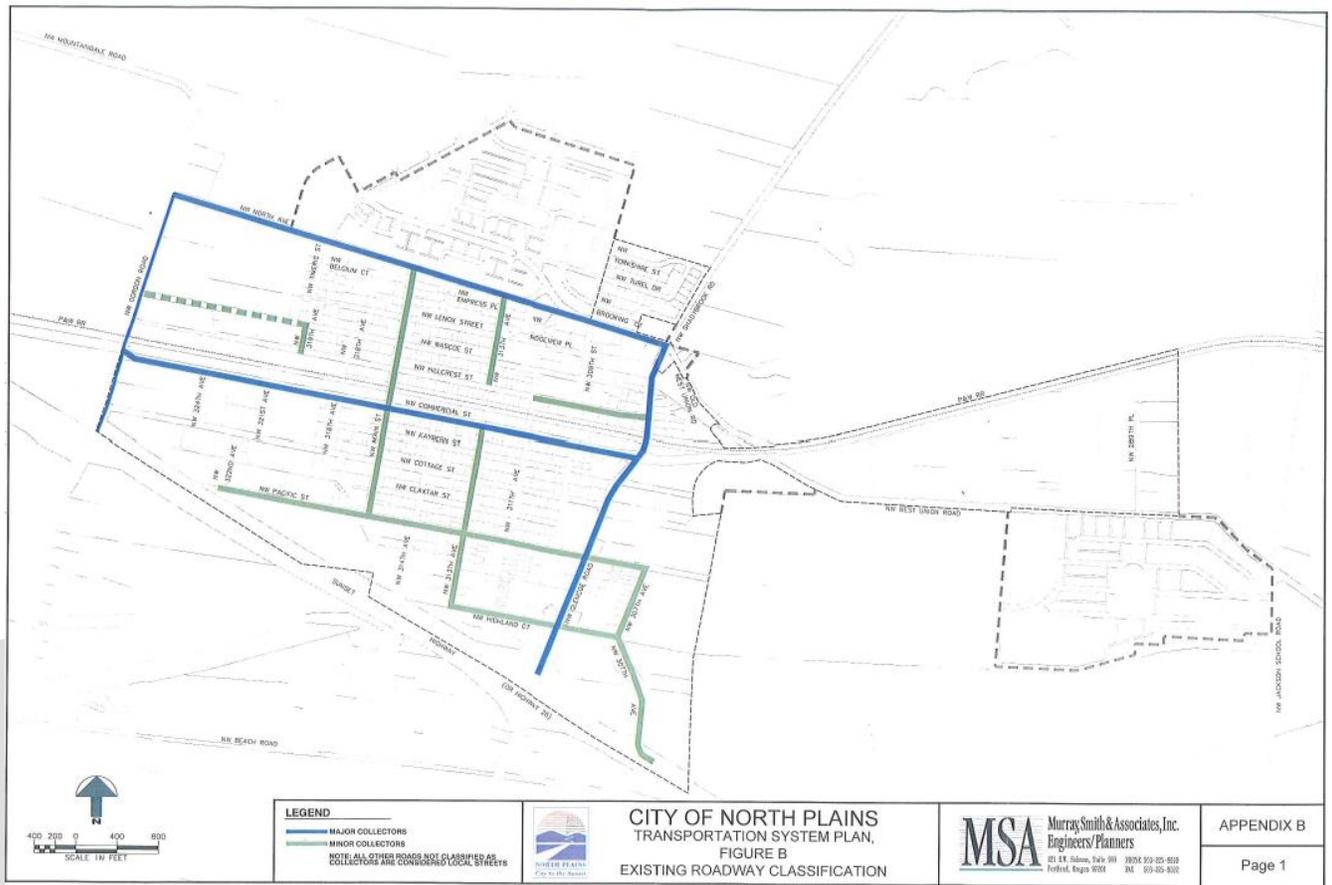
~~travel lanes and 5-foot sidewalks on both sides. Planting strips are optional depending on availability of right-of-way. The total right-of-way requirement is 60 to 80 feet.~~

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

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

~~f~~
To conserve energy.)

