

**CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION AGENDA
WEDNESDAY, SEPTEMBER 11, 2013, 7:00 P.M.
NORTH PLAINS SENIOR CENTER, 31450 NW COMMERCIAL STREET**

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL

4. PUBLIC COMMENTS

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

5. CONSENT AGENDA

August 14, 2013, Regular Session Minute Approval

6. PUBLIC HEARING

A. D.R. Horton, Variance on property located at 10142 NW Claxtar Street; File #13-017-13 VAR. *Applicant seeks approval to reduce rear yard of Lot 27 from 10 feet to 6 feet.*

B. Vince Biggi, Division of Property at 31827 NW Pacific Street; File #13-030-01 SD, VAR, FPP. *Applicant seeks approval for a 7-lot single family residential subdivision.*

7. UNFINISHED BUSINESS

Comprehensive Plan Discussion

8. STAFF REPORT

City Manager

9. ADJOURNMENT

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

Wednesday, October 9, 2013

Wednesday, November 13, 2013

Wednesday, December 11, 2013

**CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION MINUTES
AUGUST 14, 2013, 7:00 P.M.
NORTH PLAINS SENIOR CENTER
31450 NW COMMERCIAL STREET**

1. Chairperson King called the meeting to order at 7:00 pm.

2. Chairperson King led the pledge of allegiance.

3. **ROLL CALL**

Commission: Chairperson Stewart King, Vice-Chairperson Heather LaBonte, Commissioners Jeff Low, Ethan Hagar, Doug Nunnenkamp and Daryl Olson and Ex Officio Charlynn Newton present. Commissioners Aeron Braukman excused absence.

Staff: City Manager Martha DeBry, and Account Clerk Margaret Reh present.

Audience: None in attendance.

4. **PUBLIC COMMENTS**

None forthcoming

5. **CONSENT AGENDA**

May 8, 2013, Regular Session Minute Approval. Chairman King asked the Commissioners if there were any changes to the May 8, 2013 Minutes. Hearing none, King stated the minutes would be approved as written.

Because the Planning Commission meeting was being held at a new venue than was advertised in the public hearing notice, the order of the agenda was changed. This allowed time to check Jessie Mays Community Hall to make sure no one reported there for the meeting.

6. **Comprehensive Plan Discussion:**

Chairman King asked DeBry for the Staff Report. DeBry stated that in February the Planning Commission held a work session to discuss the Comprehensive Plan. At that time it was noted that City Ordinance and policies did not always align, and some aspects of Comprehensive Plan are in need of evaluation. It has become apparent that a re-evaluation of the Comprehensive Plan needs to happen sooner than later.

DeBry is seeking feedback from the Commission for direction on drafting any changes. The Comp Plan is a guiding document which lays out the City's housing goals—it is actually a part of our Municipal Code. So we have to follow it because it is law. When staff reviews applications it has to be done in light of the Code as it is, not as we would prefer it to be.

Municipal code Section 15.02.020 Land Use Planning states "Residential: The City's goal is to achieve a mix of low density (40%), medium density (40%), and high density (20%) residential uses providing an average density of 8.4 units per acre." In general, the Comprehensive Plan strives for compact growth, and the ability to accommodate up to 4,000 residents by 2021 which could be around 1600 dwelling units.

The Commission discussed how these numbers came to be. It was clarified that the State set the 8.4 density requirement and the percentage breakdown was established in the Neighbor City Study.

At this point in time the City is on pace to have a higher density than 8.4 units per net acre. In 2012 there were 806 dwelling units in North Plains. The housing mix is about 27% low, 44% medium and 27.5% high, with few handfuls of housing units in the commercial and industrial areas—including the North Plains Senior Plaza. By 2015, if progress is made by developers to build out the Highland Court, McKay Fields and East expansion area the City will have 959 dwelling units and the mix of housing will be about 26.4% low, 40.2 medium and 33.3 high density. These percentages will likely evolve to 26.8% low, 36.5% medium and 36.6% high if the plans for the remaining parts of the East and North expansion areas are built out as proposed reaching a total of 1,438 dwelling units.

King stated when the 8.4 density was drawn up, much of the infill in the city was not done yet. We are now seeing that most of the infill has been developed at high density which has increased the density ratio.

Nunnekamp asked about what we can build on right now. What is in the city limits that can still be developed? DeBry explained what the potential could be if everything were to be developed. The property owners of the east expansion area has stated their intention to start building next Spring. We have around 100 acres that are available to us at 8.4 dwelling units per acre. We could have 917 housing units built in this available land. But just because you can build doesn't mean it will get built. Property is available to develop, but not all land owners want to develop. If there is a housing boom and money becomes available—it could happen. The comp plan deals with property that is developed and that which will be developed in the future. Comp plan does include the North expansion area and it is slated for high density development.

The Commission discussed the different aspects of the Urban Reserve and the Urban Growth Boundary (UGB). The UGB can expand into Urban Reserve but in order to be developed an annexation vote must pass. Annexation will come up in the next couple of years. DeBry expressed full disclosure in that she lives near to where the North Expansion would develop.

There is a new master plan that is being changed for the East expansion area. It does restore most of the large lots and we will see high density housing in the next phase. DeBry stated that what are considered large lots in the expansion area are small in comparison to the lots in the existing city. A large lot is only 5000 sf, not 7500 sf as in the existing town. It could be possible to make the minimum lot requirement to be 4000 sf. That would be more than the R2.5 and less than R5.

Nunnenkamp asked if the 8.4 is citywide or just in new development. DeBry stated it is a number that the City must meet for all land within the UGB. King stated that the city has agreed to an overall 8.4 density. But expansion area doesn't have to comply to the 8.4 if the main part of the city is meeting that requirement. The total urbanized area must be the 8.4 density. We need to comply with the requirements we agreed to.

Most zoning codes are written in a manner that encourages meeting density goals, but does not require meeting the goal. For example in 2007 the original McKay Fields subdivision map provided 27 homes on roughly 2 net acres, which is a density of 13 units per net acre. The 2013 McKay Fields subdivision map provides a density of 17 units per net acre. Currently plans for the subdivisions of Sunset Terrace I and II at the northwest corner of city are zoned R2.5. In 2005 the development was designed to be 71 homes. These maps could expire soon and a different developer could propose up to 174 units in the same space. Likewise R2.5 parcels near McKay Creek can also be developed or redevelop with the 17.4 units per net acre density resulting in another 209 homes. In theory this could push the total number of dwelling units in the City to a number in excess of 1,800, with more than 50% of the units in a high density area.

The exception is the Neighborhood Community zone which requires a density of 8.4 units per net acre. LaBonte suggested revisiting the NCZ in the east expansion area and perhaps having it rezoned to an actual residential zone. We could review Neighborhood Community ordinance and revise that. We could submit that for revision by itself without the Comp Plan and see how it flies.

The Commission discussed the process that lead to the current Comp Plan and requirements for density. King mentioned the conceptual plans that were discussed years ago that included building out to the golf course and realigning some of the existing streets. It was also explained that the Population projections were based on past average of growth—but that has changed significantly over the past 6 years.

The consensus of the group was that McKay Creek should be higher density because it is closer to commercial zones. They would like to see the land further away from the center of the town be low density.

From the recent work sessions, it is apparent there is a desire to see more low and medium density housing. Perhaps we can ease up on the density in the NZC and reduce the amount of land in the R2.5

King stated that if you take out large areas of the R2.5, you remove your opportunity for an apartment house complex. One apartment complex could change the net results.

Nunnenkamp asked how we get the developers to get on board with this direction of what the density ratio should be. Will they change with us?

DeBry asked if the Commission is leaning more toward easing up on the density in the NCZ rather than rezoning the R2.5 or do we want a combination of both? What is our true goal? Do we want to just let it go the direction it is and get denser? How do we get the density down? Do we want to speak with council about maybe going back to the State and fight a little harder to be not as dense?

King expressed he would like to see a combination of both. King stated that since the existing city is already beyond the density we could ask for less in the expansion areas. We could look at a blend of changes in the Neighborhood Community zones and the R2.5 zones. We could

modify the Comp Plan to say "Overall" and we will maintain the agreed 8.4 density, but our new developers don't have to go dense.

Another process would be to go through and refine the master plans. We have two master plan areas. King mentioned that whatever we decide in regards to the changes in the Comp Plan, we need to make sure we develop a new outreach process to communicate any potential changes with the public. If the Plan requires major modifications it may be advisable to conduct a more extensive public outreach prior to submitting information to DLCD.

If the City wants to create a trend towards larger lots, the Comprehensive Plan should be addressed sooner than later, in order to allow the modification of existing master plans for expansion areas in the North and East, and to align the zoning with acreage available for development and redevelopment.

We have to change the Comprehensive Plan before we would be able to change the code. Comprehensive plan has a different review process than a normal ordinance. If the Plan is modified to retain the overall 8.4 density per net acre, and relatively minor changes are made to the Plan, the proposed ordinance can be presented to DLCD for comment in a manner similar to other ordinances. This could be a long process—it could require at least six months to complete. We need to start working with DLCD and see how we can change the Comp Plan and still be complying.

DeBry stated DLCD just came out with their grant packages and we will be applying for one. The City will try to get a grant for Technical Assistance grant so we can hire someone to help with this process.

7. **PUBLIC HEARING**

A. Preliminary plat approval for a 7-Lot Single Family Residential Subdivision, File #13-030-01-SD, VAR, FPP (also known as Pacific Estates). The applicant requested a postponement of the public hearing for this application.

DeBry suggested that Chairperson King open the public hearing and then continue the public hearing until the meeting on September 11, 2013.

King opened the Public Hearing at 7:50 p.m. for File #13-030-01-SD, VAR, FPP, and called for abstentions, ex parte contacts or any conflicts of interest by any Planning Commissioner. Commissioner LaBonte stated that she lives just south of the property but would be able to continue without bias. There were no other declarations by any other Commissioner about potential conflicts of interest, personal bias or ex parte contacts. King asked if anyone in the audience wished to challenge any of the Commissioners for impartiality, and there were no audience members who wished to do so.

DeBry stated she would postpone the reading of the Staff report, and defer it to the next scheduled meeting. Since this is a public hearing and the public hearing was being continued, King asked if there was any public testimony. Since staff is deferring until the next regular scheduled meeting, King state the public hearing will be continued until September 11, 2013

and the public hearing remains open.

7. **STAFF REPORT**. DeBry stated she is expecting an application for development on the east property in the next couple of months.

McKay Fields is delayed somewhat. We think it will continue to move forward but it will not be DR Horton who will be moving forward.

Parks Board will be meeting for the first time on September 25, 2013. Blake will be the support to the Parks Board.

King asked if the Commissioners had any other questions or comments.

Nunnenkamp will be absent at the 09/11/13 meeting.

LaBonte asked if we had anything in our code for the naming of streets. The naming of streets must be approved by the Planning Commission. DeBry stated there are public works standards which discusses the naming standards and they must be approved by the City. There is nothing in the ordinance regarding re-naming streets. King suggested looking at naming standards while we are revisiting the Comprehensive Plan.

8. **ADJOURNMENT**

The meeting was adjourned at 7:55 pm. The next regular Planning Commission meeting is scheduled for Wednesday, September 11, 2013.

Submitted by:

Margaret L. Reh, Deputy City Recorder

Minutes Approved: _____

Information to Include with Your Application

- Narrative describing the Development Proposal and addressing the Decision Criteria. *All applications will be reviewed based on the Criteria of North Plains Zoning Ordinance.* Ask Staff for the applicable chapters to address in your narrative.
- Application and Filing Fee
- Plans drawn to scale showing:
 - All property boundaries in which development is occurring
 - All adjacent roads (with names and dimensions)
 - Location and dimensions of all existing and proposed accessways/driveways
 - Location, size (area), and setbacks of existing and proposed buildings
 - Location, size, and layout of existing and proposed landscaping
 - Location, number and size of existing and proposed parking areas, including handicapped spaces
 - Location, number and size of existing and proposed loading areas
 - Location, number, size, and types of existing and proposed lighting
 - Location, number, size, and types of existing and proposed fencing and or/screening
 - Pedestrian circulation
 - Outdoor seating areas
 - Flood plains
 - Water courses
 - Significant vegetation,
 - Easements

After initial review, the City may require additional information.

Additional Information

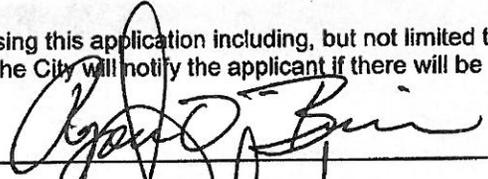
In order to expedite and complete the processing of this application, the City of North Plains requires that all pertinent material required for review of this application be submitted at the time application is made. If the application is found to be incomplete, review and processing of the application will not begin until the application is made complete.

I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application.

I understand that there may be additional costs of processing this application including, but not limited to, planning, engineering, city attorney and administration. The City will notify the applicant if there will be additional costs.

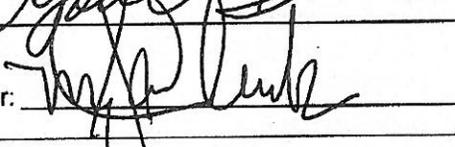
Date: 7-29-13

Signature of Applicant: _____



Date: 7-29-13

Signature of Property Owner: _____



FOR OFFICE USE

Received by: _____

Date: 7/31/13

Fee paid: \$ 450

Receipt No. _____

Application No. _____



Highland Court Variance Application

7-29-13

Applicant and Property Owner: DR Horton

Property Description: Lot 27 of Highland Court and a portion of Tax Lot 1900, Map 1N3-1DD, City of North Plains

Site Area: 3,531 square feet

Zoning: R-2.5 Multi-Family Residential

Proposal: Variance application to reduce the rear yard of Lot 27 from 10 feet to 6 feet.

LIST OF EXHIBITS

EXHIBIT "A" - Tax Map

EXHIBIT "B" - Site plan with the proposed house and dimensions for Lot 27

EXHIBIT "C" - House plans for all the lots

EXHIBIT "D" - Aerial Photo

EXHIBIT "E" - Recorded Final Plat for Highland Court

REVIEW CRITERIA - NORTH PLAINS DEVELOPMENT CODE

Chapter 16.00.005 - Zoning and Development Purpose and Scope

Chapter 16.30 - R-2.5 Zoning District

Chapter 16.170 - Application requirements and Review Procedures

Chapter 16.185 - Variances

Chapter 16.00.005 - Zoning and Development Purpose and Scope

This Ordinance is enacted to:

- A. Encourage the most appropriate use of land.
- B. Conserve and stabilize the value of property.
- C. Facilitate fire and police protection.
- D. Provide for adequate living conditions, including sufficient open space, light, and air.
- E. Minimize congestion on streets.
- F. Promote orderly growth of the city.
- G. Prevent undue concentrations of population.
- H. Facilitate adequate provision of community facilities.
- I. Promote in other ways the public health, safety, convenience, and general welfare, generally consistent with the Comprehensive Plan.

COMMENT: This subdivision complies with the North Plains Development Code in keeping with the spirit of the above Purpose and Scope. This Chapter will be addressed in the rear yard setback Variance section of this report.

Chapter 16.30.015. - R-2.5 Zoning District

E. Rear Yard:

- Street-access lots 10 feet

COMMENT: This variance application is a request to reduce the rear yard of Lot 27 from 10 feet to 6 feet to be compatible for the other lots in this subdivision. The 10 foot rear yard setback requirement is identified above. The east property line of Lot 27 is the identified rear yard by the North Plains Zoning Ordinance, but it functions as a side yard as shown by Exhibits "B", "C" and "D". The side yards for the remaining non-flag lots in this subdivision are 3 feet. The northern side yard of Lot 27 ranges from 11 to 17 feet and it functions as the real rear yard even though the North Plains Code identifies it as a side yard. The garage faces south and access is provided by a common driveway between Lots 24 and 27.

This variance is justified because this reduced setback is more than the 3 foot side yards adjacent to existing development in the area. The physical characteristics of the house on Lot 27 will be the same as other lots in the Highland Court subdivision. The northerly yard on Lot 27 backs up to a side and front yard on Tax lot 3000 as shown by Exhibit "C" and "D". The 11 to 17 foot setback along the north side of lot 27 is better than the allowed 3 foot setback because the house to the north is only 5 feet from the property line. The 6 foot rear yard on the east side is adjacent to a large rear yard on

Tax lot 2100. Therefore, the proposed 6 foot yard does not affect the livability on Tax lot 2100.

The 6 foot rear yard is necessary to accommodate a 24 foot wide house with a 2 car garage. Since the North Plains Code was changed to allow detached houses on 2500 square foot lots, the required 10 foot rear yard for Lot 27 creates an excessive burden on the home builder because it functions as a side yard and the northerly side yard functions as the rear yard with usable open space behind the rear of the house in the right location.

Chapter 16.185 Variance 16.185.000 - Purpose and Scope

The purpose of a variance is to provide administrative relief when a strict application of the zoning requirements of lot width, lot depth, building height, setback, access, or other dimensional or site requirements would impose practical difficulties. These difficulties may result from geographic, topographic or other physical conditions on the site or in the immediate vicinity. No variance shall be granted which allows the establishment or expansion of use otherwise prohibited or subject to conditional use procedures.

COMMENT: The change in circumstance is the amendment to the North Plains Code which allows single family detached houses on 2,500 square foot lots. Even though the east yard of Lot 27 is the identified rear yard by the city code, it functions as a side yard which is justification for this variance request. The minimum side yard setback is 3 feet, but 6 feet is proposed.

16.185.005 Application and Fee

A pre-application conference pursuant to the Application Review section of this chapter is recommended. An application for a variance shall be filed with the City Recorder and accompanied by the appropriate fee. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangements of the proposed development. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this section. Except for Administrative Variances per 16.185.015, Variance requests shall be subject to the quasi-judicial public notice and public hearing requirements of the Application Review section of this chapter.

COMMENT: DR Horton staff met with the North Plains City Manager to review this variance request before the variance application was submitted to the city.

16.185.010 Review Criteria - A variance may be authorized upon adequate demonstration by the applicant that the proposed variance satisfies the following criteria:

A. That special conditions and circumstances exist which are peculiar to the land, building or structure involved;

COMMENT: The special conditions are as follows:

1. The change in the Zoning Ordinance allows detached housing on 2,500 square foot lots.
2. The original Highland Court plat was intended to be developed with attached houses.
3. A 24 foot wide house with a 2 car garage is necessary on Lot 27 to accommodate family living.
4. The east yard of Lot 27 is the identified rear yard. However, it functions as a side yard, not a rear yard. The north yard functions as the rear yard because it is behind the rear of the house even though it is identified as a side yard with a minimum setback of 3 feet.
5. The location and shape of Lot 27 requires the current house plan as shown by Exhibit "B".
6. The original developer did not create Lot 27 to cause a variance to be submitted to the city at a later date. The only other option to comply with the strict interpretation of the code is to develop a 20 foot wide house with a one car garage which would not be compatible with the other houses in the Highland Court subdivision.

B. That granting the proposed variance would be in the public interest and would be in harmony with the purpose of the underlying zoning district and the intent and purpose of this Ordinance;

COMMENT: This variance will have no effect on adjacent property. The proposed 6 foot rear yard meets the intent and purpose of Chapter 16.00.005 (*Zoning and Development Purpose and Scope*) as already explained in this report. The intent of the 10 foot rear yard is to provide usable rear yard open space which is provided along the

north side of Lot 27 in the proper location behind the proposed house. The north side of Lot 27 would be the rear yard if a private street was developed between Lots 27 and 24 instead of an access easement. The physical characteristics and function of Lots 24 and 27 are the same with either an access easement or a private street. In reality, Lot 27 will be the same as the other lots in the Highland Court subdivision except the lot is turned sideways along Curtis Street rather than fronting on Curtis Street. The northerly portion of Lot 27 is narrow because of the locations of Curtis Street to the west and Tax lot 2100 to the east. Both of these circumstances are unavoidable.

