

Chapter 15.01
NORTH PLAINS COMPREHENSIVE PLAN

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15.01.010 INTRODUCTION

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

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

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

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

15.01.020 TERMINOLOGY USED IN COMPREHENSIVE PLAN

- 1. GOAL:** The Statewide Planning Goal as determined by the State Legislature and administered by the Land Conservation and Development Commission.
 - A. OBJECTIVE:** The specific City concerns toward which effort is to be directed.
 - B. POLICY:** The policy statements set forth a guide to City courses of action which are intended to carry out the Goals and Objectives of the Plan.

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

- C. PLAN ELEMENT:** A section of the Plan. Each section begins with a general statement of conclusions on which the policies are based.
- D. INVENTORY:** The known facts (supportive material) that are applicable to the plan element.
- E. IMPLEMENTATION:** The Process by which policy will be realized in the community.

15.01.030 VISION STATEMENT INTRODUCTION

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

1. Taking a pro-active approach to controlling their own destiny by creating a new community identity with projections to the Year 2040.
2. Improving their ability to obtain their fair share of future growth and economic development by expanding their jurisdictional boundaries, where appropriate.
3. Enhancing the livability of and encouraging pride in the community by stressing the city's unique character. To include, but not limited to, the agricultural/forest products/railroad legacy, and pioneer heritage of North Plains. To plan for growth that is compatible and well-connected with the existing city. The City shall make a livable, walk-able community a key element of the City's future.
4. Striving to be a complete community that provides a place for its citizens to live, work, shop, have convenient access to schools, and maximizes access to fire, life and safety services. All these elements combined will enhance the livability of North Plains.
5. Striving also to be a sustainable community by providing jobs and services within the city. Maintaining a compact urban form while having access to jobs and services will reduce the reliance on the automobile and vehicle miles traveled. This will also lead to improvement in air quality and further enhancing the livability of North Plains.
6. This vision statement is to provide guidance to the City for interpreting and amending the Comprehensive Plan and Zoning and Development Ordinance. This Vision Statement is intended to provide guidance for approval of individual.

15.01.050 THE VISION

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

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

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

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

2. Quality - We will be known throughout the state for the effort of our people to maintain and enhance our small town roots while being a good, healthy, and economically viable place to live and work.
3. Difference - We are different from any other community in Washington County and our ability to enhance our identity will be credited to the foresight, creativity and action of the people, our greatest asset.
4. Diversity - Given our potential to develop yet untapped assets, we will become more diverse physically, culturally and economically. We will anticipate and

embrace this trend.

5. Opportunity, Equity, and Fairness - Our community will be shaped by the people who live and work here, and will offer a place where individual effort is supported and encouraged, where people care about each other, and where we actively pursue our fair share of future opportunities coming to the region.
6. Character - We will create a sense of place, an identity that is clearly apparent and consciously embraced.
7. Growth - We will continue to grow and become a place where jobs, affordable housing, and public services are available and capable of meeting the needs of the evolving urbanizing population. We will become a net importer of jobs. The City will encourage, where possible, expansion to the north and east to maximize connectivity and availability of existing services.
8. Accessibility - We will grow dramatically along our major existing transportation routes, the local system assets of State Highway 26, Glencoe Road, Dersham Road, Jackson Road and the Burlington Northern Rail Line. Mobility will be planned for and provided through an efficient, balanced transportation system, as well as with safe and adequate connections to the regional transportation network.
9. Density - We will continue to recognize the importance of balancing low, medium and high density land use.
10. Linkage - We will put considerable and thoughtful effort into ensuring that quality relationships are maintained between urban and rural uses, town center and residential fringe, and the City and the people. Future growth of the City should avoid significant barriers such as Highway 26.
11. Natural Areas - Our identity in the future will be also tied to our natural and open space areas linked by functional wildlife and recreational corridors, including McKay Creek, its tributaries, and the ~~new~~ Pumpkin Ridge Golf Courses.
12. Central Town Square - We will create a mixed use, urban density, pedestrian oriented, economic activity center, accessible by transit as well as rail, and exemplifying quality urban design with a small town flavor.
13. Conservation - We will be guardians of our natural, historical and cultural heritage, mindful of what we have inherited and equally mindful of what we have to contribute to the future.
14. Workable - Our vision shall be a model for the way we can manage our growth in practical and cost-effective ways so that we ensure we have a viable economic future while preserving our livability.
15. Continuity - We are committed to seeking and choosing the direction for our future through long-term planning while addressing the demands of the day.