15.02.115 CITY OBJECTIVES AND POLICIES

~~4.~~ **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~~The City ~~is-was~~ projected to grow to a population of 4041 people through the year 2021. The City ~~wishes to plan~~ned 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 Chair, 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. 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.

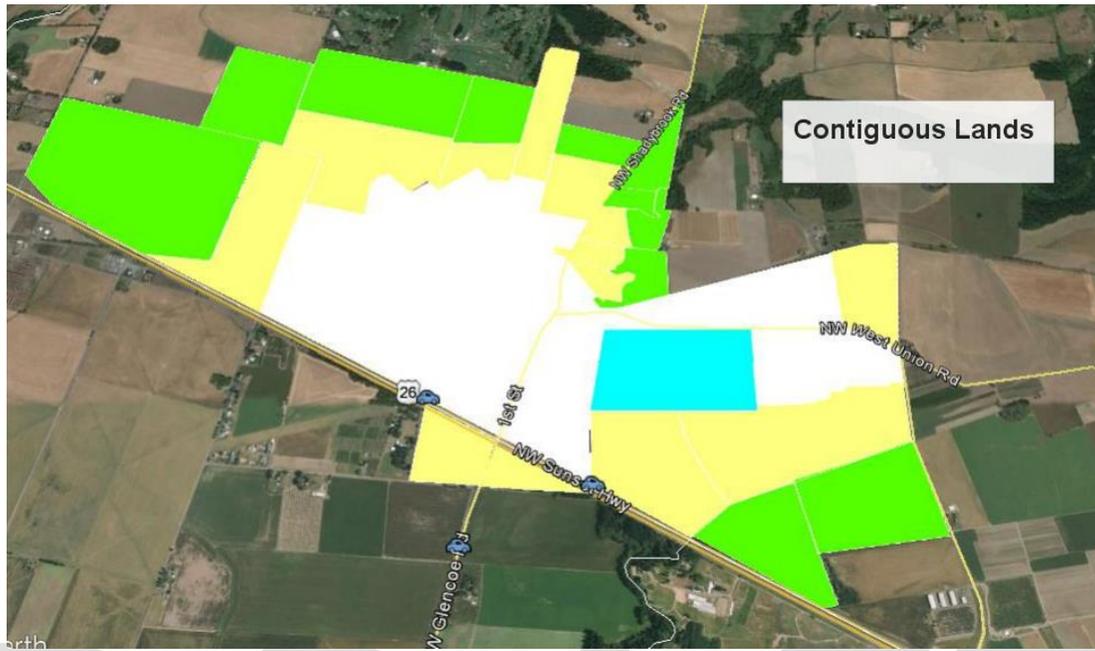
The TGM Study and City Policy makers have identified land needs are for a connected, walkable, and non-auto-oriented environment, supportive of the downtown center and East Industrial Area.

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 with~~ out not City involvement -- determined that the South 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 City'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~~ 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.