C. That the variance would result in minimal detriment to the immediate vicinity;

COMMENT: This has already been explained in this report. The identified 6 foot rear yard to the east is adjacent to a large rear yard on Tax Lot 2100. The 11 to 17 foot side yard to the north is adjacent to the 5 foot side yard of the house on Tax Lot 3000. This situation is better than a 3 foot side yard adjacent to Tax lot 3000 and 10 foot side yard adjacent to Tax Lot 2100. A 10 foot rear yard for Lot 27 appears to be an excessive requirement since a larger rear yard is provided along the north side of Lot 27 in compliance with the Intent and Purpose of the North Plains Zoning Ordinance.

D. That the variance requested is the minimum variance which would make possible the reasonable use of the applicant's land, building or structure; and

COMMENT: The 6 foot rear yard for lot 27 is necessary to accommodate a 24 foot wide house with a 2 car garage which is compatible with the other houses in the Highland Court subdivision.

E. That the special conditions and circumstances on which the application is based do not result from the negligent or knowing violation of this Ordinance by the applicant.

COMMENT: The applicant was not negligent with the purchase of the Highland Court Preliminary Plat. DR Horton did not realize the city determined the east side of Lot 27 to be the rear yard and the north yard to be the side yard with a minimum 3 foot setback. The only option is construction of a 20 foot wide house with a one car garage. Requiring DR Horton to construct a 20 foot wide house appears to be unreasonable. This report demonstrates the proposed 6 foot rear yard along the eastern portion of the property and the 11 to 17 foot side yard along the northern portion of the property clearly meets the Intent and Purpose of the City Zoning Ordinance.

16.185.020 Conditions of Approval

In approving an application for a variance, the Planning Commission may impose such conditions as it deems appropriate to ensure that the intent of this Section is carried out. Such conditions shall be reasonably related to the variance criteria set forth in this chapter.

COMMENT: No conditions are necessary for the Planning Commission to approve this variance application.

16.185.025 Compliance with Conditions

Compliance with conditions imposed in approval of a variance and adherence to an approved plot plan shall be required. Any departure from these conditions of approval and approved plans constitutes a violation of this Ordinance. The Planning Commission may revoke approval of any variance for failure to comply with any condition imposed in approval of the variance or for any other violation of this Ordinance.

COMMENT: If necessary, the Planning Commission has the right to impose conditions along with approval of this variance application.

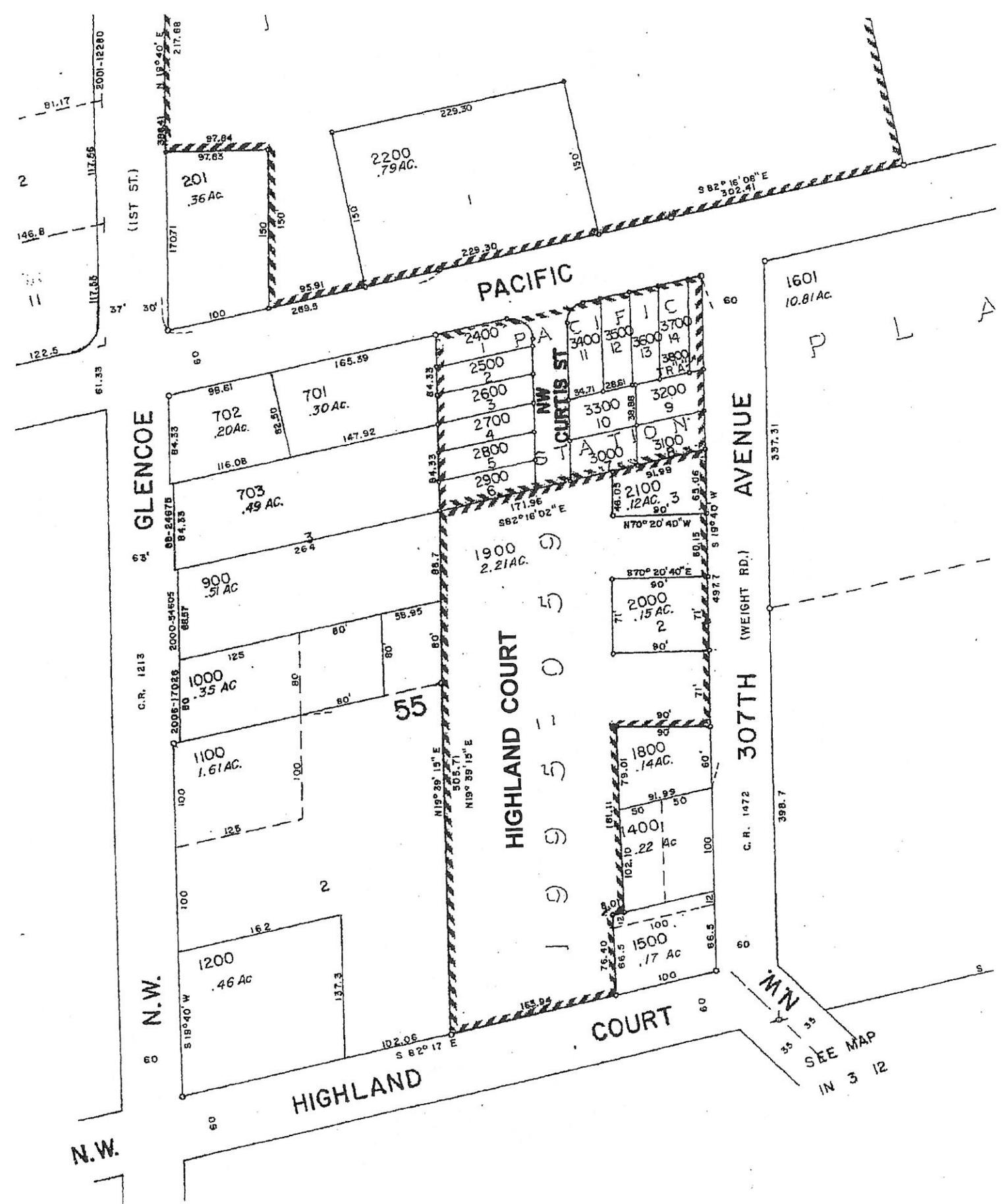


EXHIBIT "A"
Tax Map

HIGHLAND COURT LOT 27 NORTH PLAINS, OR

DISCLAIMER: CITY/JURISDICTION HAS AUTHORITY TO CHANGE SITE PLAN IF NEEDED
D.R. HORTON RESERVES THE RIGHT TO MODIFY THIS PLAN DUE TO FIELD CONDITIONS

EROSION CONTROL FRONT LANDSCAPE
HAY AND SILT FENCE IF NEEDED

**LOT 27
3,531 SQ.FT.**

SETBACK REQUIREMENTS	
FRONT (GARAGE)	20'
FRONT (TO BLDG/PORCH)	10'
SIDE YARD (CORNER)	10'
SIDE YARD (INTERIOR)	3'
REAR YARD	10'

IMPERVIOUS SURFACE

DRIVEWAY = 350 SF
PATIO = 100 SF
HOUSE = 1101 SF
TOTAL = 1551 SF
COVERAGE = 47%

BUILDING AREA INFO

LIVING SQ. FT. = 1499 SF
GARAGE SQ. FT. = 424 SF
PORCH SQ. FT. = 95 SF
DECK SQ. FT. = 00 SF

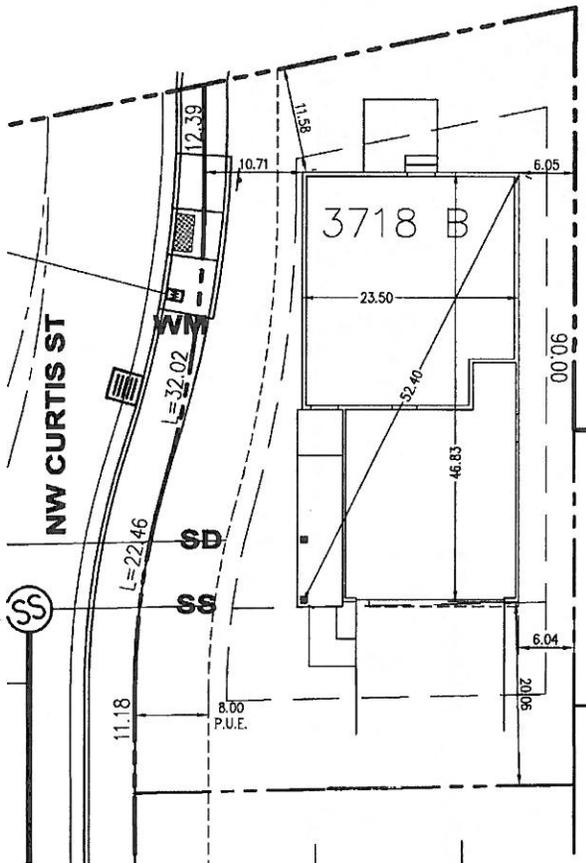
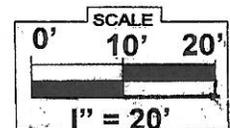


EXHIBIT "B"

Site plan with the proposed house
and dimensions for Lot 27



G:\Plans\Plats\Highland Court\Precise Grading Plans\Highland Ct precise grading plans.dwg - SHEET: Lot 27 Jul. 26, 13 - 2:35 PM gaculp

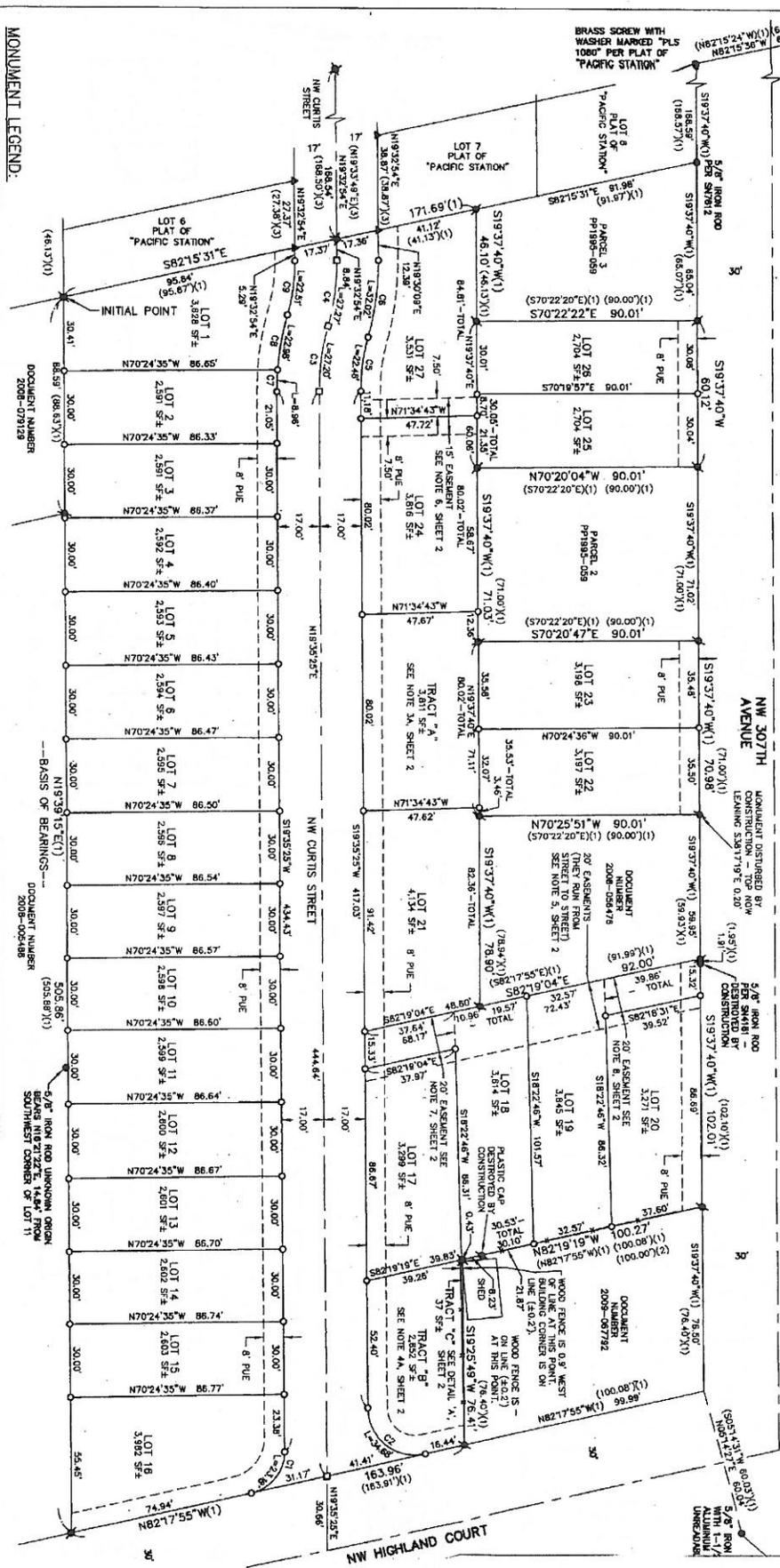
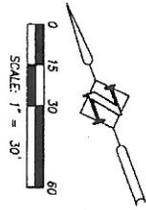
ADDRESS: 10142 NW 307TH AVE
PLAN : 3718 B
SCALE: 1" = 20'
DATE : 7/25/2013

D.R. Horton Homes
4380 SW. Macadam Avenue, Suite 100
Portland Oregon
PHONE : 503.222.4151 FAX : 503.222.3717

HIGHLAND COURT

A REPLAT OF PARCEL 1 OF PARTITION PLAT 1995-059 AND A PORTION OF LOT 1, BLOCK 55 OF "NORTH PLAINS"
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, AND THE NORTHEAST ONE-QUARTER OF SECTION 12,
 TOWNSHIP 1 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
 CITY OF NORTH PLAINS, WASHINGTON COUNTY, OREGON
 MAY 8, 2013

RECORDED AS DOCUMENT NUMBER: **2013 066264**



- MONUMENT LEGEND:**
- FOUND MONUMENT AS NOTED
 - HEED UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PACIFIC STATION"
 - FOUND 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "KENDON LAND SERVICES INC" PER PLAT OF "PACIFIC STATION"
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KENDON LAND SERVICES INC" PER PLAT OF "PACIFIC STATION"
 - SET 5/8" X 3/4" IRON ROD WITH ORANGE PLASTIC CAP MONUMENTATION
 - SET 5/8" X 3/4" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "KENDON LAND SERVICES INC" PER PLAT OF "PACIFIC STATION"
 - SET 5/8" X 3/4" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "KENDON LAND SERVICES INC" PER PLAT OF "PACIFIC STATION"
 - SET 5/8" X 3/4" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "KENDON LAND SERVICES INC" PER PLAT OF "PACIFIC STATION"

- ABBREVIATIONS:**
- PLU = PUBLIC UTILITY EASEMENT. SEE NOTE 2, SHEET 2
 - WCR = WASHINGTON COUNTY RECORDS
 - SF = SQUARE FOOT
 - PP = PARTITION PLAT, WASHINGTON COUNTY RECORDS
- REFERENCE SURVEYS LEGEND:**
- MM#100 = MEASURED DISTANCE
 - MM#101 = RECORD DISTANCE PER REFERENCE NUMBER (RELATION)
 - MM#102 = RECORD DISTANCE PER REFERENCE NUMBER (RELATION)
 - MM#103 = RECORD DISTANCE PER REFERENCE NUMBER (RELATION)
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 - MM#117 = RECORD DISTANCE PER REFERENCE NUMBER (RELATION)
 - MM#118 = RECORD DISTANCE PER REFERENCE NUMBER (RELATION)
 - MM#119 = RECORD DISTANCE PER REFERENCE NUMBER (RELATION)
 - MM#120 = RECORD DISTANCE PER REFERENCE NUMBER (RELATION)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C1	17.00'	78°04'40"	23.18'	16.8274401'E 21.44'
C2	18.50'	107°33'20"	34.88'	S31°21'19"E 30.28'
C3	97.50'	153°06'58"	272.02'	N27°24'54"E 271.1'
C4	97.50'	180°19'58"	272.02'	N27°24'54"E 271.1'
C5	60.50'	153°06'58"	22.48'	N27°24'54"E 22.38'
C6	60.50'	180°19'58"	22.48'	N27°24'54"E 22.38'
C7	114.50'	4°29'02"	8.96'	S51°48'54"W 8.96'
C8	114.50'	173°08'04"	22.88'	S28°48'25"W 22.84'
C9	60.50'	180°19'58"	22.51'	N27°24'54"E 22.44'

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JAMES R. HOFF
 P.M.S. 1870

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JAMES R. HOFF
 P.M.S. 1870

ENGINEERS & PLANNERS
Harper Houf Peterson Richbellis Inc.
 203 SE Spokane Street, Suite 200, Portland, OR 97202
 Phone: 503.221.1171 www.hhpri.com
 JOB NO.: 081-13
 SHEET 1 OF 2



EXHIBIT "D"
Aerial Photo

City of North Plains, OR

CERTIFICATE OF MAILING

Notice of a Public Hearing & Request for Comments – A variance application to reduce a rear lot setback from 10 feet to 6 feet.

LOCATION: 10142 NW Curtis Street, North Plains OR 97133

TLID: 1N31DD Lot 27

I, Margaret L. Reh, hereby certify that I mailed a copy of the public notice to the property owners within 250 of the above tax lots. They were mailed on August 19, 2013.



Margaret L. Reh
City of North Plains

CERTIFICATE OF MAILING

10/11/13 10:00 AM

CITY OF NORTH PLAINS

NOTICE OF PUBLIC HEARING & REQUEST FOR COMMENTS

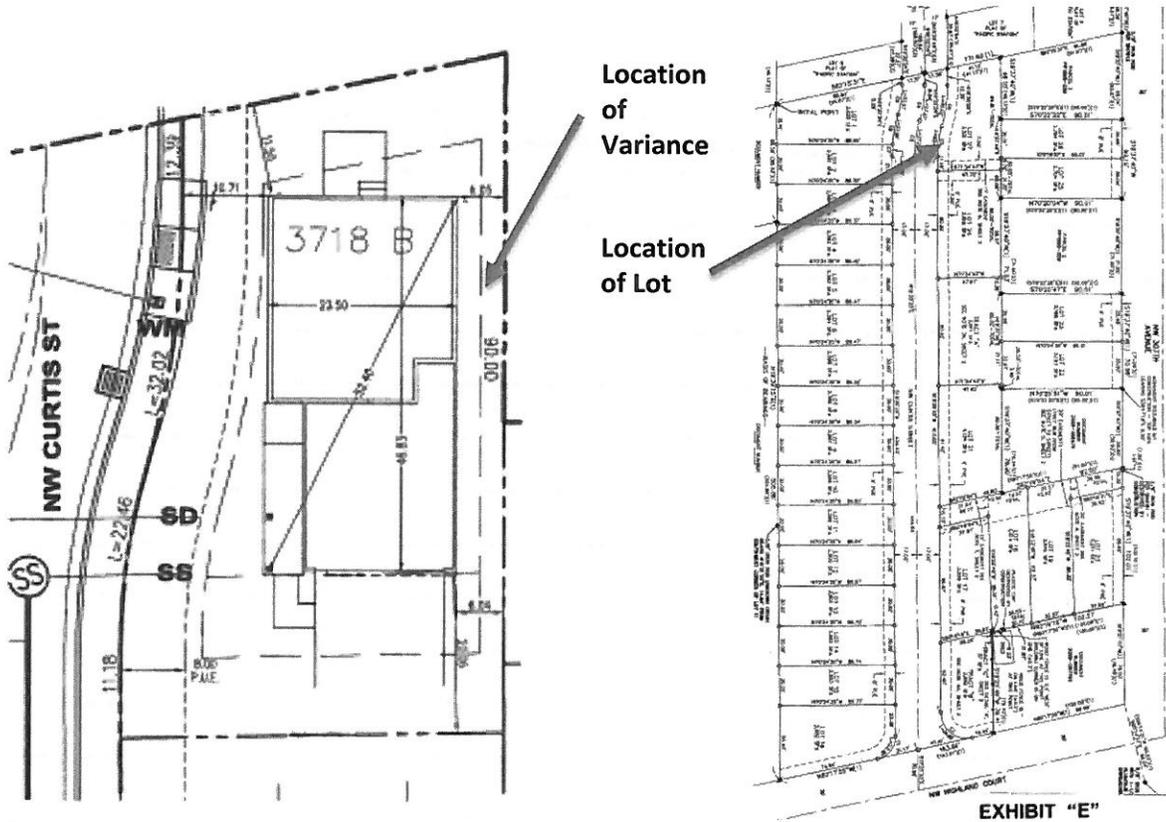
The purpose of this notice is to invite comments on:

A variance application to reduce a rear lot setback from 10 feet to 6 feet at 10142 NW Curtis Street

The City will accept all written comments received prior to the hearing scheduled for

September 11, 2013, at 7 p.m.