16. Coordination - Successful management of our comprehensive plan and vision statement will require the cooperation and coordination of federal, state and regional agencies, county and city governments, and special districts.

15.01.060 FEATURES OF THE VISION

1. The development of goals, policies, ordinances and implementation plans of the City to:
 - A. Create new and expand old jurisdictional boundaries to actively control land use planning on lands outside the City limits:
 - i. By expanding of the Area of Interest of the Urban Planning Area Agreement with Washington County to include the Pumpkin Ridge Golf Courses, the Jackson road interchange, and all property between in the short term,
 - ii. Expansions of the urban growth boundary to include additional commercial, industrial, community service, and residential lands to the west, north, east and south,
 - iii. Amendments to the goals and policies of the Comprehensive Plan to achieve the vision,
 - iv. Updated comprehensive inventories and commissioned economic and transportation studies to clearly illustrate our needs,
 - v. By amending as necessary the Urban Planning Area Agreement with Washington County,
 - vi. By amending annexation policies to encourage balanced growth, and
 - vii. Creation of urban holding zones and reserve areas inside and outside the City.
 - B. Maintain and enhance the City's existing character as an independent neighboring city.
 - C. Acknowledge and appropriately plan for our recognized assets, such as the award winning Pumpkin Ridge Golf Courses, and the older existing assets of the established industrial uses, historical Glencoe town site, and adjacent major transportation corridors.
2. Mixed use, pedestrian friendly, economically viable town square centered on a new rural town civic center and park, post office, retail commercial, urban residential, and office uses. New neighborhoods should be well connected with the existing community through multiple pathways and extensions of the of the existing and future grid systems.

3. Well planned mixed residential neighborhoods and commercial uses surrounding the central town square.
4. Natural pedestrian ways and bike paths throughout town.
5. Buffer incompatible neighborhoods from each other to enhance livability.
6. Redevelopment of central town square to encourage small town commercial and residential mix creating a "live-work" community.
7. Expand public transportation to the area with eventual public transit connection to the south.
8. Commercial and industrial development along Burlington Northern Rail Line and along county road corridors (Dersham, Gordon, Glencoe, and Jackson School Roads) with buffered and complimentary mixed residential use.
9. Preserve and increase natural areas, parks and dedicated open space.
10. Redirect existing industrial truck traffic off Commercial Avenue through a new Gordon Road interchanges.
11. Street trees and tree lined boulevards on main arterials (i.e.- Glencoe Road) with gateway presentation from the Sunset Highway.
12. All utilities underground except in cases of significant impacts to natural areas.
13. Linear park and wetlands along McKay Creek and its tributaries, combined with nature and wildlife trail including outdoor educational exhibits displaying new landscape, wetlands and erosion control in the community.
14. Continue to attract or develop major regional events, such as PGA golf tournaments, music contests, or special festivals.
15. Walking tour of historical community homes, buildings and sites.
16. Community facilities such as library, swim center, jogging trail, and parks.
17. Expand North Plains postal service routes into surrounding area to encourage identity.
18. Continued citizen involvement in the process of creating and enhancing the vision, by encouraging strong citizen participation by the residents of North Plains, their Planning Commission and City Council.
19. Plan neighborhoods and districts with clear centers, edges and connections that reinforce a small town character.
20. Provide a connected street pattern with direct and convenient connections to

key destinations.

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

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

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