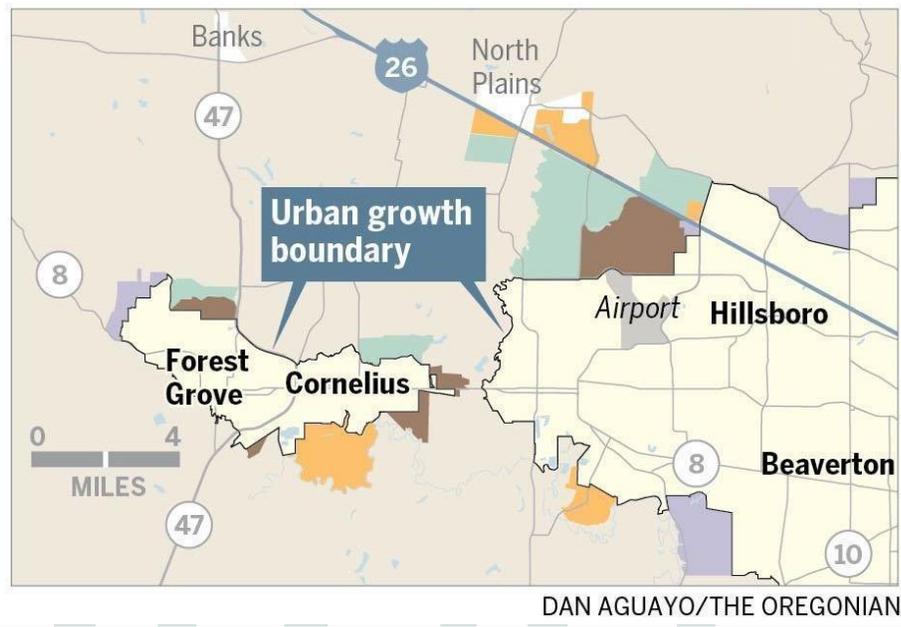


White areas are the City limits in 2014. Blue is an area that would connect the east with downtown. Yellow are the first set of properties adjacent to the City. Green are the second set of properties adjacent to the City.

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.

- Urban reserves
- Rural reserves
- Land to be brought inside the urban growth boundary
- Undesignated; could be converted into an urban or rural reserve in coming decades



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

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	
<u>Occupied units paying rent</u>	<u>198</u>
<u>Less than \$200</u>	<u>4</u>

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

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.

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

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

Households with families reported slightly higher incomes:

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

<u>\$200,000 or more</u>	<u>10</u>
<u>Median family income (dollars)</u>	<u>\$74,107</u>
<u>Mean family income (dollars)</u>	<u>\$82,972</u>

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.

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

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

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

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

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

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

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

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

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

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 areas 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.
4. 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 a planning program that promotes pedestrian and bicycle accessibility. ~~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)~~ Promotes 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

4. **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

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

A. **POLICY:**

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

15.02.134 ECONOMIC DIVERSITY

4. **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 eat, 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

~~4. 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

~~4. OBJECTIVES:~~ To meet the City's livability objectives, the City's direction of growth should be ~~to the north and east of their~~ areas adjacent to the existing City.

~~B. POLICY:~~

~~1) If 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.~~~~



4)

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.

4.

15.02.146 URBANIZATION

4. **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

~~4.~~ **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 Neighborhood 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

- ~~4.~~ **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

~~4.~~ **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.

~~4.~~ **POLICY:** North Plains will assist school district with Areas of coordination shall include identifying:

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

15.02.154 QUALITY DEVELOPMENT

~~4.~~ **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 Urban growth borderies.
- 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 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

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

<u>2027</u>	<u>4,115</u>	<u>3,611</u>
<u>2028</u>	<u>4,300</u>	<u>3,744</u>
<u>2029</u>	<u>4,493</u>	<u>3,883</u>
<u>2030</u>	<u>4,696</u>	<u>4,027</u>
<u>2031</u>	<u>4,907</u>	<u>4,176</u>
<u>2032</u>	<u>5,128</u>	<u>4,330</u>
<u>2033</u>	<u>5,358</u>	<u>4,490</u>
<u>2034</u>	<u>5,600</u>	<u>4,656</u>

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:

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

* 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.

<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2021</u>	
<u>715</u>	<u>930</u>	<u>972</u>	<u>1605</u>	<u>2491</u>	<u>4041</u>	