North Plains Senior Center, 31450 NW Commercial Street, North Plains, Oregon 97133



LOT SIZE: Approximately 3,531 square feet

ZONING: R-2.5

OWNER AND APPLICANT: DR Horton Homes

DATE OF THIS NOTICE: August 8, 2013

WHAT IS THE DECISION PROCESS? The North Plains Planning Commission will make a decision on the variance application after the public hearing. The Planning Commission's decision may be appealed to the City Council.

HOW CAN I REVIEW THE DOCUMENTS AND STAFF REPORT? You can review application and staff report materials at City Hall, online after September 4, 2013 at www.northplains.org or request a copy by emailing martha@northplains.org

INFORMATION TO INCLUDE IN COMMENTS: Issues which may provide the basis for an appeal to the Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient specificity to enable the decision maker to respond to the issue. Failure of an issue to be raised in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal.

Memo

To: Planning Commission
From: Martha DeBry, City Manager
Date: August 8, 2013
Re: Application for variance from rear set back standard, 10142 NW Curtis Street

Applicant and Property Owner: DR Horton Inc., Ryan O'Brian (Representative)

Property Description: Lot 27 of Highland Court Subdivision,
10142 NW Curtis Street

Site Area: 3,531 square feet

Zoning: R-2.5 Multi-Family Residential

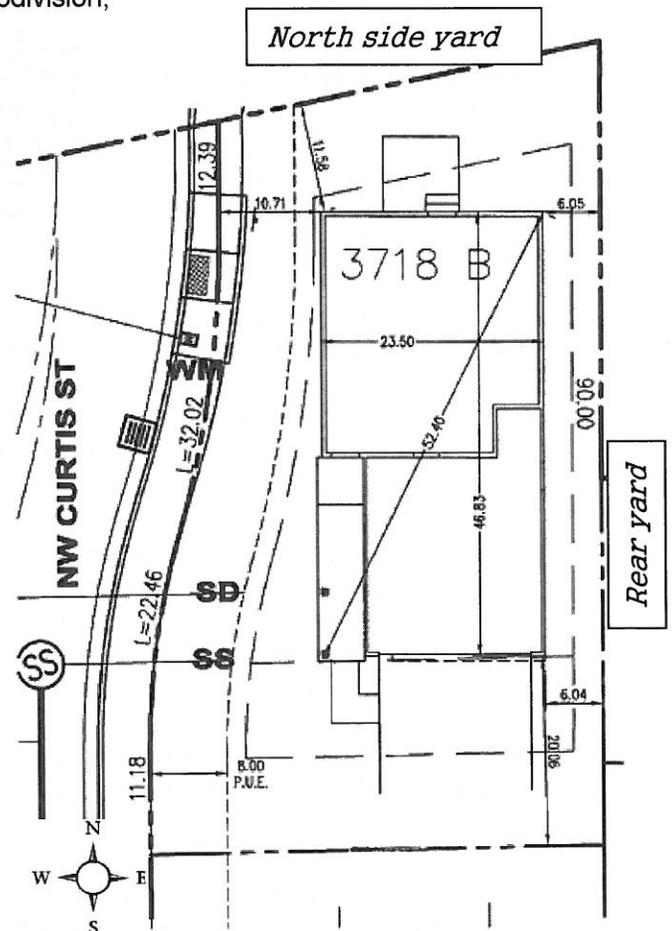
Application Request: Reduce the rear yard of
Lot 27 from 10 feet to 6 feet.

REVIEW CRITERIA

Chapter 16.30 - R-2.5 Zoning District

The application indicates that the applicant can meet all criteria of Chapter 16.30 except for 16.30.015.E Dimensional Standards which requires a 10 foot setback. The rear yard as proposed would result in a 6 foot setback.

The applicant is requesting the variance due to the unique orientation and design of the house to be constructed at 10142 NW Curtis. Curtis Street has a slight curvature where it connects to the existing Pacific Station Subdivision at the north side of Lot 27. This transition reduced the depth of the lot in a manner that requires the structure to a wider frontage. Since the north yard can be wider and deeper than the rear yard, it is proposed that the north side yard function as the residence's rear yard. The northwest corner of the house is set



back a minimum of 11.5 feet from the property line, and the north side yard becomes wider on the east side of the property. The house design displays a patio oriented to the north yard.

Finding: The applicant is able to meet all dimensional standards of 16.30 except for the rear yard setback.

Chapter 16.170 - Application Requirements and Review Procedures

The application has met all review criteria for Chapter 16.170 of the municipal code.

Finding: The application has met all review criteria of Chapter 16.170, and has been scheduled for a public hearing as a Type III Land Use permit.

Finding: Notices of the public hearing were published and mailed 14 business days in advance of the public hearing to adjoining property owners and interested parties.



Chapter 16.185 - Variances

Chapter 16.185.010 sets forth the review criteria for variances which are:

- A. That special conditions and circumstances exist which are peculiar to the land, building, or structure involved;
- B. That granting the proposed variance would be in the public interest and would be in harmony with the purpose of the underlying zoning district and the intent of this Ordinance;
- C. That the variance would result in minimal detriment to the immediate vicinity;
- D. That the variance requested is the minimum variance which could make possible the reasonable use of the applicant's land, building or structure; and
- E. That the special conditions and circumstances on which the application is based do not result from the negligent or knowing violation of this Ordinance by the applicant.

As explained above, the curvature of Curtis Street creates a uniquely shaped lot that is wider and more shallow than other lots in the subdivision.

The proposed layout of Lot 27 ensures that the house structure is as far away as practical from residential structures on adjoining lots. To the east of Lot 27 an existing home is set back approximately 25 feet from its rear property line. If a six foot rear yard is allowed, the existing and

proposed structures will be approximately 30 feet apart. The reduction of the rear yard to 6 feet does not appear to infringe on the privacy of other neighbors.

The variance would not present a detriment to the immediate vicinity nor does it circumvent the intent of the R2.5 or Variance ordinances.

Finding: The property has a unique circumstance that merits a slight variation to the setback requirements.

Finding: Granting the variance is in harmony with the underlying zoning district.

Finding: The variance would not present a detriment to the immediate vicinity.

Finding: The variance request is the minimum needed to accommodate the proposed plan.

Finding: The special conditions and circumstances on which the application is based do not result from the negligent or knowing violation of ordinance by the applicant.

The variance requires a Type III Land Use Review because it does not meet the criteria for a minor variance under 16.185.015.

Recommendation: Staff recommends the Planning Commission:

- 1) Accept comments
- 2) Close the public hearing
- 3) Approve the application for a variance on lot 27 as proposed.

Attachments: Application for variance with narrative and maps



City of North Plains
 31360 NW Commercial St. North Plains, OR 97133
 Ph. 503-647-5555 Fax 503-647-2031
 Email: info@northplains.org

LAND USE APPLICATION

Applicant General Information

Applicant Name: Emerio Design, Neil Fernando

Mailing Address: 6107 SW Murray Blvd., Suite 147

<i>Street</i>	<u>Beaverton</u>	<i>State</i>	<u>Oregon</u>	<i>Apartment/Unit #</i>	<u>97008</u>
<i>City</i>		<i>State</i>		<i>ZIP Code</i>	

Email Address: neil@emeriodesign.com Phone: (503) 515-5528

Property Owner: Vince Biggi, Biggi Construction, LLC

Mailing Address: 11605 SW Normandy Lane

<i>Street</i>	<u>Wilsonville</u>	<i>State</i>	<u>Oregon</u>	<i>Apartment/Unit #</i>	<u>97070</u>
<i>City</i>		<i>State</i>		<i>ZIP Code</i>	

Email Address: biggicon@gmail.com Phone: (503) 682-7292

Property Description

Address: 31827 NW Pacific Street

<i>Street</i>	<u>North Plains</u>	<i>State</i>	<u>Oregon</u>	<i>Apartment/Unit #</i>	<u>97133</u>
<i>City</i>		<i>State</i>		<i>ZIP Code</i>	

Tax Lot ID (TLID): 1N3 01CD 1100 Existing Zoning: R-5

Property Area: 1 acre Existing Land Use: Single-family dwelling

General Development Description: 7-lot subdivision

Fees

Land Use Process	Fee	Land Use Process	Fee
<input type="checkbox"/> Annexation	\$10,000 deposit*	<input type="checkbox"/> Non-Conforming Use	\$200
<input type="checkbox"/> Appeal	\$226	<input checked="" type="checkbox"/> Subdivision	\$1,895
<input type="checkbox"/> Comp Plan Amendment, Text	\$8,000	<input type="checkbox"/> Manu Home Park	\$2,910
<input type="checkbox"/> Comp Plan Amendment, Map	\$5,000	<input type="checkbox"/> Modification - Minor	\$134
<input type="checkbox"/> Conditional Use, Residential	\$391	<input type="checkbox"/> Modification - Major	\$1,423
<input type="checkbox"/> Conditional Use, Ind. & Comm.	\$525	<input type="checkbox"/> SNR Permit	\$1,047
<input type="checkbox"/> Design Review Type II	\$137	<input type="checkbox"/> Similar Use	\$403**
<input type="checkbox"/> Design Review Type III	\$726	<input type="checkbox"/> Street Vacation	\$1,169
<input checked="" type="checkbox"/> Floodplain Permit	\$1,047	<input type="checkbox"/> UGB Expansion	\$28,000
<input type="checkbox"/> Partition, with street dedication	\$669	<input checked="" type="checkbox"/> Variance, Administrative	\$98
<input type="checkbox"/> Partition, no street dedication	\$331	<input type="checkbox"/> Variance, PC Hearing	\$450
<input type="checkbox"/> Lot Line Adjustment	\$312	<input type="checkbox"/> Zoning Code Amendment	\$1,474
<input type="checkbox"/> Other:			

* plus \$9,000 election deposit ** waived until 2013

Information to Include with Your Application

- Narrative describing the Development Proposal and addressing the Decision Criteria. *All applications will be reviewed based on the Criteria of North Plains Zoning Ordinance. Ask Staff for the applicable chapters to address in your narrative.*
- Application and Filing Fee
- Plans drawn to scale showing:
 - All property boundaries in which development is occurring
 - All adjacent roads (with names and dimensions)
 - Location and dimensions of all existing and proposed accessways/driveways
 - Location, size (area), and setbacks of existing and proposed buildings
 - Location, size, and layout of existing and proposed landscaping
 - Location, number and size of existing and proposed parking areas, including handicapped spaces
 - Location, number and size of existing and proposed loading areas
 - Location, number, size, and types of existing and proposed lighting
 - Location, number, size, and types of existing and proposed fencing and or/screening
 - Pedestrian circulation
 - Outdoor seating areas
 - Flood plains
 - Water courses
 - Significant vegetation,
 - Easements

After initial review, the City may require additional information.

Additional Information

In order to expedite and complete the processing of this application, the City of North Plains requires that all pertinent material required for review of this application be submitted at the time application is made. If the application is found to be incomplete, review and processing of the application will not begin until the application is made complete.

I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application.

I understand that there may be additional costs of processing this application including, but not limited to, planning, engineering, city attorney and administration. The City will notify the applicant if there will be additional costs.

Date: 6/26/13 Signature of Applicant: [Signature]

Date: 6/26/13 Signature of Property Owner: [Signature]

FOR OFFICE USE

Received by: SAB Date: 6/28/2013
 Fee paid: 3424 Receipt No. 014337 Application No. _____

June 28, 2013

APPLICANT'S STATEMENT

APPLICANT/OWNER: Vince Biggi
Biggi Construction, LLC
11605 SW Normandy Lane
Wilsonville, OR 97070

**APPLICANT'S
REPRESENTATIVE:** Neil Fernando, PE
Emerio Design
6107 SW Murray Blvd., Suite 147
Beaverton, Oregon 97008

REQUEST: Preliminary Plat Approval for a 7-Lot Single
Family Residential Subdivision

**SITE LEGAL
DESCRIPTION:** Tax Lot 1100; Tax Map 1N3 01CD
North Plains, Oregon

SIZE: 1.00 Acres +/-

LOCATION: 31827 NW Pacific Street

LAND- USE DISTRICT: R-5

I. APPLICABLE REGULATIONS

- A. City of North Plains Comprehensive Plan
- B. North Plains Zoning and Development Ordinance:
 - Chapter 16.25: Zoning District R-5
 - Chapter 16.65: Floodplain Overlay District (FP)
 - Chapter 16.75: SNR
 - Chapter 16.125: Lot Development Standards
 - Chapter 16.135: Subdivisions
 - Chapter 16.145: Public Facility and Service Requirements
 - Chapter 16.150: Street Standards
 - Chapter 16.155: Off-Street Parking & Loading
 - Chapter 16.160: Clear Vision Areas
 - Chapter 16.170: Application Requirements and Review Procedures
 - Chapter 16.185: Variance

II. AFFECTED JURISDICTIONS

- Domestic Water: City of North Plains
- Drainage: Clean Water Services
- Erosion Control: Clean Water Services
- Fire Protection: WC #2
- Parks: City of North Plains
- Police Protection: City of North Plains
- Schools: Hillsboro School District
- Sewer: Clean Water Services
- Streets: City of North Plains
- Water Quality/Quantity: Clean Water Services

III. BACKGROUND:

The applicant is requesting preliminary plat approval for a 7-lot subdivision of a 1.00 acre lot designated R-5 on the City of North Plains Zoning Map. The subject property is identified by the Washington County assessor as Tax Lot 1100 of Tax Map 1N3—01CD, and is further defined as 31827 NW Pacific Street. The existing house is proposed to remain on Lot 1 with access from NW Pacific Street. The existing garage is proposed to remain and be converted into a dwelling on Lot 6. The proposed new single-family detached dwellings on Lots 2 & 3 will have access onto NW Pacific Street. Lots 4 -7 will take access off the private street (Tract A).

The abutting properties are all within the R-5 District. The applicant is proposing street improvements along the site's NW Pacific Street frontage.

All necessary utilities (i.e., power, sanitary sewer, water, etc.) are presently available to the site, as illustrated on the preliminary utility plan. The existing house is proposed to remain and all utilities are connected to the house. The existing house has a water meter from the existing water line in NW Pacific Street. Six new water meters are proposed for Lots 2-7. A new sanitary line is proposed in Tract A to serve lots 4-7. The existing dwelling has a sanitary lateral to the existing sanitary line in

NW Pacific Street. Lots 2 & 3 will have sanitary laterals to the existing sanitary line in NW Pacific Street. The existing storm drainage line in NW Pacific Street is proposed to be extended to Tract A and a storm drainage line in Tract A is proposed. This storm line connects to the existing swale northwest of the site. Adequate capacity exists in this swale to treat the addition of 6 lots and street improvements.

IV. FINDINGS

A. NORTH PLAINS COMPREHENSIVE PLAN

COMMENT:

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

B. NORTH PLAINS ZONING AND DEVELOPMENT ORDINANCE

ARTICLE II - PROCEDURES

SECTION 16.25: ZONING DISTRICT R-5

16.25.000 Purpose The purpose of the R5 District is to provide for the development of single family residential uses and limited multi-family residential uses, and to implement the housing policies of the Comprehensive Plan.

COMMENT:

The proposed partition site is 1.00 gross acres in area. The applicant is proposing a 7-lot subdivision for single-family detached dwellings. This standard is met.

16.25.005 Permitted Uses Permitted Uses subject to the requirements of the Design Review section of this chapter, if applicable. Refer to Zoning Code Use Table

L. Single family detached dwelling

COMMENT:

The applicant is proposing the existing detached dwelling remain on proposed Lot 1. The existing garage is proposed to be converted to a dwelling and remain on Lot 6. Five new detached single-family dwellings are proposed. Therefore, this standard is satisfied.

16.25.015 Dimensional Standards The following dimensional standards are the minimum requirements for all development in the R5 District except for modifications permitted under the Lot, Building, & Yard Exceptions or Planned Unit Development sections of this chapter. In addition, a minor adjustment of up to 10% of the required setback, area, lot size, lot

depth or lot width may be granted by the City Planner. For land within the city limits of the City of North Plains as of July 1, 2004, a minor adjustment of up to 10% of the lot size may be granted by the City pursuant to the Variance Review section of this chapter.

COMMENT:

The applicant is requesting a minor adjustment to side setbacks for Lot 1.

A. Lot/Parcel Size

1. Single family detached dwelling - 5,000 square feet minimum

- **Within a Planned Unit development - 4,000 square feet minimum**
- **Lots created by Subdivision - 6,000 square feet maximum**

COMMENT:

All lots are 5,000 sq. ft. in lot area or greater. This standard is satisfied.

B. Lot/Parcel Depth and Width

1. The minimum average lot width shall be 40 feet, except that lots for attached single family dwellings may have a minimum average lot width of 25 feet.

2. The minimum lot depth shall be 80 feet.

COMMENT:

All 7 lots meet the minimum lot width of 40 feet and minimum lot depth of 80 feet. This standard is satisfied.

C. Minimum Setback Requirements

Principle structures, accessory dwellings accessory structures with a floor area greater than 200 square feet shall maintain the following minimum yard setbacks except that development on flag lots shall be subject to the setback standards of 16.125.010(C):

1. Front Yard

- **Garage or carport - 20 feet**
- **All other structures - 15 feet**

With alley access garages, carports, accessory dwellings and accessory structures shall be flush with, or recessed behind, the front building elevation of the principle structure.

2. Rear Yard

- **Street-access lots - 10 feet**
- **Alley-access lots - 6 feet**

- **Accessory Structures and Accessory Dwellings - 5 feet**

3. Side Yard

- **Interior - 10 feet**
- **Adjacent to street - 10 feet plus additional necessary to comply with the standards of the Clear Vision Areas section of this chapter**
- **Accessory Structures and Accessory Dwellings only require a 5 foot Side Yard (adjacent to street) setback, except as provided in the Accessory Uses Structures and Dwellings section of this chapter**

4. Flag Lots

All yards shall have setbacks of 10 feet, except that the yard facing the garage shall be a minimum of 20 feet.

COMMENT:

The existing house is compliant with these standards, except side yard setbacks. The applicant is requesting a minor adjustment to side setbacks for the existing house. Setbacks are shown on the submitted site plan. The new single-family dwellings will be required to meet the standards above at building permit review and issuance.

5. Height of Buildings

Buildings shall not exceed a height of 35 feet or two and a half stories, whichever is less. Accessory dwellings (excluding accessory structures) shall not exceed 25 feet in height.

COMMENT:

The existing house is compliant with this standard. The new single-family dwellings will be required to meet the height standard above at building permit review and issuance.

6. Lot/Parcel Coverage

In the R5 District, the maximum lot coverage shall not exceed the following percentage of the total area of any lot.

- **Single family detached dwellings - 50%**

COMMENT:

The existing dwelling does not exceed the 50% coverage standard. All new dwellings will be required to meet this standard at building permit review and issuance.

16.25.020 Parking Requirements At least two (2) off-street parking spaces shall be provided for each single family detached dwelling unit. Parking requirements for all other uses are specified in Off Street Parking and Loading of this chapter.

COMMENT:

Parking for the existing house on Lot 1 will continue to be provided in the existing garage and driveway. At least 2 off-street parking spaces will be provided for the proposed new

dwellings on Lots 2-7 with one in the driveway and one in the garage. This standard is satisfied.

16.25.025 Development Standards

- A. The following standards will be applied to all single family dwellings (site-built, modular and manufactured homes) to be constructed or located in the City of North Plains:**

All single family units shall utilize at least two of the following design features to provide visual relief along the front of the home:

- 1. dormers;**
- 2. gables;**
- 3. recessed entries;**
- 4. covered porch entries;**
- 5. cupolas;**
- 6. pillars or posts;**
- 7. bay or bow windows;**
- 8. eaves (minimum 6" projection);**
- 9. offsets on building face or roof (minimums 16");**

COMMENT:

Each new dwelling will be required to comply with these standards at building permit review and issuance. Specific building plans are unknown at this time.

SECTION 16.65: Floodplain District Overlay (FP)

16.65.000 Purpose

The purpose of the Flood Plain Overlay District (FP) is to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- A. To protect human life and health;**
- B. To minimize expenditure of public money and costly flood control projects;**
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;**
- D. To minimize prolonged business interruptions;**
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;**
- F. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;**
- G. To ensure that potential buyers are notified that property is in an area of special flood hazard; and**
- H. To ensure that those who occupy the areas of special flood hazards assume responsibility for their actions.**

COMMENT:

A very small portion of the site along the northern property line is in the flood plain. The flood elevation line is 172.5 feet (See Existing Conditions Plan).

16.65.010 General Provisions

A. Area of Application

All property, regardless of the underlying zoning designation, which falls within the boundaries of the 100-year Flood Plain, also known as the area of special flood hazard, shall be subject to the provisions of Zoning District (FP) of this Ordinance.

COMMENT:

A very small portion of the site along the northern property line is in the flood plain. The flood elevation line is 172.5 feet (See Existing Conditions Plan).

16.65.015 Administration

A. Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Chapter 16.65.010 (A). The permit shall be required for all structures including manufactured homes, as set forth in the Definitions, and for all other development including fill and other activities, also as set forth in the Definitions.

B. Application for Development Permit

Application for a development permit shall be made on forms furnished by the City Recorder, and accompanied by the appropriate fee, and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials and drainage facilities. Specifically, the following information is required:

1. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level to which the structure has been flood proofed;
3. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Chapter 16.65.025 (B).
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

COMMENT:

No construction or development is proposed in the small area of flood plain on-site.

16.65.020 Provisions for Flood Hazard Protection

In all areas of special flood hazards the following standards are required:

A. Anchoring

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
2. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

COMMENT:

No construction or development is proposed in the small area of flood plain on-site.

B. Construction Materials and Methods

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within components during conditions of flooding.

COMMENT:

No construction or development is proposed in the small area of flood plain on-site.

C. Utilities

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and
3. On-site disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

COMMENT:

No construction or development is proposed in the small area of flood plain on-site.

D. Subdivision Proposals

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage;

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
4. Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or 5 acres, whichever is less.

COMMENT:

No construction or development is proposed in the small area of flood plain on-site. The subdivision has been designed to minimize flood damage. The existing storm drainage line in NW Pacific Street is proposed to be extended to Tract A and a storm drainage line in Tract A is proposed. This storm line connects to the existing swale northwest of the site. Adequate capacity exists in this swale to treat the addition of 6 lots and street improvements. The proposed subdivision is for 7-lots on a 1-acre property. Therefore, base flood elevation data is not required.

16.65.025 Specific Standards

In all areas of special flood hazards where base flood elevations data has been provided as set forth in Chapter 16.65.010 (B) or 16.65.020 (C)(2), the following provisions are required:

A. All Development

All development within the boundaries of the 100-year Flood Plain shall conform to the following cut and fill standards:

1. No net fill in the flood plain is allowed. All fill placed in a flood plain shall be balanced within at least an equal amount of soil material removal;
2. Excavation areas shall not exceed fill areas by more than 50 percent of the area;
3. Any excavation below the bank full stage of No Name Creek or McKay Creek shall not compensate for fill;
4. Excavation to balance a fill shall be located on the same parcel as the fill unless it is not reasonable or practicable to do so. In such cases, the excavation shall be located in the same drainage basin and as close as possible to the fill site, so long as the proposed excavation and fill in the Flood plain Overlay District and to minimize erosive velocities. Stream crossings shall be as close to perpendicular to stream flow as practicable. Bridges shall be used instead of culverts wherever practicable.

COMMENT:

No construction or development is proposed in the small area of flood plain on-site.

B. Residential Construction

New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one foot above base flood elevations. Below grade crawl spaces shall not be permitted. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited. Parking, crawl spaces and storage is allowed below the lowest floor provided the area is designed to permit the entry and exit of flood

waters. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

COMMENT:

The proposed houses will be at least 1 foot above the base flood elevation of 172.5’.

SECTION 16.75: Significant Natural Resource Overlay District (SNR)

16.75.000 Purpose

The Significant Natural Resources Overlay District provides protection for identified significant natural resources within the City of North Plains as designated under Statewide Planning Goal 5. For the purpose of this overlay zone, significant natural resources are designated as Significant Wetlands and Riparian Corridors. These resources have been inventoried within the City of North Plains according to procedures, standards and definitions established under Goal 5 and are identified on the Significant Natural Resources Map as adopted in the Comprehensive Plan.

The Significant Natural Resources Overlay Zone District is intended to:

- A. Protect valuable natural resources within the City of North Plains Urban Growth Boundary, while ensuring reasonable economic use of property;
- B. Augment existing regulations of water quality sensitive areas, vegetated corridors wetlands and water resources, including Clean Water Services Design and Construction Standards, the Division of State Lands Removal Fill Law (ORS 196.800-196.990), and by the US Army Corps of Engineers’ administration of Section 404 of the Clean Water Act;
- C. Encourage public knowledge, understanding and appreciation of the City’s natural resources;
- D. Provide protection of wetlands and riparian corridors to maintain salmonid habitat, water quality, thermal regulation, sediment trapping, hydrologic control of flood waters; stream bank stabilization and other important functions and conditions;
- E. Encourage restoration of wetlands and riparian corridors; and
- F. Carry out the provisions of Statewide Planning Goal 5.

COMMENT:

No construction or development is proposed in the small area of flood plain on-site (significant natural resource). Therefore, this section is not applicable.

16.75.010 General Provisions

- A. **Affected Property: The procedures and requirements of the Significant Natural Resources Overlay Zone District (SNR):**
 - 1. apply to any parcel designated as having a Significant Natural Resource on any portion of the tax lot;
 - 2. apply in addition to the standards of the property’s underlying zone;

3. supercede the property's underlying zone where the underlying zone does not provide the level of Significant Natural Resource protection afforded by the Significant Natural Resources Overlay Zone District.

B. Activities Subject to Review: Activities subject to the review shall include all development on properties outlined in 16.16.030 A and not specifically exempted from review as outlined in 16.16.030 C, including:

1. Partitioning and subdividing of land.
2. New structural development.
3. Exterior expansion of any building or structure, or increases in impervious surfaces or storage areas.
4. Site modifications including grading, excavation or fill, installation of new above or below ground utilities, construction of roads, driveways, or paths.
5. Removal of trees or the clearing of native vegetation within a Significant Natural Resource.

COMMENT:

No construction or development is proposed in the small area of flood plain on-site (significant natural resource). Therefore, this section is not applicable.

E. Map as Reference: The Significant Natural Resources Overlay Zone map shall be a reference for identifying areas subject to the provisions of this ordinance. An applicant with any parcel designated as having a Significant Natural Resource on any portion of the tax lot(s) is required to:

1. Delineate wetland boundaries using the methods described in the 1987 US Army Corps of Engineers Wetland Delineation Manual;
2. Provide the City with a delineation of the significant natural resources on the subject property as part of their application. An application shall not be complete until this delineation is submitted to the City;
3. Obtain concurrence of the wetland delineation from the Oregon Division of State Lands.

COMMENT:

There are no wetlands on-site. The flood plain line has been surveyed and is shown on the plans.

SECTION 16.125: LOT DEVELOPMENT STANDARDS

16.125.005 Scope

The provisions of this subsection shall apply to all partitions and subdivisions within the City of North Plains.

COMMENT:

The applicant is proposing a 7-lot subdivision. Therefore, this Section is applicable.

16.125.010 Standards for Lots

A. Minimum lot area:

Minimum lot area shall conform to the requirements of the zoning district in which the lot is located.

COMMENT:

All lots are 5,000 sq. ft. in lot area or greater. This standard is satisfied.

B. Access:

All lots created after the effective date of this Ordinance shall provide a minimum of 20 feet of frontage on an existing or proposed public street, with the following exception:

Flag lots, accessed by a private driveway, may be permitted by the Planning Commission when any of the following conditions are met:

- a. The subject property is surrounded by developed properties and the terrain, shape of the parcel, or the location of existing structures precludes accessing the property with a public street.**
- b. The proposed flag lot(s) front on the arc of a cul-de-sac and the use of flag lots would result in a better lot pattern around the cul-de-sac than that which might otherwise result.**
- c. The subject property is located in the Commercial or Industrial Zoning District and the Planning Commission finds that full frontage on a public street is unnecessary to the logical development of the property.**
- d. The Planning Commission finds that the use of flag lots is necessary due to conditions of terrain or other physical features of the property.**
- e. The Planning Commission finds that the use of flag lots accessing from a collector or local street is preferable to direct access from an arterial street.**

COMMENT:

Lots 1-4 and 7 will have at least 20 feet of frontage on either a public or private street. Lots 5 & 6 are flag lots at the end of the proposed private street. The site is bordered to the west by development to the north by a property with a flood plain and channel to the south by NW Pacific Street and to the east by a lot with flood plain partially over the site. With the shape of the parcel and to provide access to the proposed lots, Lots 5 & 6 are flag lots.

C. Flag Lots:

When authorized by the Planning Commission pursuant to the access requirements of Subsection Chapter 16.125.010 (B)(1), flag lots shall be subject to the following development standards:

- a. The access strip shall be a minimum of 15 feet in width, except as required by the Uniform Fire Code. The improved surface shall be a minimum of 12 feet in width, except as required by the Uniform Fire**

- Code.** A three-foot wide landscaped planter strip shall be provided between the access strip and the side lot line of the neighboring lot.
- b.** The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Ordinance.
 - c.** The access strip shall be in fee ownership of the property provided access and shall not be as an easement. In the case of multiple lots having the same access strip, all lots served shall have ownership of an equal amount of the access strip. There shall be provided an easement over the remainder of the access strip for each property served.
 - d.** The length of the access strip is subject to the requirements of the Uniform Fire Code, but shall not exceed 200 feet.
 - e.** Where more than one flag lots abut, access shall be via a shared drive wherever possible. The shared drive access strip shall be a minimum of 20 feet in width for two lots, and increased by 5 foot increments for each additional lot, with a maximum of four lots having access off of one access strip, except as required by the Uniform Fire Code. The improved surface shall be a minimum of 16 feet in width for two lots and increased by four feet for each additional lot, except as required by the Uniform Fire Code. A two foot wide vegetated planter strip shall be provided between the access strip and the abutting side lot lines.
 - f.** **Setbacks in Residential Zoning Districts.** Subsequent development on flag lots in the R-7.5, R-5 and R-2.5 zoning districts shall provide minimum front, rear and side yard setbacks of 10 feet, except that the yard facing the garage door or carport entrance shall be a minimum of 20 feet.

COMMENT:

Lots 5 & 6 are flag lots (double flag) with a shared access. Each flag lot has 10 feet of frontage on the private street (Tract A) with a shared width of 20 feet. Setbacks for the 2 flag lots have been shown as 10 feet with a 20-foot garage setback.

- D. Through Lots:** Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. Screening or buffering may be required by the Planning Commission during the review of the land division request.

COMMENT:

No through lots are proposed.

- E. Lot Side Lines:** The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

COMMENT:

Side lot lines are proposed to run at right angles to the public or private street. This standard is satisfied.

- F. Lot Grading:** Lot grading shall conform to the requirements of Chapter 70 of the Uniform Building Code, hereby adopted by reference, and to the

following standards unless physical conditions demonstrate the propriety of other standards:

- a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.
- b. Fill slopes shall not exceed two feet horizontally to one foot vertically.
- c. The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended.

COMMENT:

Lot grading will be minimal as the site is quite flat. Lot grading will include grading for the building pads and driveway as needed.

- G. **Large Lots:** In dividing tracts into large lots which at some future time are likely to be re-divided, the applicant's tentative plan shall also demonstrate that any redevelopment or re-subdivision may readily take place at the planned residential density without violating the requirements of this ordinance.

COMMENT:

No large lots are proposed. Therefore, this standard is not applicable.

- H. **Land for Public Purposes:** Where a proposed park, school or other public use indicated on the Comprehensive Plan is located in whole or in part within a subdivision, the sub-divider shall dedicate and reserve said area for such purpose. Where the City or other public authority has declared its intention to acquire said area, it shall proceed to perfect the title or a contract right to the same within three (3) years from the date of platting, and failing such, this reservation shall automatically expire. The public body shall expeditiously proceed, within its financial ability, to consummate such acquisitions.

COMMENT:

The Comprehensive Plan does not designate the site for a park or other public use. Therefore, this standard is not applicable.

16.125.015 Standards for Blocks

- A. **General:** The length, width, and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.

COMMENT:

The proposed development will not change the existing block length, width or shape. The proposed private street is a dead end street as stubbing to the north would run into the flood plain.

- B. **Sizes:** Residential Districts shall have a maximum 600 foot block length, a minimum 160 foot street adjacent lot depth, and a 1,600 foot perimeter.

Commercial Districts shall have a block length of 400 foot and a 1,200 foot perimeter. Light Industrial Districts shall have a block length of 600-800 feet and a 1,600-2,000 foot perimeter. General Industrial Districts do not have block length or perimeter requirements. A block shall have sufficient width to provide for two tiers of building sites unless topography or the location of adjoining streets justifies an exception.

COMMENT:

The proposed development will not change the existing block length, width or shape. The proposed private street is a dead end street as stubbing to the north would run into the flood plain.

16.125.020 Easements

- A. **Utility Lines:** Minimum 5 foot wide easements for sewers, water mains, electric lines, or other public utilities shall be dedicated along the front, side, and rear lot or parcel lines of each lot. Easements shall be centered on lot lines.
- B. **Water Courses:** If a tract is traversed by a water course such as a drainage way, channel or stream, a storm water easement or drainage right-of-way shall be provided which substantially parallels the lines of the water course.
- C. **Pedestrian and Bicycle Ways:** When desirable for public convenience and access, a pedestrian or bicycle way easement may be required to connect to a cul-de-sac or to pass through an unusually long or oddly spaced block, or to otherwise provide appropriate circulation.

COMMENT:

A public utility easement is proposed along the site's NW Pacific Street frontage. A blanket easement for access and utilities will be placed over Tract A extending 5' feet on either side of the tract.

16.125.025 Improvement Requirements

- B. **Subdivisions:** The following improvements shall be required for all subdivisions in the City of North Plains.
 - 1. **Frontage improvements:** Street improvements to full City Standards shall be required for all public streets on which a proposed subdivision fronts. Such improvements shall be blended to match with existing improved surfaces across the centerline and for a reasonable distance beyond the frontage of the property. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, waterlines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.

COMMENT:

Frontage improvements are proposed to meet standards for the site's NW Pacific Street frontage.

- 2. Proposed Streets: All public streets within the subdivision shall be constructed as required by the provisions of the Street Standards section of this chapter.**

COMMENT:

The applicant is proposing a 18' private street in Tract A, with curbs on both sides (tract width is 20').

- 3. Monuments: Upon completion of street improvements, monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street center lines. Elevation bench marks shall be established at each street intersection monument with elevations to U.S. Geological Survey datum.**

COMMENT:

Monuments will be set in accordance with this standard.

- 4. Sanitary Sewers: Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.**

If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the sub-divider as is desirable to assure financing his share of the construction.

The City may require that the sub-divider construct sewage lines of a size in excess of that necessary to adequately serve the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the sub-divider as is desirable to assure his share of the construction.

COMMENT:

A new sanitary line is proposed in Tract A to serve lots 4-7. The existing dwelling has a sanitary lateral to the existing sanitary line in NW Pacific Street. Lots 2 & 3 will have sanitary laterals to the existing sanitary line in NW Pacific Street.

- 5. Water System: Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to the city mains shall be installed. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed.**

COMMENT:

The existing house has a water meter from the existing water line in NW Pacific Street. Six new water meters are proposed for Lots 2-7.

- 6. Street Lights and Street Trees: The installation of street lights and street trees is required at locations and of a type established by City standards.**

COMMENT:

Street lights and street trees will be placed as required.

- 7. Street Signs: The installation of street name signs and traffic control signs is required at locations determined to be appropriate by the City and shall be of a type established by City standards.**

COMMENT:

Street signage will be determined during construction plans. No parking signs will be provided along the private street.

SECTION 16.135: SUBDIVISIONS

16.135.010 Submittal Requirements for Tentative Subdivision Plans

- A. All Subdivision applications shall be submitted on forms provided by the City and accompanied by the appropriate filing fee.**
- B. Each application shall include fifteen (15) copies of the tentative subdivision plan drawn on a sheet of 18 x 24 inches in size at a scale of 1 inch equals 100 feet.**
- C. The following information shall be shown on the tentative subdivision plan:**
 - 1. Proposed name of the subdivision. This name shall not duplicate or resemble the name of any other subdivision in the county and shall be approved by the Planning Commission and the County Surveyor.**
 - 2. Date, north point and scale of drawing.**
 - 3. Appropriate identification of the drawing as a tentative plan.**
 - 4. Description of the subdivision sufficient to define its location and boundaries and legal description of the tract boundaries.**
 - 5. Names and addresses of the owner, subdivider, and engineer, surveyor or planner.**
 - 6. The location, widths and names of both improved and unimproved streets within or adjacent to the tract, together with easements and other important features such as section lines, section corner, city boundary lines and monuments.**
 - 7. Contour lines related to some established bench mark or other datum approved by the city engineer and having minimum intervals as follows:**
 - a. For slopes of less than five per cent: two feet, together with not less than four spot elevations per acre, evenly distributed, if necessary.**
 - b. For slopes of five percent to 15 percent: five feet.**
 - c. For slopes of 15 percent to 20 percent: ten feet.**

- d. For slopes of over 20 percent: 20 feet.
8. The location of at least one temporary bench mark within the subdivision boundaries pursuant to ORS 96.060.
9. The location and direction of water courses and the location of areas subject to flooding and/or within a designated 100-year flood plain.
10. Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees having a caliper (diameter) of 6 inches or greater at 4 feet above grade.
11. Existing uses of the property and location of existing structures designated historic and cultural resources on the site and structures to remain on the property after platting.
12. A vicinity map showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.
13. Proposed deed restrictions, if any, in outline form.
14. The location of existing sewage disposal facilities, water mains, culverts, storm drainage facilities and electric lines within and adjacent to the subdivision.
15. The location, width, names, approximate grades and radii of curves of proposed streets as shown on any development plan.
16. Dimensions and area of each proposed lot.
17. Proposed lot and block numbers.
18. Proposed sites, if any, allocated for development.
19. If the proposed subdivision includes only part of the tract owned or controlled by the subdivider, the City Planner or Planning Commission may require a sketch or tentative layout for streets and lots in the unsubdivided portion.
20. Any of the following may be required by the City Planner or Planning Commission to supplement the tentative subdivision plan:
 - a. Approximate center line profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and sidewalks and the nature and extent of street construction.
 - b. A schematic plan for domestic water supply lines and related water service and sewage disposal facilities.
 - c. Proposals for storm water drainage and flood control, including profiles of proposed drainage ways.
 - d. If lot areas are to be graded or filled, a plan showing the nature of cuts and fills and information on the character of the soil.
 - e. Proposals for other improvements such as electric utilities.

COMMENT:

The application includes the signed application form, fee, narrative, and plan set addressing the requirements above as they apply.

16.135.011 Preliminary Plat Approval Criteria

The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

- A. The proposed preliminary plat complies with the applicable Development Code chapters and all other applicable ordinances and regulations. At a minimum, the provisions of this section and the applicable sections of this chapter including Zoning Districts, Development Standards, and Streets and Facilities shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the Variance section of this chapter;**

COMMENT:

The proposed subdivision complies with all the applicable Development Code chapters as required. A minor adjustment is requested to the side yard setbacks for the existing house on Lot 1 and the standards in the variance chapter have been addressed in this narrative.