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

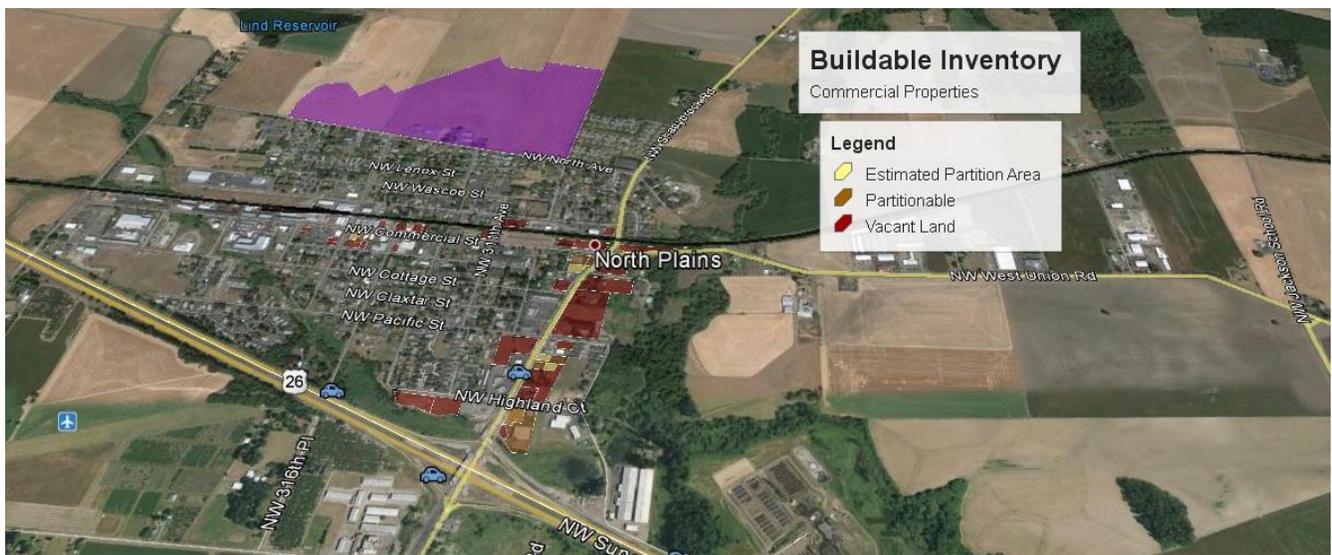
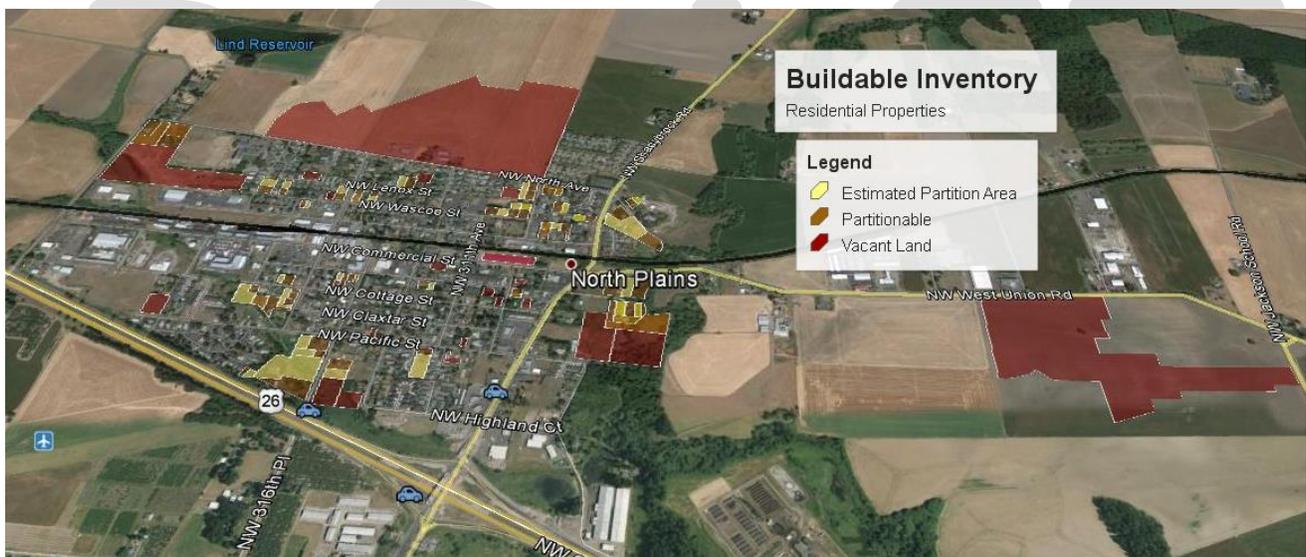
Statewide Planning Goal 2 requires that the exercise of the City's land use planning authority be accomplished on an adequate factual basis. The revisions to the City's land use inventories provide an updated factual basis upon which the City's future land use planning decisions ~~can~~ are based. Most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