- B. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;**

COMMENT:

The applicant will pick a subdivision name that is not already in use in Washington County.

- C. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivision and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat;**

COMMENT:

The streets, sidewalks, and utilities have been designed to transition and/or conform with adjacent development.

- D. All proposed private common areas and improvements (e.g. homeowners association property) are identified on the preliminary plat;**

COMMENT:

The proposed private street (Tract A) is identified on the preliminary plat.

- E. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;**

COMMENT:

If required, any State and federal permits will be obtained prior to final plat. At this time, no State or federal permits are required.

- F. Evidence the improvements or conditions required by the City, road authority, Washington County, Clean Water Services, special districts,**

utilities, and/or other service providers, as applicable to the project, have been or can be met;

COMMENT:

Conditions will be met once they are received.

G. A Traffic Impact Study (TIS) has been provided, if applicable, in accordance with the provisions of Chapter 16.170; and

COMMENT:

A Traffic Impact Study has not been included at this time as it has not been requested by the City.

H. If any part of the site is located within a Specific Area Plan District, Overlay District, or previously approved Master Planned Development, it shall conform to the applicable regulations and/or conditions.

COMMENT:

The site is not in a Specific Area Plan District or a previously approved Master Planned Development. The site is within the Floodplain Overlay and SNR Overlay. Those sections of code have been addressed above.

16.135.012 Lot Access Provisions

In addition to the provisions of this chapter, all lots and parcels shall conform to the specific requirements below, as applicable:

- A. In conformance with the Uniform Fire Code (UFC), a 20-foot wide fire apparatus drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive.**
- B. When a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat. The minimum drive width shall be 10 to 15 feet, except as required by the UFC, and improved with an all- weather surface approved by the City.**
- C. Access reserve strips may be required to be granted to the City for the purpose of controlling access to adjoining undeveloped properties.**
- D. Street and building placement and alignment shall be designed so that all future street connections can be made as surrounding properties develop.**

COMMENT:

Lots 4-7 will have shared access onto the proposed private street/driveway. The private drive is proposed to be 18' wide and has been discussed and approved by the fire marshal. This private drive will provide fire access to all lots.

16.135.013 Flag Lot

Flag lots may be created only when a through street or mid-block lanes cannot be extended to serve abutting uses or future development. A flag lot driveway (“flag pole”) may serve no more than two (2) dwellings units, including accessory dwellings and dwellings on individual lots, unless Uniform Fire Code (UFC) standards are met for more units. When UFC standards are met, the maximum number of dwellings shall be four (4). A driveway serving more than one lot shall be a minimum of 15 feet wide, except as required by the UFC, and have a reciprocal access and maintenance easement recorded for all lots. No fence, structure or other obstacle shall be placed within the drive area. The Fire Marshal may require an emergency turn-around. Fire sprinklers may also be required for buildings that cannot be fully served by fire hydrants due to distance from a hydrant of insufficient fire flow.

COMMENT:

Lots 5 & 6 are proposed flag lots as access through to the north or west is not feasible. Access to the north would require impact to the flood plain. Access connecting to the west with the existing street stub is not needed to provide access to 7 lots. The access to the west would also create unbuildable areas on-site and would not provide an efficient use of the land. Each flag lot has 10 feet of frontage on the private street (Tract A) with a shared width of 20 feet.

SECTION 16.145: PUBLIC FACILITY AND SERVICE REQUIREMENTS

16.145.005 Application of Public Facility Standards

The provisions of Chapter 16.145 Public Facility and Service Requirements shall apply to development within the City of North Plains as listed in the following table. No development permit shall be approved unless the following required improvements are provided to City standards prior to occupancy or operation unless an exception is approved by the City Council per Chapter 16.145.020 or future provision of the improvement is assured per Chapter 16.145.030.

Public Facilities Improvement Requirements Table						
	Fire Hydrants	Street Improvements	Water Line	Sewer Line	Storm Drainage & Trees	Street Lights
Partitions, Subdivisions and Manufactured Home Parks	Y	Y	Y	Y	Y	Y

COMMENT:

The subdivision has been designed to include street improvements, water, sewer, storm drainage, trees and street lights as required by code.

16.145.010 Public Facility Standards

The following public facility standards shall be applicable to all development as specified in the Application Review section of this chapter.

A. Streets

Street improvements required by Chapter 16.145.005 Public Facility & Service Standards shall be provided in compliance with Street Standards of this ordinance.

COMMENT:

NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west. The proposed private street is 18' in width with curbs on both sides.

B. Storm Drainage

No development permit shall be approved for any property until the City Engineer has reviewed and approved provisions for storm water drainage in accordance with the following criteria:

- 1. For storm drainage across or over the property on which the development is located, there are storm drainage facilities available which are capable of handling a one-hundred year flood without damage to any improvement on the property, or inundation of the lowest habitable floor of any residential structure thereon.**
- 2. For storm drainage along or from streets adjacent to the property on which the development is located, there are storm drainage facilities available in accordance with the City of North Plains adopted street standard.**

COMMENT:

The existing storm drainage line in NW Pacific Street is proposed to be extended to Tract A and a storm drainage line in Tract A is proposed. This storm line connects to the existing swale northwest of the site. Adequate capacity exists in this swale to treat the addition of 6 lots and street improvements.

C. Sewage Disposal

No development permit shall be approved until the City Engineer and Clean Water has reviewed and approved provisions for connection to the public sewer system.

COMMENT:

A new sanitary line is proposed in Tract A to serve lots 4-7. The existing dwelling has a sanitary lateral to the existing sanitary line in NW Pacific Street. Lots 2 & 3 will have sanitary laterals to the existing sanitary line in NW Pacific Street.

D. Water Supply

No development permit shall be approved for any property unless all affected water mains are either:

- 1. Fully improved to a standard providing both adequate potable water and fire flows, as established by the applicable State Plumbing Code and approved by the City Engineer; or**
- 2. Improved to a standard providing adequate potable water flows pursuant to the City Water Master Plan and approved by the City Engineer and the Fire Chief for Washington County Fire District No.**

COMMENT:

The existing house has a water meter from the existing water line in NW Pacific Street. Six new water meters are proposed for Lots 2-7.

SECTION 16.150: STREET STANDARDS

16.150.005 Scope

The provisions of this Subsection shall be applicable to:

- A. The construction, dedication or creation of all new public or private streets in all subdivisions, partitions or other developments in the City of North Plains.**
- B. The extension or widening of existing public or private street rights-of-way, easements, or street improvements, including those which may be proposed by an individual or the City, or which may be required by the City in association with other development approvals.**
- C. The construction or modification of any utilities or sidewalks in public rights-of-way or private street easements.**

COMMENT:

NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west. The proposed private street is 18' in width with curbs on both sides.

16.150.010 General Provisions

The following general provisions shall apply to the dedication, construction, improvement or other development of all public streets in the City of North Plains:

- A. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.**

COMMENT:

NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west. The proposed private street is 18' in width with curbs on both sides.

- B. Development proposals shall provide for the continuation of existing principal streets where necessary to promote appropriate traffic circulation in the vicinity of the development.**

COMMENT:

NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west. The proposed private street is 18' in width with curbs on both sides.

- C. Reserve strips: Reserve strips or street plugs controlling the access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land composing such strips shall be placed within the jurisdiction of the City under conditions approved by the Planning Commission.**

COMMENT:

No reserve strips are proposed.

- D. Alignment: All streets other than minor streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuation of the center lines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than 100 feet.**

COMMENT:

The proposed private street is proposed to align with NW Pacific Street in a "T" intersection and is at least 100 feet from any other intersection along the north side of NW Pacific Street.

- E. Future extension of streets: Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of a tract being developed and the resulting dead-end streets may be approved without turnarounds. Reserve strips and street plugs may be required to preserve the objectives of street extensions.**

COMMENT:

The proposed private street is not extended to provide access to the north due to the flood plain.

- F. Intersection angles: Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angle,**

but in no case shall the acute angle be less than 80 degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least 100 feet of centerline tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 degrees or which include an arterial or collector street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width between the roadway and the right-of-way line. All other intersections shall have a minimum corner radius sufficient to allow for a roadway radius of 10 feet and maintain a uniform width between the roadway and the right-of-way line. Ordinarily, the intersection of more than two streets at any one point will not be approved.

COMMENT:

The proposed private street is designed to intersect with NW Pacific Street at a right angle.

- G. Existing streets: Whenever existing public streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or development.**

COMMENT:

NW Pacific Street has adequate right-of-way. No dedication is required or proposed.

- H. Cul-de-sacs: Cul-de-sacs shall be as short as possible, and shall have maximum lengths of 600 feet and shall not serve more than 20 dwelling units. All cul-de-sacs shall terminate with circular turnarounds. Commercial and industrial cul-de-sacs shall have a minimum 55' bulb radius. Additional cul-de-sac specifications, including specifications for residential cul-de-sacs, are contained within the most recently adopted public works/street standards of the City of North Plains and/or Washington County development standards.**

COMMENT:

No cul-de-sacs are proposed. Therefore, this standard is not applicable.

- I. Street names: No street names shall be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and number shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission.**

COMMENT:

A street name for the private street will be decided with the final plat and will not be duplicative or confusing with existing street names.

- J. Grades and curves: Grades shall not exceed 6 percent on arterials, 10 percent on collector streets or 12 percent on any other street. Center line**

radii of curves shall not be less than 300 feet on arterials, 200 feet on collectors or 100 feet on other streets, and shall be to an even 10 feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable sites, the Planning Commission may accept steeper grades and sharper curves. In flat areas, allowance shall be made for finished street grades having a minimum slope of 0.5 percent.

COMMENT:

The proposed private street will not exceed a grade of 1%. The street improvements to NW Pacific Street will not affect the existing grade.

K. Marginal access streets: If a development abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

COMMENT:

A marginal access street is not proposed or required.

L. Alleys: Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the Planning Commission. While alley intersections and sharp changes in alignment shall be avoided, the corners of necessary alley intersections shall have radii of not less than 10 feet.

COMMENT:

No alleys are proposed. Therefore, this standard is not applicable.

M. Sidewalks shall be a minimum of five feet in width. Curbs and sidewalks shall be required along both sides of all public streets. All new development upon lots, tracts or parcels of land adjacent to a public street will be required to construct curbs and sidewalks.

COMMENT:

Sidewalk along the site's NW Pacific Street is proposed and meets the standards above.

N. Street trees, where provided, shall not be of a species which has a shallow spreading root system which is likely to disturb sidewalk or street improvements.

COMMENT:

Street trees are proposed along the site's NW Pacific Street frontage.

O. Access Spacing Standards shall, to the greatest extent possible, comply with Washington County's standards and the most recently adopted public

works/street standards of the City of North Plains. Washington County's access spacing standards by street functional classification are as follows:

Major Arterial: 1,000 feet
Minor Arterial: 600 feet
Major Collector: 150 feet
Minor Collector: 50 feet
Local Street: 10 feet

COMMENT:

The spacing of the proposed private street to other access points is at least 50 feet.

16.150.115 General Right-of-Way and Improvement Widths

Construction specifications for all street and right-of-way improvement widths shall comply with the criteria of the most recently adopted public works/street standards of the City of North Plains, the North Plains Transportation System Plan, and/or Washington County standards. These standards shall be the minimum requirements for all streets, except where modifications are permitted under this chapter or the Street Standard adopted by the City Council of North Plains, whichever is less restrictive. Refer to Figures 5-2A-5-2P in the Transportation System Plan for detailed diagrams depicting street right-of-way, improved, and roadway width requirements.

COMMENT:

NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west. The proposed private street is 18' in width with curbs on both sides.

SECTION 16.155: OFF-STREET PARKING AND LOADING

16.155.015 Automotive Parking Requirements

A. Residential

- 1. Detached single family Two (2) spaces per dwelling unit**

COMMENT:

Parking for the existing house on Lot 1 will continue to be provided in the existing garage and driveway. At least 2 off-street parking spaces will be provided for the proposed new dwellings on Lots 2-7 with one in the driveway and one in the garage. This standard is satisfied.

SECTION 16.160: CLEAR VISION AREAS

16.160.000 Requirements

Except in the C-1 zone, a clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street, including alleys.

- A. Lots or parcels on street corners (public and/or private) shall maintain a sight triangle with no sight obstruction between three (3) feet and ten (10) feet in height as measured from street grade. Sight obstructions include, but are not limited to, fences, vegetation, berms, signs and structures. The sight triangle shall be measured from the street corner (apex), to a distance of twenty (20) feet along each street side (see Figure 1). For the purpose of this Section, a street corner is defined as that point where the extended edges of the road surface of two intersecting streets meet. The City may require additional vision clearance based on a hazard identified by the City. However, tree trunks and sign poles not exceeding 12 inches in diameter may be located within the vision clearance area, provided the diameter does not exceed 24 inches.
- B. A private access shall be treated as a public street for the purpose of this section. The vision clearance area shall be determined in the manner set forth form in Chapter 16.160.000.010(A). The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the right-of-way line in determining the vision clearance area.

COMMENT:

Site vision triangles are provided at the intersection of the private street and NW Pacific Street.

SECTION 16.170: APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

16.170.000 General Provisions

The following lists set forth the type of review procedure for administrative and land use applications:

B. Type II Land Use Permit by City Planner

- 8. Minor Variance Permit up to 10% of the standard

C. Type III Quasi-Judicial Permits by Planning Commission

- 5. Flood Plain Development Permit
- 14. Subdivision Permit

COMMENT:

The applicant is proposing a 7-lot subdivision (Type III review). A small portion of the site has flood plain (Type III review). No impact is proposed to the flood plain area or SNR area. The applicant is also requesting a minor adjustment to side yard setbacks for the existing house on Lot 1 (Type II review).

16.170.001 Pre-application Conference

A pre-application conference is recommended for a Type II, III and IV permit. The applicant shall file the appropriate application, pay the review fee and meet with

NW Pacific Subdivision

the City Planner, other city staff and affected agencies. At the conference the City Planner shall identify the relevant comprehensive plan policies, map designations, zone and development standards and procedural requirements applicable to the application. The planner and affected agencies shall provide technical data and identify opportunities or constraints concerning the application.

Failure of the City to provide any information required by this section does not constitute a waiver of any of the standards, criteria or requirements for the application. Due to possible changes in federal, state, regional and local law, the applicant is responsible for assuring the application complies with all applicable laws on the day the application is deemed complete.

COMMENT:

A formal pre-application meeting was not held. The applicant did contact the City to have a pre-app and was directed to move forward with the application after reviewing the proposed plan via email.

16.170.002 Neighborhood Meeting

Applicants or their representatives are encouraged to meet with adjacent property owners and neighborhood representatives prior to submitting an application to the City in order to solicit input and exchange information about the proposed development. The applicant for a Type III application is encouraged to hold a neighborhood meeting with a recognized neighborhood or community organization. If no organization exists, then the applicant is encouraged to hold a meeting with adjacent property owners within a radius of 250 feet who will receive public notice.

COMMENT:

A neighborhood meeting has not been held for this proposed subdivision.

16.170.003 Traffic Impact Study

The purpose of this section of the code is to assist in determining which road authorities participate in a land use decision, and to implement Section 660-012-0045 (2) of the State Transportation Planning Rule that requires the City to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. This Chapter establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Study must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a Traffic Impact Study; and who is qualified to prepare the Study.

A. When a Traffic Impact Study is required. The City or other road authority with jurisdiction may require a Traffic Impact Study (TIS) as part of an application for development, a change in use, or a change in access. A TIS shall be required when a land use application involves one or more of the following actions:

- 1. A change in zoning or a plan amendment designation;**

2. Any proposed development of land use action that a road authority states may have operational or safety concerns along its facility;
3. An increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more; or
4. An increase in site traffic volume of a particular movement to and from the State Highway by 20 percent or more; or
5. An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day; or
6. The location of the access driveway does not meet minimum sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State Highway, creating a safety hazard; or
7. A change in internal traffic patterns that may cause safety problems, such as back up onto a street or greater potential for traffic accidents.

COMMENT:

A Traffic Impact Study has not been included at this time as it has not been requested by the City. The increase in site traffic (6 new dwellings) will have a volume generation of less than 300 Average Daily Trips. Average Daily Trips for the 6 new dwellings will be 58 trips.

SECTION 16.185: VARIANCES

16.185.015 Administrative Review Criteria

Minor variances, not to exceed 10%, from lot size, depth, width, area, coverage, landscaping and setback standards may be authorized administratively upon adequate demonstration by the applicant that the proposed variance satisfies the following criteria; administrative variances shall be processed in accordance with Application Review section of this chapter:

- A. That special conditions and circumstances, such as lot shape and configuration, exist which are peculiar to the land, building or structure involved;

COMMENT:

The existing house already does not meet side yard setbacks along the western property line. The east setback to the private street is proposed to be reduced to 9.78'. This adjustment will allow for the private street for access to Lots 4-7 and for Lots 2 and 3 to have adequate building area.

- B. That the variance would result in minimal detriment to the immediate vicinity.

COMMENT:

The proposed adjustment to the minimum side yard setback for the existing house will not be detrimental to the immediate area. The existing house already does not meet side yard setbacks along the western property line. The east setback to the private street is proposed to be reduced to 9.78'.

C. An application for an Administrative Variance is limited to one lot per application.

COMMENT:

The applicant is only requesting one administrative variance to side yard setbacks for the existing house.

D. No more than three Administrative Variances may be approved for one lot or parcel in 12 months.

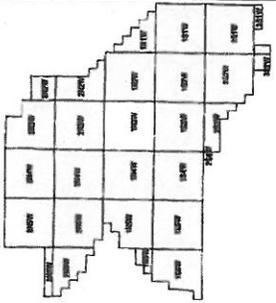
COMMENT:

The applicant is only requesting one administrative variance to side yard setbacks for the existing house.

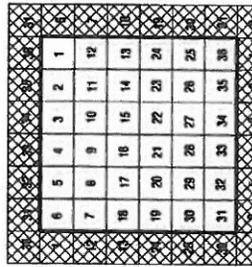
V. SUMMARY AND CONCLUSIONS

Based upon the findings of this report and the submitted supplemental graphics material, the applicant has demonstrated compliance with the requirements of the relevant sections of the North Plains Zoning and Development Ordinance for the requested 7-lot subdivision in the R-5 District. Therefore, the request should be approved.

1N 3 01CD



WASHINGTON COUNTY OREGON
 SET 1/4 SW 1/4 SECTION 01 T11N R33W W4M.
 SCALE 1" = 100'

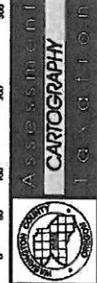


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

AA	AB	AC	AD
BA	BB	BC	BD
CA	CB	CC	CD
DA	DB	DC	DD

SECTION 01

Cancelled Tracts For: 1N301CD
 2100,011,100,101,200,100,1,100,



PLOT DATE: May 21, 2013
 FOR ASSESSMENT PURPOSES
 ONLY. NOT TO BE USED
 FOR OTHER USE

Map users acknowledge that they are using the information shown on this map for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

NORTH PLAINS
 1N 3 01CD



70-5
 US-26

65013NW01

C1.0

SHEET

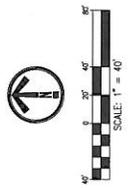
EMERIO
Design

6107 SW MURRAY BLVD. SUITE 147
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 839-9292
www.emeriodesign.com

NO.	DATE	DESCRIPTION

AERIAL PHOTO & CONNECTIVITY PLAN

7 LOT SUBDIVISION
31827 NW PACIFIC STREET
TAX LOT: 1100
TAX MAP ID: N301CD01100
NORTH PLAINS, OREGON 97133



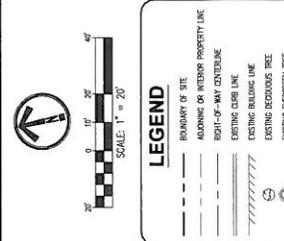
7 LOT SUBDIVISION
 31827 NW PACIFIC STREET
 TAX MAP ID: 1301CD01100
 NORTH PLAINS, OREGON 97133

**EXISTING CONDITIONS
 & DEMO PLAN**

NO.	DATE	DESCRIPTION

EMERIO Design
 6107 SW MERRILL BLVD, SUITE 142
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-8582
 www.emeriodesign.com

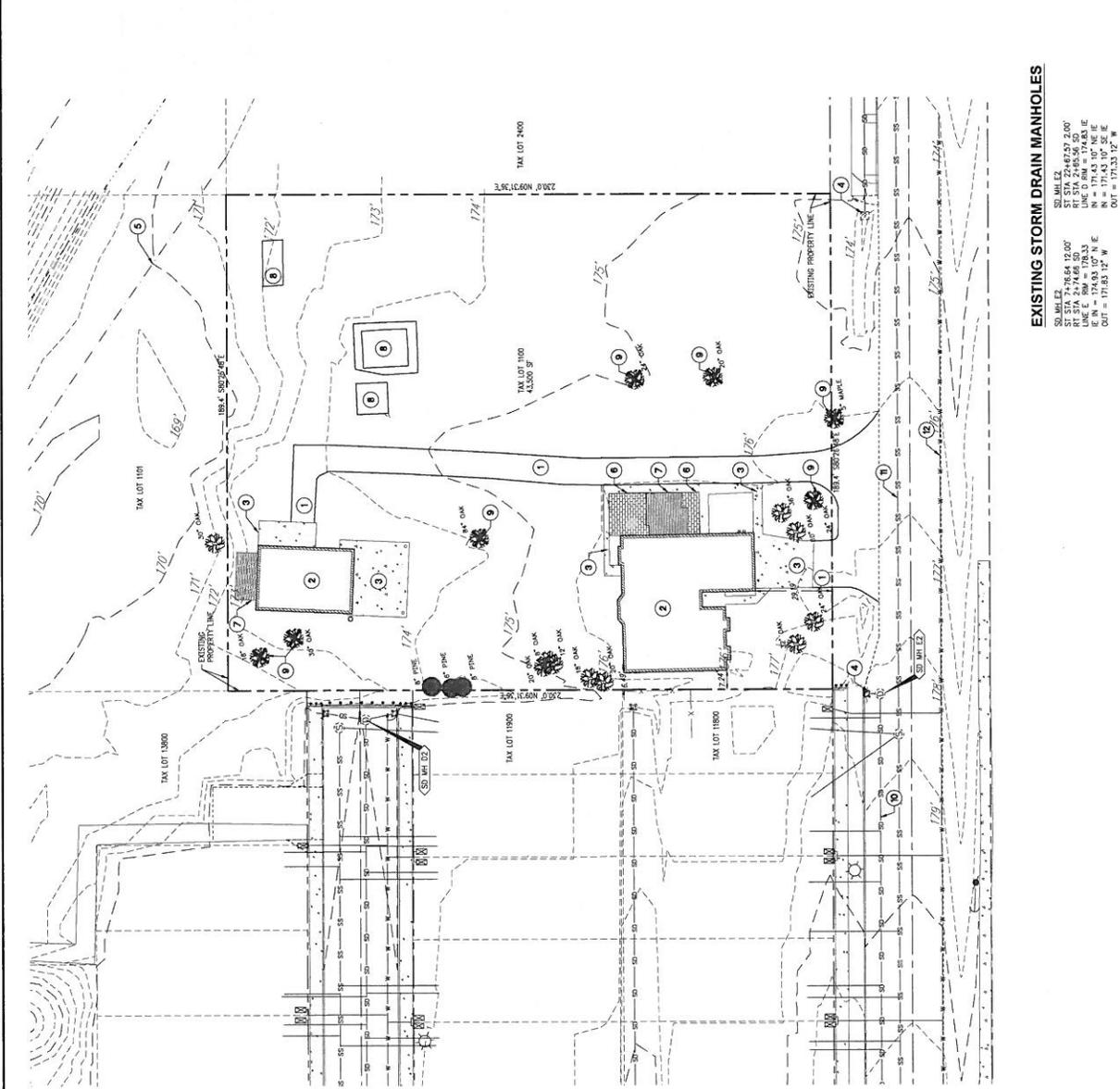
C2.0
 SHEET



LEGEND

---	BOUNDARY OF SITE
---	ADJOINING OR INTERIOR PROPERTY LINE
---	BOUND-UP-WAY CENTERLINE
---	EXISTING CURB LINE
---	EXISTING BALDING LINE
	EXISTING REDWOOD TREE
	EXISTING EVERGREEN TREE
	EXISTING FIRE HYDRANT
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING CATCH BASIN
	EXISTING ELECTRICAL POWER METER
	EXISTING COMMUNICATIONS PRECAST
	EXISTING UTILITY/ELECTRIC CESS
	EXISTING STREET SIGN
	EXISTING SIGN MAST
	EXISTING STREET POLE
	EXISTING LIGHT POLE
	EXISTING DOWNSPAKE LINE
	EXISTING GAS LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRICAL LINE
	EXISTING WATER LINE
	FENCE
	MINOR CONTOUR
	MAJOR CONTOUR
	SANITARY SEWER LINE
	STORM DRAIN LINE
	PROPOSED CURB LINE
	PROPOSED DRIVE BACK
	PROPOSED SUBMIT FENCE
	PROPOSED BUILT-UP BAG

- SHEET NOTES**
- 1 EXISTING ASPHALT DRIVEWAY
 - 2 EXISTING STRUCTURE TO REMAIN
 - 3 EXISTING CONCRETE
 - 4 EXISTING CATCH BASIN
 - 5 EXISTING FLOOD LINE
 - 6 EXISTING BROOK
 - 7 EXISTING WOOD DECK
 - 8 EXISTING STRUCTURE TO BE REMOVED
 - 9 EXISTING TREE TO BE REMOVED
 - 10 EXISTING 12" SD
 - 11 EXISTING 8" SS
 - 12 EXISTING 12" W



C3.0

SHEET

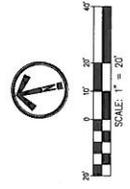
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NO.	DATE	DESCRIPTION

PROPOSED SITE PLAN

7 LOT SUBDIVISION
31827 NW PACIFIC STREET
TAX LOT: 1100
TAX MAP ID: N301CD01100
NORTH PLAINS, OREGON 97133



LEGEND

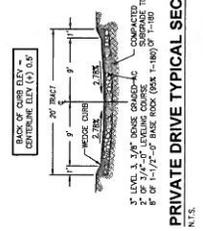
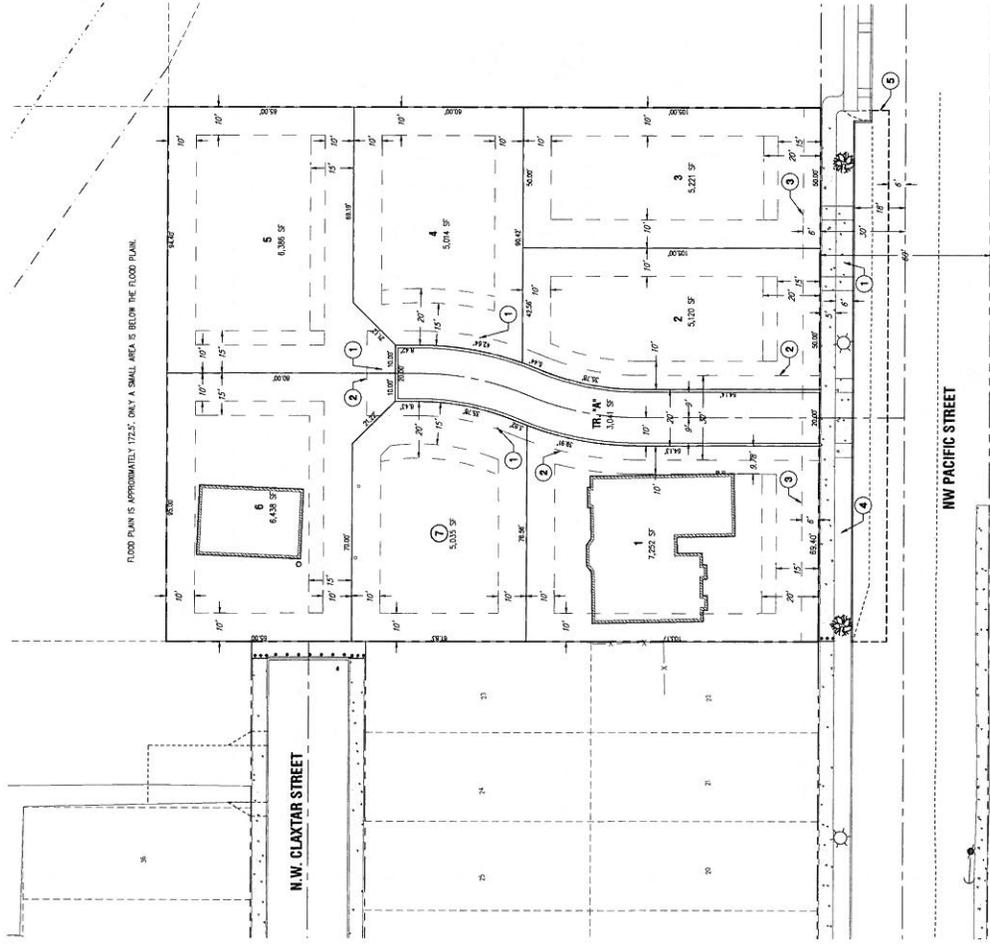
- BOUNDARY OF SITE
- - - ADDING OR REMOVING PROPERTY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - EXISTING CURB LINE
- - - EXISTING BUILDING LINE
- - - EXISTING DECADUOUS TREE
- - - EXISTING EVERGREEN TREE
- - - EXISTING FIRE HYDRANT
- - - EXISTING IRRIGATION CONTROL VALVE
- - - EXISTING WATER VALVE
- - - EXISTING WATER METER
- - - EXISTING GAS VALVE
- - - EXISTING GAS METER
- - - EXISTING CATCH BASIN
- - - EXISTING ELECTRICAL POWER METER
- - - EXISTING COMMUNICATIONS FIBER
- - - EXISTING UTILITY/ELECTRIC RISER
- - - EXISTING STREET SIGN
- - - EXISTING UTILITY ANCHOR
- - - EXISTING UTILITY POLE
- - - EXISTING LIGHT POLE
- - - EXISTING OVERHEAD LINE
- - - EXISTING GAS LINE
- - - EXISTING COMMUNICATION LINE
- - - EXISTING ELECTRICAL LINE
- - - EXISTING WATER LINE
- - - FENCE
- - - MARK CONTROLS
- - - MARK CONTROLS
- - - SANITARY SEWER LINE
- - - STORM DRAIN LINE
- - - PROPOSED CURB LINE
- - - PROPOSED STREET TREE
- - - PROPOSED ACORN LIGHT

LOT SUMMARY

LOT	AREA
1	7,252 SF
2	5,170 SF
3	5,221 SF
4	5,014 SF
5	6,305 SF
6	6,438 SF
7	5,033 SF
TRACT "A"	1,041 SF
TOTAL	41,559 SF

LEGEND

- 1 PROPOSED DRIVEWAY
- 2 PROPOSED BLANKET CULVERT FOR UTILITY ACCESS
- 3 PROPOSED SILE
- 4 EXISTING DRIVEWAY
- 5 PROPOSED PAVEMENT SAW CUT



PRIVATE DRIVE TYPICAL SECTION
N.T.S.

EMERIO
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BEAVERTON, OREGON 97008
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FAX: (503) 639-8982
www.emeriodesign.com

NO.	DATE	DESCRIPTION

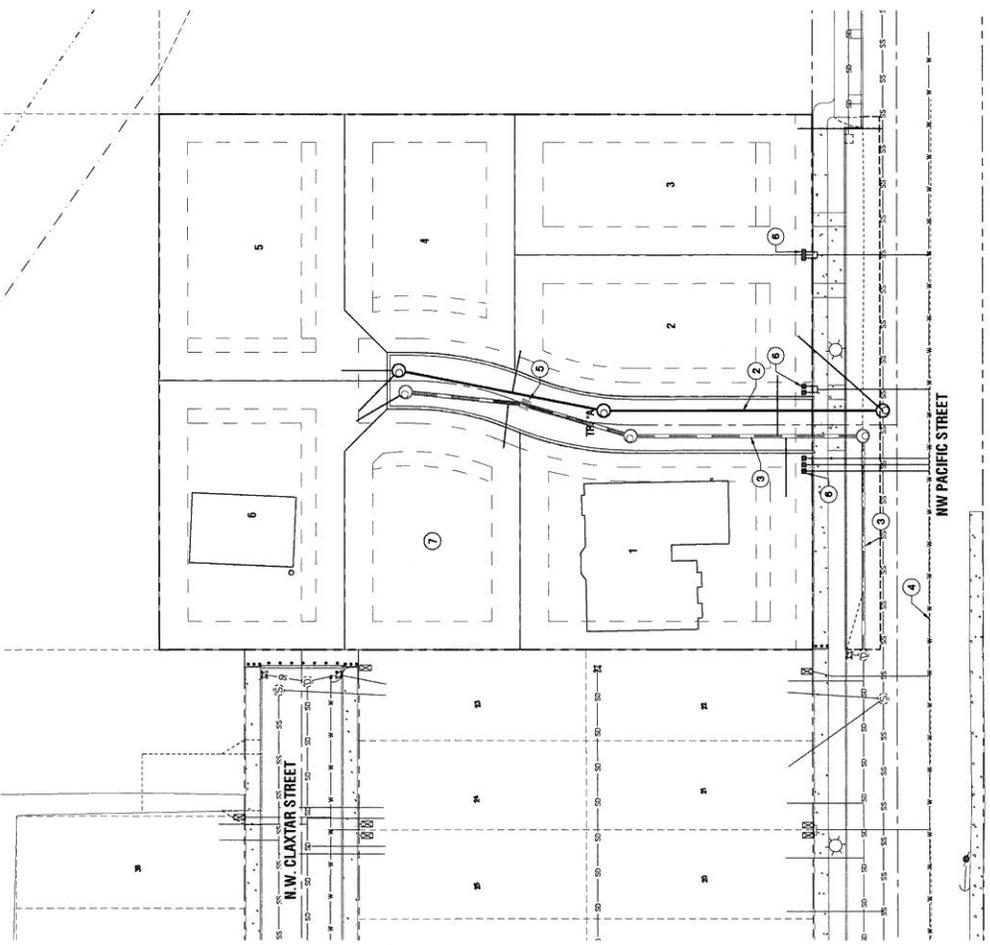
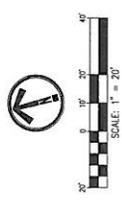
PROPOSED UTILITY PLAN

7 LOT SUBDIVISION
31827 NW PACIFIC STREET
TAX LOT: 1100
TAX MAP ID: N301CD01100
NORTH PLAINS, OREGON 97133

- SHEET NOTES**
- 1 PROPOSED CATCH BASIN
 - 2 PROPOSED SANITARY SEWER
 - 3 PROPOSED STORM LINE
 - 4 EXISTING WATER LINE
 - 5 PROPOSED CATCH BASIN
 - 6 PROPOSED WATER METER

LEGEND

	BOUNDARY OF SITE
	ADJOINING OR INTERIOR PROPERTY LINE
	FOOT-OF-LOT CENTERLINE
	EXISTING CURB LINE
	EXISTING BUILDING LINE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING FIRE HYDRANT
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING CATCH BASIN
	EXISTING ELECTRICAL POWER METER
	EXISTING COMMUNICATIONS PEDIESTAL
	EXISTING UTILITY/ELECTRIC METER
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING OVERHEAD LINE
	EXISTING GAS LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRICAL LINE
	EXISTING WATER LINE
	FENCE
	MANHOLE CENTER
	MANHOLE OFFSET
	SANITARY SEWER LINE
	STORM DRAIN LINE
	PROPOSED CURB LINE
	PROPOSED ACCESS LIGHT



File Path: P:\255-001 north plains\255-001-land use\255-001-claxton layout.cad Proposed Utility Plan Plot Date: 8/29/2013 3:29 PM. Plotted By: walter



STAFF REPORT

Date: July 17, 2013

To: Planning Commission

From: Martha DeBry, City Manager

Subject: Proposed Biggi Subdivision at 31827 NW Pacific Street

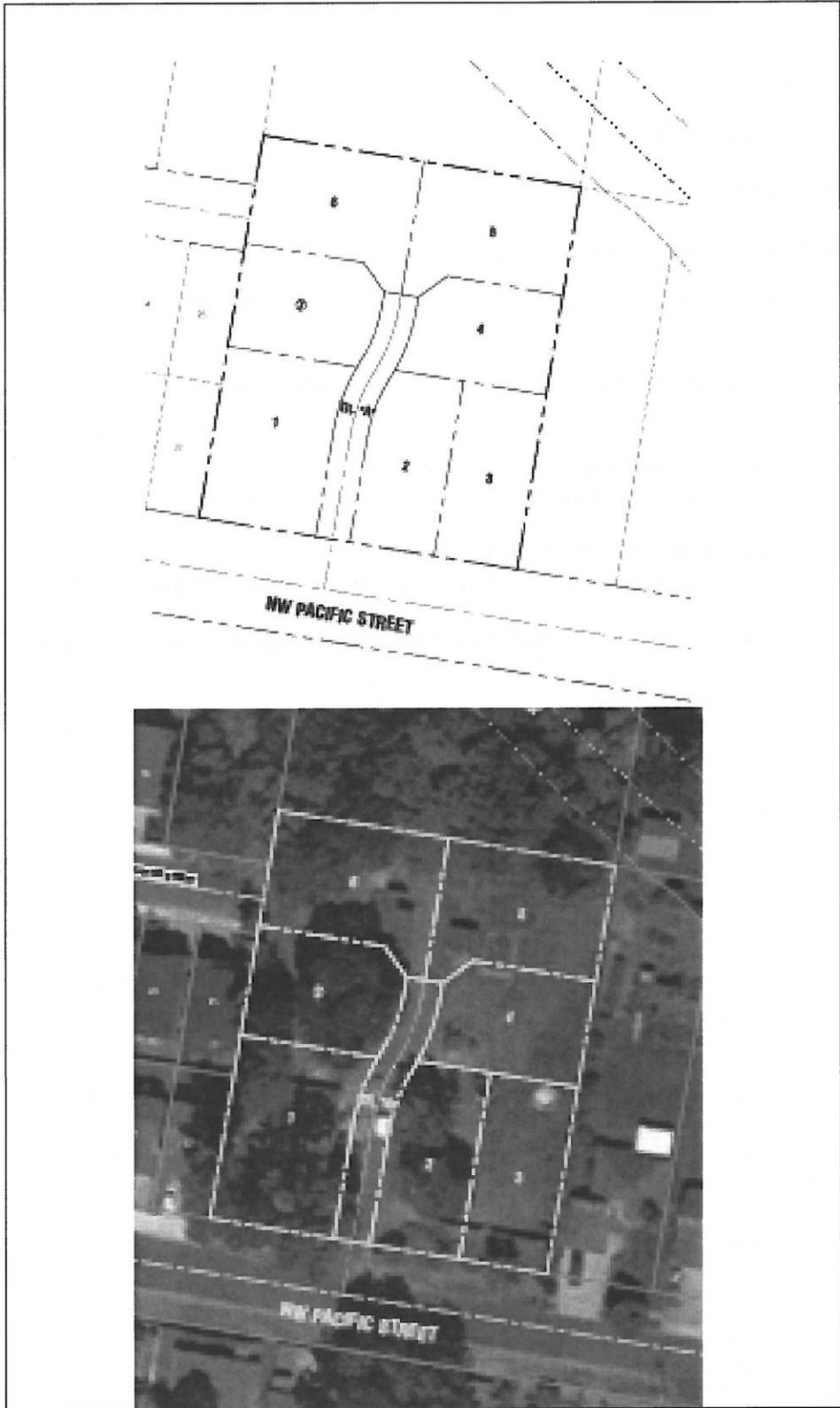
- REQUEST:** Preliminary Plat Approval for a 7-Lot Single family residential subdivision
- APPLICANT/OWNER:** Vince Biggi, Biggi Construction, LLC
11605 SW Normandy Lane, Wilsonville, OR 97070
- APPLICANT'S REPRESENTATIVE:** Neil Fernando, PE, Emerio Design
6107 SW Murray Blvd., Suite 147, Beaverton, Oregon 97008
- TAX LOT ID** Tax Lot 1100; Tax Map 1N3 01CD, Washington County, Oregon
- SIZE:** 1.00 Acres +/-
- LOCATION:** 31827 NW Pacific Street
- LAND- USE DISTRICT:** R-5



General vicinity of lot.