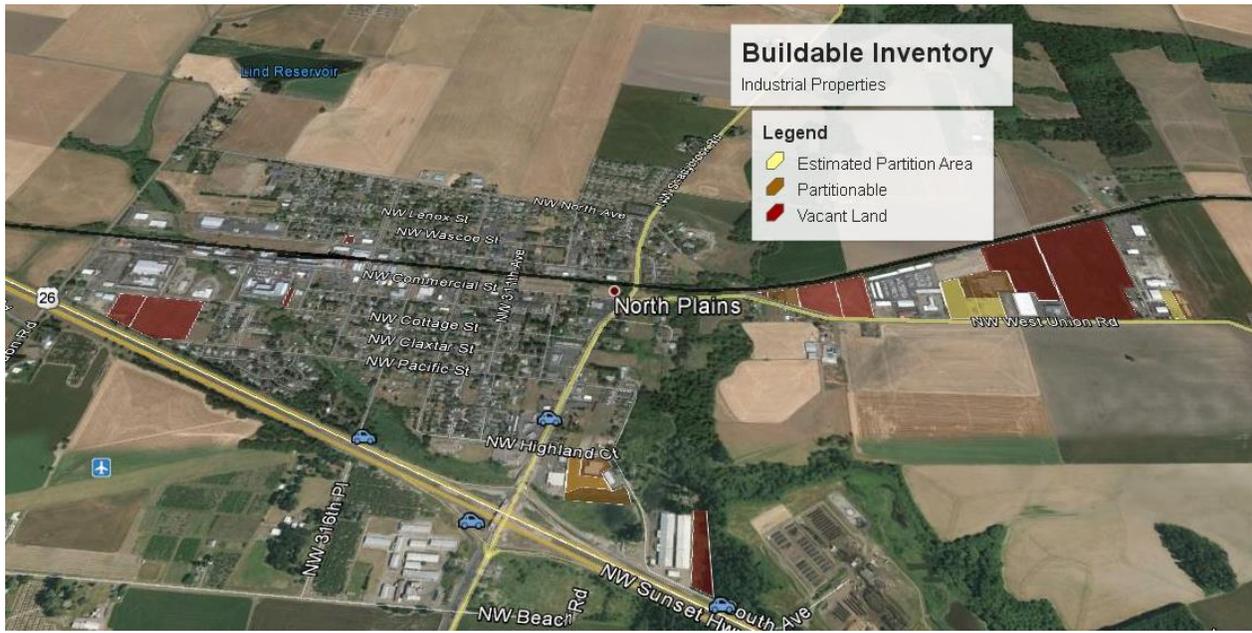
Work Product Four (dated October 2000) were produced as a part of the City's Periodic Review process in 2000. These two work products reviewed the City's existing land use inventory and projects the City's needed acreage by land use to the year 2021 based on upon population projections available at that 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:

<u>Land Use Category</u>	<u>Buildable Acres</u>
<u>Residential*</u>	<u>131.4</u>
<u>Commercial</u>	<u>28.4</u>
<u>Industrial</u>	<u>57.9</u>

* 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 ~~M~~master 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 4-B~~Figure ~~___~~ presents an inventory of the buildable residential land within the existing City UGB. The City currently has approximately ~~64~~131 net 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-Facilities	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 in the 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.

Redevelopable 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, 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	=	538771

~~* 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

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

Additional Housing Units Needed by Structure Type in 2021

<u>Housing Type</u>	<u>Needed Units</u>	<u>Low Density</u>	<u>Medium Density</u>	<u>High Density</u>
<u>Single Family Detached</u>	<u>215</u>	<u>215</u>		
<u>Small Single Family Attached and Detached</u>	<u>215</u>		<u>215</u>	
<u>Single Family Attached (apartments, condos, etc...)</u>	<u>108</u>			<u>108</u>
<u>Total</u>	<u>538</u>	<u>215</u>	<u>215</u>	<u>108</u>

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.

	Net Acres	Gross Acres
Land Use Category		
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 shops.

3. **OBJECTIVE:** Encourage a commercial / residential mix in the downtown areas.

~~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 a) Accessory 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 m) Multi-family uses including attached dwellings units and apartment uses in the R-2.5 district are permitted in R2.5, R5 and NC zones.~~