Existing house is reflected in lower left corner of property.

Ghost Creek is immediately north of north east corner of property.



Subdivision layout, with and without aerial overlay.

Dotted lines in northwest corner represent Ghost Creek and water way.



Aerial view of lot.

I. APPLICABLE REGULATIONS

A. City of North Plains Comprehensive Plan

B. North Plains Zoning and Development Ordinance:

- Chapter 16.25: Zoning District R-5
- Chapter 16.65: Floodplain Overlay District (FP)
- Chapter 16.75: SNR
- Chapter 16.125: Lot Development Standards
- Chapter 16.135: Subdivisions
- Chapter 16.145: Public Facility and Service Requirements
- Chapter 16.150: Street Standards
- Chapter 16.155: Off-Street Parking & Loading
- Chapter 16.160: Clear Vision Areas
- Chapter 16.170: Application Requirements and Review Procedures

II. AFFECTED JURISDICTIONS

- Domestic Water: City of North Plains
- Drainage: Clean Water Services
- Erosion Control: Clean Water Services
- Fire Protection: Washington County Fire District #2
- Parks: City of North Plains
- Police Protection: City of North Plains
- Schools: Hillsboro School District
- Sewer: Clean Water Services
- Streets: City of North Plains
- Water Quality/Quantity: Clean Water Services

III. BACKGROUND:

The applicant is requesting preliminary plat approval for a 7-lot subdivision of a 1.00 acre lot designated R-5 on the City of North Plains Zoning Map. The subject property is identified by the Washington County Assessor as Tax Lot 1100 of Tax Map 1N3—01CD, and is further defined as 31827 NW Pacific Street. The existing house is proposed to remain on Lot 1 with access from NW Pacific Street. The existing garage is proposed to remain and be converted into a dwelling on Lot 6. The proposed new single-family detached dwellings on Lots 2 & 3 will have direct access onto NW Pacific Street. Lots 4 -7 will take access off the private driveway (Tract A) with access to Pacific Street.

The abutting properties are all within the R-5 District. The applicant is proposing street improvements along the site’s NW Pacific Street frontage.

All necessary utilities (i.e., power, sanitary sewer, water, etc.) are presently available to the site, as illustrated on the preliminary utility plan. The existing house is proposed to remain and all utilities are connected to the house. The existing house has a water meter from the existing water line in NW Pacific Street. Six new water meters are proposed for Lots 2-7. A new sanitary line is proposed in Tract A to serve lots 4-7. The existing dwelling has a sanitary lateral to the existing sanitary line in NW Pacific Street. Lots 2 & 3 will have sanitary laterals to the existing sanitary line in NW Pacific Street. The existing storm drainage line in NW Pacific Street is proposed to be extended to Tract A and a storm drainage line in Tract A is proposed. This storm line connects to the existing swale northwest of the site. Adequate capacity exists in this swale to treat the addition of 6 lots and street improvements.

IV. FINDINGS

A. NORTH PLAINS COMPREHENSIVE PLAN

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

B. NORTH PLAINS ZONING AND DEVELOPMENT ORDINANCE

SECTION 16.25: ZONING DISTRICT R-5

16.25.000 Purpose The purpose of the R5 District is to provide for the development of single family residential uses and limited multi-family residential uses, and to implement the housing policies of the Comprehensive Plan.

FINDING: The proposed partition site is 1.00 gross acres in area. The applicant is proposing a 7-lot subdivision for single-family detached dwellings. This standard set by 16.25.000 is met.

16.25.005 Permitted Uses Permitted Uses subject to the requirements of the Design Review section of this chapter, if applicable. Refer to Zoning Code Use Table L. Single family detached dwelling

FINDING: The applicant is proposing the existing detached dwelling remain on proposed Lot 1. The existing garage is proposed to be converted to a dwelling and remain on Lot 6. Five new detached single-family dwellings are proposed. Therefore, standard set in 16.25.005 is satisfied.

16.25.015 Dimensional Standards The following dimensional standards are the minimum requirements for all development in the R5 District except for modifications permitted under the Lot, Building, & Yard Exceptions or Planned Unit Development sections of this chapter. In addition, a minor adjustment of up to 10% of the required setback, area, lot size, lot depth or lot width may be granted by the City Planner. For land within the city limits of the City of North Plains as of July 1, 2004, a minor adjustment of up to 10% of the lot size may be granted by the City pursuant to the Variance Review section of this chapter.

A. Lot/Parcel Size

1. Single family detached dwelling - 5,000 square feet minimum

- Within a Planned Unit development - 4,000 square feet minimum
- Lots created by Subdivision - 6,000 square feet maximum

B. Lot/Parcel Depth and Width

1. The minimum average lot width shall be 40 feet, except that lots for attached single family dwellings may have a minimum average lot width of 25 feet.

2. The minimum lot depth shall be 80 feet.

C. Minimum Setback Requirements

Principle structures, accessory dwellings accessory structures with a floor area greater than 200 square feet shall maintain the following minimum yard setbacks except that development on flag lots shall be subject to the setback standards of 16.125.010(C):

1. Front Yard

- Garage or carport - 20 feet
- All other structures - 15 feet

With alley access garages, carports, accessory dwellings and accessory structures shall be flush with, or recessed behind, the front building elevation of the principle structure.

2. Rear Yard

- Street-access lots - 10 feet
- Alley-access lots - 6 feet
- Accessory Structures and Accessory Dwellings - 5 feet

3. Side Yard

- Interior - 10 feet

- Adjacent to street - 10 feet plus additional necessary to comply with the standards of the Clear Vision Areas section of this chapter
- Accessory Structures and Accessory Dwellings only require a 5 foot Side Yard (adjacent to street) setback, except as provided in the Accessory Uses Structures and Dwellings section of this chapter

4. Flag Lots

All yards shall have setbacks of 10 feet, except that the yard facing the garage shall be a minimum of 20 feet.

5. Height of Buildings

Buildings shall not exceed a height of 35 feet or two and a half stories, whichever is less. Accessory dwellings (excluding accessory structures) shall not exceed 25 feet in height.

6. Lot/Parcel Coverage

In the R5 District, the maximum impervious surface lot coverage shall not exceed the following percentage of the total area of any lot.

- Single family detached dwellings - 65%

FINDING: Each new dwelling will be required to comply with the standards in 16.25.015 at building permit review and issuance. Specific building plans are unknown at this time.

16.25.020 Parking Requirements At least two (2) off-street parking spaces shall be provided for each single family detached dwelling unit. Parking requirements for all other uses are specified in Off Street Parking and Loading of this chapter.

FINDING: Parking for the existing house on Lot 1 will continue to be provided in the existing garage and driveway. At least 2 off-street parking spaces will be provided for the proposed new dwellings on Lots 2-7 with one in the driveway and one in the garage. The 16.25.020 standard is satisfied.

16.25.025 Development Standards

- A. The following standards will be applied to all single family dwellings (site-built, modular and manufactured homes) to be constructed or located in the City of North Plains:

All single family units shall utilize at least two of the following design features to provide visual relief along the front of the home:

1. dormers;
2. gables;
3. recessed entries;
4. covered porch entries;
5. cupolas;
6. pillars or posts;
7. bay or bow windows;
8. eaves (minimum 6" projection);
9. offsets on building face or roof (minimums 16");

FINDING: Each new dwelling will be required to comply with the standards in 16.25.025 at building permit review and issuance. Specific building plans are unknown at this time.

SECTION 16.65: Floodplain District Overlay (FP)

16.65.000 Purpose

The purpose of the Flood Plain Overlay District (FP) is to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- A. To protect human life and health;
- B. To minimize expenditure of public money and costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- F. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. To ensure that those who occupy the areas of special flood hazards assume responsibility for their actions.

FINDING: A portion of the site along the northern property line appears to be within the flood plain on lot 5 and 6. The flood elevation line is 172.5 feet (See Existing Conditions Plan). The applicant has indicated that no construction shall occur in the flood plain area. The building envelope for lot 5 must be corrected to ensure it does not disturb the flood plain. Lot 6 appears to avoid any conflict with the flood plain as the existing garage is above 173 feet. *As a condition of approval, applicant shall be required to delineate the flood plain area with either fencing or stakes, and provide advisory notices to construction crews that no disturbance of the property in the marked area shall occur.*

16.65.010 General Provisions

A. Area of Application

All property, regardless of the underlying zoning designation, which falls within the boundaries of the 100-year Flood Plain, also known as the area of special flood hazard, shall be subject to the provisions of Zoning District (FP) of this Ordinance.

FINDING: A small portion of the site along the northern property line is in the flood plain affecting lot 5 and 6. The flood elevation line is 172.5 feet (See Existing Conditions Plan). No construction shall occur in the flood plain area.

As a condition of approval, applicant shall be required to delineate the flood plain area with either fencing or stakes, and provide advisory notices to construction crews that no disturbance of the property in the marked area shall occur.

16.65.015 Administration

A. Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Chapter 16.65.010 (A). The permit shall be required for all structures including manufactured homes, as set forth in the Definitions, and for all other development including fill and other activities, also as set forth in the Definitions.

B. Application for Development Permit

Application for a development permit shall be made on forms furnished by the City Recorder, and accompanied by the appropriate fee, and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials and drainage facilities. Specifically, the following information is required:

1. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level to which the structure has been flood proofed;
3. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Chapter 16.65.025 (B).
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

FINDING: No construction or development is proposed in the area of flood plain on-site.

16.65.020 Provisions for Flood Hazard Protection

In all areas of special flood hazards the following standards are required:

A. Anchoring

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
2. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

B. Construction Materials and Methods

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within components during conditions of flooding.

C. Utilities

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and
3. On-site disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Subdivision Proposals

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage;
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
4. Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or 5 acres, whichever is less.

FINDING: No construction or development is proposed in the area of flood plain on-site. The subdivision has been designed to minimize flood damage. The existing storm drainage line in NW Pacific Street is proposed to be extended to Tract A and a storm drainage line in Tract A is proposed. This storm line connects to the existing swale northwest of the site. Adequate capacity exists in this swale to treat the addition of 6 dwelling and street improvements. The proposed subdivision is for 7-lots on a 1-acre property. Therefore, base flood elevation data is not required.

16.65.025 Specific Standards

In all areas of special flood hazards where base flood elevations data has been provided as set forth in Chapter 16.65.010 (B) or 16.65.020 (C)(2), the following provisions are required:

A. All Development

All development within the boundaries of the 100-year Flood Plain shall conform to the following cut and fill standards:

1. No net fill in the flood plain is allowed. All fill placed in a flood plain shall be balanced within at least an equal amount of soil material removal;
2. Excavation areas shall not exceed fill areas by more than 50 percent of the area;
3. Any excavation below the bank full stage of No Name Creek or McKay Creek shall not compensate for fill;
4. Excavation to balance a fill shall be located on the same parcel as the fill unless it is not reasonable or practicable to do so. In such cases, the excavation shall be located in the same drainage basin and as close as possible to the fill site, so long as the proposed excavation and fill in the Flood plain Overlay District and to minimize erosive velocities. Stream crossings shall be as close to perpendicular to

stream flow as practicable. Bridges shall be used instead of culverts wherever practicable.

FINDING: No construction or development is proposed in the small area of flood plain on-site.

B. Residential Construction

New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one foot above base flood elevations. Below grade crawl spaces shall not be permitted. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited. Parking, crawl spaces and storage is allowed below the lowest floor provided the area is designed to permit the entry and exit of flood waters. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

FINDING: The proposed houses will be at least 1 foot above the base flood elevation of 172.5’.

SECTION 16.75: Significant Natural Resource Overlay District (SNR)

16.75.000 Purpose

The Significant Natural Resources Overlay District provides protection for identified significant natural resources within the City of North Plains as designated under Statewide Planning Goal 5. For the purpose of this overlay zone, significant natural resources are designated as Significant Wetlands and Riparian Corridors. These resources have been inventoried within the City of North Plains according to procedures, standards and definitions established under Goal 5 and are identified on the Significant Natural Resources Map as adopted in the Comprehensive Plan.

The Significant Natural Resources Overlay Zone District is intended to:

- A. Protect valuable natural resources within the City of North Plains Urban Growth Boundary, while ensuring reasonable economic use of property;
- B. Augment existing regulations of water quality sensitive areas, vegetated corridors wetlands and water resources, including Clean Water Services Design and Construction Standards, the Division of State Lands Removal Fill Law (ORS 196.800-196.990), and by the US Army Corps of Engineers’ administration of Section 404 of the Clean Water Act;
- C. Encourage public knowledge, understanding and appreciation of the City's natural resources;
- D. Provide protection of wetlands and riparian corridors to maintain salmonid habitat, water quality, thermal regulation, sediment trapping, hydrologic control of flood waters; stream bank stabilization and other important functions and conditions;
- E. Encourage restoration of wetlands and riparian corridors; and
- F. Carry out the provisions of Statewide Planning Goal 5.

FINDING: A portion of the property is within the flood plain. All construction will be outside the floodplain.

16.75.010 General Provisions

- A. Affected Property: The procedures and requirements of the Significant Natural Resources Overlay Zone District (SNR):
 - 1. apply to any parcel designated as having a Significant Natural Resource on any portion of the tax lot;
 - 2. apply in addition to the standards of the property's underlying zone;
 - 3. supercede the property's underlying zone where the underlying zone does not provide the level of Significant Natural Resource protection afforded by the Significant Natural Resources Overlay Zone District.

- B. Activities Subject to Review: Activities subject to the review shall include all development on properties outlined in 16.16.030 A and not specifically exempted from review as outlined in 16.16.030 C, including:
 - 1. Partitioning and subdividing of land.
 - 2. New structural development.
 - 3. Exterior expansion of any building or structure, or increases in impervious surfaces or storage areas.
 - 4. Site modifications including grading, excavation or fill, installation of new above or below ground utilities, construction of roads, driveways, or paths.
 - 5. Removal of trees or the clearing of native vegetation within a Significant Natural Resource.

- E. Map as Reference: The Significant Natural Resources Overlay Zone map shall be a reference for identifying areas subject to the provisions of this ordinance. An applicant with any parcel designated as having a Significant Natural Resource on any portion of the tax lot(s) is required to:
 - 1. Delineate wetland boundaries using the methods described in the 1987 US Army Corps of Engineers Wetland Delineation Manual;
 - 2. Provide the City with a delineation of the significant natural resources on the subject property as part of their application. An application shall not be complete until this delineation is submitted to the City;
 - 3. Obtain concurrence of the wetland delineation from the Oregon Division of State Lands.

FINDING: Applicant has indicated that no wetland is present on the property. No construction or development is proposed in the area of flood plain on-site. The flood plain line has been surveyed and is shown on the plans.

SECTION 16.125: LOT DEVELOPMENT STANDARDS

16.125.005 Scope

The provisions of this subsection shall apply to all partitions and subdivisions within the City of North Plains.

FINDING: The applicant is proposing a 7-lot subdivision, therefore, 16.125.005 is applicable.

16.125.010 Standards for Lots

A. Minimum lot area:

Minimum lot area shall conform to the requirements of the zoning district in which the lot is located.

FINDING: All lots are 5,000 sq. ft. in lot area or greater. This standard is satisfied.

B. Access:

All lots created after the effective date of this Ordinance shall provide a minimum of 20 feet of frontage on an existing or proposed public street, with the following exception:

Flag lots, accessed by a private driveway, may be permitted by the Planning Commission when any of the following conditions are met:

- a. The subject property is surrounded by developed properties and the terrain, shape of the parcel, or the location of existing structures precludes accessing the property with a public street.
- b. The proposed flag lot(s) front on the arc of a cul-de-sac and the use of flag lots would result in a better lot pattern around the cul-de-sac than that which might otherwise result.
- c. The subject property is located in the Commercial or Industrial Zoning District and the Planning Commission finds that full frontage on a public street is unnecessary to the logical development of the property.
- d. The Planning Commission finds that the use of flag lots is necessary due to conditions of terrain or other physical features of the property.
- e. The Planning Commission finds that the use of flag lots accessing from a collector or local street is preferable to direct access from an arterial street.

FINDING: Lots 1, 2 and 3 will have at least 20 feet of frontage on a public street.

The applicant has proposed that Tract A be labeled as a "private street," and as such lots 4 and 7 would be standard lots, and lots 5 and 6 flag lots. The *North Plains Public Works Standards* does not provide a street standard that is the equivalent of the applicant's proposal; therefore Tract A is regarded as a private driveway for the purpose of this analysis, and lots 4, 5, 6 and 7 are flag lots, sharing a 20 foot frontage on Pacific Street.

The site is bordered to the west by residential subdivision featuring attached single family houses. To the north the property abuts a flood plain and channel, and NW Pacific Street to the south. The east part of the property is a residential lot, a portion of which is within the flood plain.

Due to the shape of the parcel lots 4, 5 and 7 must be flag lots to allow vehicular access.

Lot 6 as proposed only has an access Tract A. The applicant has not provided an explanation regarding why lot 6 could not meet the street frontage requirement by creating a frontage on Claxtar. If the frontage is not oriented to Claxtar, the portion of Claxtar street between 321st and this lot will be a permanent dead end.



View of the south and west side of the existing garage on lot 6. Access to garage is currently from the east side.



View from center of Claxtar street to existing garage.

C. Flag Lots:

When authorized by the Planning Commission pursuant to the access requirements of Subsection Chapter 16.125.010 (B)(1), flag lots shall be subject to the following development standards:

- a. The access strip shall be a minimum of 15 feet in width, except as required by the Uniform Fire Code. The improved surface shall be a minimum of 12 feet in width, except as required by the Uniform Fire Code. A three-foot wide landscaped planter strip shall be provided between the access strip and the side lot line of the neighboring lot.
- b. The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Ordinance.
- c. The access strip shall be in fee ownership of the property provided access and shall not be as an easement. In the case of multiple lots having the same access

strip, all lots served shall have ownership of an equal amount of the access strip. There shall be provided an easement over the remainder of the access strip for each property served.

- d. The length of the access strip is subject to the requirements of the Uniform Fire Code, but shall not exceed 200 feet.
- e. Where more than one flag lots abut, access shall be via a shared drive wherever possible. The shared drive access strip shall be a minimum of 20 feet in width for two lots, and increased by 5 foot increments for each additional lot, with a maximum of four lots having access off of one access strip, except as required by the Uniform Fire Code. The improved surface shall be a minimum of 16 feet in width for two lots and increased by four feet for each additional lot, except as required by the Uniform Fire Code. A two foot wide vegetated planter strip shall be provided between the access strip and the abutting side lot lines.
- f. Setbacks in Residential Zoning Districts. Subsequent development on flag lots in the R-7.5, R-5 and R-2.5 zoning districts shall provide minimum front, rear and side yard setbacks of 10 feet, except that the yard facing the garage door or carport entrance shall be a minimum of 20 feet.

FINDING: Lots 4, 5, 6 and 7 are flag lots with a shared access. The proposal includes one 20 foot wide driveway, with an additional 5 feet on either side as a "blanket easement for utilities.

The proposal is for an improved width of 18 feet which is below the standard of a "minimum 16 feet in width for two lots and increased by four feet for each additional lot..." The applicant has sought the advice of Washington County Fire District #2 which has determined the 18 foot improved surface to be adequate, for their purpose.

This code section appears to be in excess of the more recently adopted code section 16.135.013 which addresses flag lots within subdivisions. Staff recommends that minimum requirements of code section 16.135.013 be followed, as additional asphalted surfaces would do provide a public benefit and Washington County Fire is satisfied with the access as proposed.

As a condition of approval Tract A should be divided per 16.125.010. C.c. and reciprocal easements granted. Further a joint maintenance agreement for Tract A should be required as a deed covenant for lots 4, 5, and 7. If lot 6 remains a flag lot it too should be included the joint maintenance agreement. This covenant must provide that Washington County Fire District #2 may order the resurfacing of the driveway at the property owners' expense to ensure access for emergency vehicles.

- D. Through Lots: Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. Screening or buffering may be required by the Planning Commission during the review of the land division request.

FINDING: No through lots are proposed.

- E. Lot Side Lines: The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

FINDING: Side lot lines are proposed to run at right angles to the public or private street. This standard is satisfied.

- F. Lot Grading: Lot grading shall conform to the requirements of Chapter 70 of the Uniform Building Code, hereby adopted by reference, and to the following standards unless physical conditions demonstrate the propriety of other standards:
- a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.
 - b. Fill slopes shall not exceed two feet horizontally to one foot vertically.
 - c. The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended.

FINDING: Lot grading will be minimal as the site is quite flat. Lot grading will include grading for the building pads and driveway as needed.

- G. Large Lots: In dividing tracts into large lots which at some future time are likely to be re-divided, the applicant's tentative plan shall also demonstrate that any redevelopment or re-subdivision may readily take place at the planned residential density without violating the requirements of this ordinance.

FINDING: No large lots are proposed. Therefore, this standard is not applicable.

- H. Land for Public Purposes: Where a proposed park, school or other public use indicated on the Comprehensive Plan is located in whole or in part within a subdivision, the sub-divider shall dedicate and reserve said area for such purpose. Where the City or other public authority has declared its intention to acquire said area, it shall proceed to perfect the title or a contract right to the same within three (3) years from the date of platting, and failing such, this reservation shall automatically expire. The public body shall expeditiously proceed, within its financial ability, to consummate such acquisitions.

FINDING: The Comprehensive Plan does not designate the site for a park or other public use. Therefore, this standard is not applicable.

16.125.015 Standards for Blocks

- A. General: The length, width, and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.

FINDING: The proposed development will not change the existing block length, width or shape. The proposed private street is a dead end street as stubbing to the north would run into the flood plain.

- B. Sizes: Residential Districts shall have a maximum 600 foot block length, a minimum 160 foot street adjacent lot depth, and a 1,600 foot perimeter. Commercial Districts shall have a block length of 400 foot and a 1,200 foot perimeter. Light Industrial Districts shall have a block length of 600-800 feet and a 1,600-2,000 foot perimeter. General Industrial Districts do not have block length or perimeter requirements. A block shall have sufficient width to provide for two tiers of building sites unless topography or the location of adjoining streets justifies an exception.

FINDING: The proposed development will not change the existing block length, width or shape. The proposed private street is a dead end street as stubbing to the north would run into the flood plain.

16.125.020 Easements

- A. Utility Lines: Minimum 5 foot wide easements for sewers, water mains, electric lines, or other public utilities shall be dedicated along the front, side, and rear lot or parcel lines of each lot. Easements shall be centered on lot lines.
- B. Water Courses: If a tract is traversed by a water course such as a drainage way, channel or stream, a storm water easement or drainage right-of-way shall be provided which substantially parallels the lines of the water course.
- C. Pedestrian and Bicycle Ways: When desirable for public convenience and access, a pedestrian or bicycle way easement may be required to connect to a cul-de-sac or to pass through an unusually long or oddly spaced block, or to otherwise provide appropriate circulation.

FINDING: A public utility easement is proposed along the site's NW Pacific Street frontage. A blanket easement for access and utilities will be placed over Tract A extending 5' feet on either side of the tract.

16.125.025 Improvement Requirements

- B. Subdivisions: The following improvements shall be required for all subdivisions in the City of North Plains.
 - 1. Frontage improvements: Street improvements to full City Standards shall be required for all public streets on which a proposed subdivision fronts. Such improvements shall be blended to match with existing improved surfaces across the centerline and for a reasonable distance beyond the frontage of the property. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, waterlines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.

FINDING: Frontage improvements are proposed to meet standards for the site's NW Pacific Street frontage.

- 2. Proposed Streets: All public streets within the subdivision shall be constructed as required by the provisions of the Street Standards section of this chapter.

FINDING: The applicant is proposing an 18' private driveway in Tract A, with curbs on both sides (tract width is 20'). As a condition of approval the applicant must install no parking signs on the shared driveway.

- 3. Monuments: Upon completion of street improvements, monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street center lines. Elevation bench marks shall be established at each street intersection monument with elevations to U.S. Geological Survey datum.

FINDING: Monuments will be set in accordance with this standard.

4. Sanitary Sewers: Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.

If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the sub-divider as is desirable to assure financing his share of the construction.

The City may require that the sub-divider construct sewage lines of a size in excess of that necessary to adequately serve the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the sub-divider as is desirable to assure his share of the construction.

FINDING: A new sanitary line is proposed in Tract A to serve lots 4-7. The existing dwelling has a sanitary lateral to the existing sanitary line in NW Pacific Street. Lots 2 & 3 will have sanitary laterals to the existing sanitary line in NW Pacific Street.

5. Water System: Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to the city mains shall be installed. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed.

FINDING: The existing house has a water meter from the existing water line in NW Pacific Street. Six new water meters are proposed for Lots 2-7.

6. Street Lights and Street Trees: The installation of street lights and street trees is required at locations and of a type established by City standards.

FINDING: Street lights and street trees will be placed as required on Pacific Street.

7. Street Signs: The installation of street name signs and traffic control signs is required at locations determined to be appropriate by the City and shall be of a type established by City standards.

FINDING: Street signage will be determined during construction plans. No parking signs will be provided along the private drive.

SECTION 16.135: SUBDIVISIONS

16.135.010 Submittal Requirements for Tentative Subdivision Plans

- A. All Subdivision applications shall be submitted on forms provided by the City and accompanied by the appropriate filing fee.
- B. Each application shall include fifteen (15) copies of the tentative subdivision plan drawn on a sheet of 18 x 24 inches in size at a scale of 1 inch equals 100 feet.
- C. The following information shall be shown on the tentative subdivision plan:

1. Proposed name of the subdivision. This name shall not duplicate or resemble the name of any other subdivision in the county and shall be approved by the Planning Commission and the County Surveyor.
2. Date, north point and scale of drawing.
3. Appropriate identification of the drawing as a tentative plan.
4. Description of the subdivision sufficient to define its location and boundaries and legal description of the tract boundaries.
5. Names and addresses of the owner, subdivider, and engineer, surveyor or planner.
6. The location, widths and names of both improved and unimproved streets within or adjacent to the tract, together with easements and other important features such as section lines, section corner, city boundary lines and monuments.
7. Contour lines related to some established bench mark or other datum approved by the city engineer and having minimum intervals as follows:
 - a. For slopes of less than five per cent: two feet, together with not less than four spot elevations per acre, evenly distributed, if necessary.
 - b. For slopes of five percent to 15 percent: five feet.
 - c. For slopes of 15 percent to 20 percent: ten feet.
 - d. For slopes of over 20 percent: 20 feet.
8. The location of at least one temporary bench mark within the subdivision boundaries pursuant to ORS 96.060.
9. The location and direction of water courses and the location of areas subject to flooding and/or within a designated 100-year flood plain.
10. Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees having a caliper (diameter) of 6 inches or greater at 4 feet above grade.
11. Existing uses of the property and location of existing structures designated historic and cultural resources on the site and structures to remain on the property after platting.
12. A vicinity map showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.
13. Proposed deed restrictions, if any, in outline form.
14. The location of existing sewage disposal facilities, water mains, culverts, storm drainage facilities and electric lines within and adjacent to the subdivision.
15. The location, width, names, approximate grades and radii of curves of proposed streets as shown on any development plan.
16. Dimensions and area of each proposed lot.
17. Proposed lot and block numbers.
18. Proposed sites, if any, allocated for development,
19. If the proposed subdivision includes only part of the tract owned or controlled by the subdivider, the City Planner or Planning Commission may require a sketch or tentative layout for streets and lots in the unsubdivided portion.
20. Any of the following may be required by the City Planner or Planning Commission to supplement the tentative subdivision plan:
 - a. Approximate center line profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and sidewalks and the nature and extent of street construction.

- b. A schematic plan for domestic water supply lines and related water service and sewage disposal facilities.
- c. Proposals for storm water drainage and flood control, including profiles of proposed drainage ways.
- d. If lot areas are to be graded or filled, a plan showing the nature of cuts and fills and information on the character of the soil.
- e. Proposals for other improvements such as electric utilities.

FINDING: The application includes the signed application form, fee, narrative, and plan set addressing the requirements above as they apply. The City is streamlining its paper requirements and has requested electronic copies of information, in lieu of traditional paper copies of the materials.

16.135.011 Preliminary Plat Approval Criteria

The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

- A. The proposed preliminary plat complies with the applicable Development Code chapters and all other applicable ordinances and regulations. At a minimum, the provisions of this section and the applicable sections of this chapter including Zoning Districts, Development Standards, and Streets and Facilities shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the Variance section of this chapter;

FINDING: The proposed subdivision complies with all the applicable Development Code chapters as required.

- B. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;

FINDING: The applicant will pick a subdivision name that is not already in use in Washington County.

- C. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivision and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat;

FINDING: The streets, sidewalks, and utilities have been designed to transition and/or conform with adjacent development.

- D. All proposed private common areas and improvements (e.g. homeowners association property) are identified on the preliminary plat;

FINDING: The proposed private drive (Tract A) is identified on the preliminary plat.

- E. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;

FINDING: If required, any State and federal permits will be obtained prior to final plat. At this time, no State or federal permits are required.

- F. Evidence the improvements or conditions required by the City, road authority, Washington County, Clean Water Services, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met;

FINDING: Conditions will be met once they are received.

- G. A Traffic Impact Study (TIS) has been provided, if applicable, in accordance with the provisions of Chapter 16.170; and

FINDING: A Traffic Impact Study has not been included at this time as it has not been requested by the City.

- H. If any part of the site is located within a Specific Area Plan District, Overlay District, or previously approved Master Planned Development, it shall conform to the applicable regulations and/or conditions.

FINDING: The site is not in a Specific Area Plan District or a previously approved Master Planned Development. The site is within the Floodplain Overlay and SNR Overlay. Those sections of code have been addressed above.

16.135.012 Lot Access Provisions

In addition to the provisions of this chapter, all lots and parcels shall conform to the specific requirements below, as applicable:

- A. In conformance with the Uniform Fire Code (UFC), a 20-foot wide fire apparatus drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive.
- B. When a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat. The minimum drive width shall be 10 to 15 feet, except as required by the UFC, and improved with an all- weather surface approved by the City.
- C. Access reserve strips may be required to be granted to the City for the purpose of controlling access to adjoining undeveloped properties.
- D. Street and building placement and alignment shall be designed so that all future street connections can be made as surrounding properties develop.

FINDING: Lots 4-7 will have shared access onto the proposed private driveway. The private drive is proposed to be 18' wide and has been discussed with the fire marshal. This private drive will provide fire access to all lots. As a condition of approval, the applicant must obtain a written approval from Washington County Fire District #2 indicating that the 18 foot drive is adequate for the purpose of emergency access.

16.135.013 Flag Lot

Flag lots may be created only when a through street or mid-block lanes cannot be extended to serve abutting uses or future development. A flag lot driveway ("flag pole") may serve no more than two (2) dwellings units, including accessory dwellings and dwellings on individual lots, unless Uniform Fire Code (UFC) standards are met for more units. When UFC standards

are met, the maximum number of dwellings shall be four (4). A driveway serving more than one lot shall be a minimum of 15 feet wide, except as required by the UFC, and have a reciprocal access and maintenance easement recorded for all lots. No fence, structure or other obstacle shall be placed within the drive area. The Fire Marshal may require an emergency turn-around. Fire sprinklers may also be required for buildings that cannot be fully served by fire hydrants due to distance from a hydrant of insufficient fire flow.

FINDING: Lots 4, 5, and 7 are proposed flag lots as access through to the north or west is not feasible. Access to lot 6 is not possible from the north or east, but may be possible from the west. The applicant has claimed that access to the west would create unbuildable areas on-site and would not provide an efficient use of the land. No evidence has been presented to support this assertion. Each flag lot has a minimum 10 foot of frontage on the private drive (Tract A) with a shared width of 20 feet on Pacific Street.

SECTION 16.145: PUBLIC FACILITY AND SERVICE REQUIREMENTS

16.145.005 Application of Public Facility Standards

The provisions of Chapter 16.145 Public Facility and Service Requirements shall apply to development within the City of North Plains as listed in the following table. No development permit shall be approved unless the following required improvements are provided to City standards prior to occupancy or operation unless an exception is approved by the City Council per Chapter 16.145.020 or future provision of the improvement is assured per Chapter 16.145.030.

Public Facilities Improvement Requirements Table						
	Fire Hydrants	Street Improvements	Water Line	Sewer Line	Storm Drainage & Trees	Street Lights
Partitions, Subdivisions and Manufactured Home Parks	Y	Y	Y	Y	Y	Y

FINDING: The subdivision has been designed to include street improvements, water, sewer, storm drainage, trees and street lights as required by code.

16.145.010 Public Facility Standards

The following public facility standards shall be applicable to all development as specified in the Application Review section of this chapter.

A. Streets

Street improvements required by Chapter 16.145.005 Public Facility & Service Standards shall be provided in compliance with Street Standards of this ordinance.

FINDING: NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west.

B. Storm Drainage

No development permit shall be approved for any property until the City Engineer has reviewed and approved provisions for storm water drainage in accordance with the following criteria:

1. For storm drainage across or over the property on which the development is located, there are storm drainage facilities available which are capable of handling a one-hundred year flood without damage to any improvement on the property, or inundation of the lowest habitable floor of any residential structure thereon.
2. For storm drainage along or from streets adjacent to the property on which the development is located, there are storm drainage facilities available in accordance with the City of North Plains adopted street standard.

FINDING: The existing storm drainage line in NW Pacific Street is proposed to be extended to Tract A and a storm drainage line in Tract A is proposed. This storm line connects to the existing swale northwest of the site. Adequate capacity exists in this swale to treat the addition of 6 lots and street improvements.

C. Sewage Disposal

No development permit shall be approved until the City Engineer and Clean Water has reviewed and approved provisions for connection to the public sewer system.

FINDING: A new sanitary line is proposed in Tract A to serve lots 4-7. The existing dwelling has a sanitary lateral to the existing sanitary line in NW Pacific Street. Lots 2 & 3 will have sanitary laterals to the existing sanitary line in NW Pacific Street.

D. Water Supply

No development permit shall be approved for any property unless all affected water mains are either:

1. Fully improved to a standard providing both adequate potable water and fire flows, as established by the applicable State Plumbing Code and approved by the City Engineer; or
2. Improved to a standard providing adequate potable water flows pursuant to the City Water Master Plan and approved by the City Engineer and the Fire Chief for Washington County Fire District No.

FINDING: The existing house has a water meter from the existing water line in NW Pacific Street. Six new water meters are proposed for Lots 2-7. As a condition of approval the applicant must install a fire hydrant with pressure capable of supporting fire suppression activities within the frontage of Pacific Street.

SECTION 16.150: STREET STANDARDS

16.150.005 Scope

The provisions of this Subsection shall be applicable to:

- A. The construction, dedication or creation of all new public or private streets in all subdivisions, partitions or other developments in the City of North Plains.
- B. The extension or widening of existing public or private street rights-of-way, easements, or street improvements, including those which may be proposed by an individual or the City, or which may be required by the City in association with other development approvals.
- C. The construction or modification of any utilities or sidewalks in public rights-of-way or private street easements.

FINDING: NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west. The proposed private street does not meet the City's standards for a street as it is 18 feet in width with curbs on both sides, and as such is designated a driveway for the purpose of this analysis.

16.150.010 General Provisions

The following general provisions shall apply to the dedication, construction, improvement or other development of all public streets in the City of North Plains:

- A. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

FINDING: NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west.

- B. Development proposals shall provide for the continuation of existing principal streets where necessary to promote appropriate traffic circulation in the vicinity of the development.

FINDING: NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west.

- C. Reserve strips: Reserve strips or street plugs controlling the access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land composing such strips shall be placed within the jurisdiction of the City under conditions approved by the Planning Commission.

FINDING: No reserve strips are proposed.

- D. Alignment: All streets other than minor streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuation of the center lines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than 100 feet.

FINDING: No new street is proposed.

- E. Future extension of streets: Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of a tract being developed and the resulting dead-end streets may be approved without turnarounds. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

FINDING: No street extension is proposed. Claxtar street cannot be extended to Main street due to existing residential developments, and to avoid work within the flood plain.

- F. Intersection angles: Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angle, but in no case shall the acute angle be less than 80 degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least 100 feet of centerline tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 degrees or which include an arterial or collector street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width between the roadway and the right-of-way line. All other intersections shall have a minimum corner radius sufficient to allow for a roadway radius of 10 feet and maintain a uniform width between the roadway and the right-of-way line. Ordinarily, the intersection of more than two streets at any one point will not be approved.

FINDING: No street is proposed.

- G. Existing streets: Whenever existing public streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or development.

FINDING: NW Pacific Street has adequate right-of-way. No dedication is required or proposed.

- H. Cul-de-sacs: Cul-de-sacs shall be as short as possible, and shall have maximum lengths of 600 feet and shall not serve more than 20 dwelling units. All cul-de-sacs shall terminate with circular turnarounds. Commercial and industrial cul-de-sacs shall have a minimum 55' bulb radius. Additional cul-de-sac specifications, including specifications for residential cul-de-sacs, are contained within the most recently adopted public works/street standards of the City of North Plains and/or Washington County development standards.

FINDING: No cul-de-sacs are proposed. Therefore, this standard is not applicable.

- I. Street names: No street names shall be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and number shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission.

FINDING: No new street is proposed.

- J. Grades and curves: Grades shall not exceed 6 percent on arterials, 10 percent on collector streets or 12 percent on any other street. Center line radii of curves shall not be less than 300 feet on arterials, 200 feet on collectors or 100 feet on other

streets, and shall be to an even 10 feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable sites, the Planning Commission may accept steeper grades and sharper curves. In flat areas, allowance shall be made for finished street grades having a minimum slope of 0.5 percent.

FINDING: The street improvements to NW Pacific Street will not affect the existing grade.

- K. Marginal access streets: If a development abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

FINDING: A marginal access street is not proposed or required.

- L. **Alleys: Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the Planning Commission. While alley intersections and sharp changes in alignment shall be avoided, the corners of necessary alley intersections shall have radii of not less than 10 feet.**

FINDING: No alleys are proposed. Therefore, this standard is not applicable.

- M. **Sidewalks shall be a minimum of five feet in width. Curbs and sidewalks shall be required along both sides of all public streets. All new development upon lots, tracts or parcels of land adjacent to a public street will be required to construct curbs and sidewalks.**

FINDING: Sidewalk along the site's NW Pacific Street is proposed and meets the standards above.

- N. Street trees, where provided, shall not be of a species which has a shallow spreading root system which is likely to disturb sidewalk or street improvements.

FINDING: Street trees are proposed along the site's NW Pacific Street frontage.

- O. Access Spacing Standards shall, to the greatest extent possible, comply with Washington County's standards and the most recently adopted public works/street standards of the City of North Plains. Washington County's access spacing standards by street functional classification are as follows:

- Major Arterial: 1,000 feet
- Minor Arterial: 600 feet
- Major Collector: 150 feet
- Minor Collector: 50 feet
- Local Street: 10 feet

FINDING: No new streets are proposed.

16.150.115 General Right-of-Way and Improvement Widths

Construction specifications for all street and right-of-way improvement widths shall comply

NW Pacific Subdivision

with the criteria of the most recently adopted public works/street standards of the City of North Plains, the North Plains Transportation System Plan, and/or Washington County standards. These standards shall be the minimum requirements for all streets, except where modifications are permitted under this chapter or the Street Standard adopted by the City Council of North Plains, whichever is less restrictive. Refer to Figures 5-2A-5-2P in the Transportation System Plan for detailed diagrams depicting street right-of-way, improved, and roadway width requirements.

FINDING: NW Pacific Street is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the west.

SECTION 16.155: OFF-STREET PARKING AND LOADING

16.155.015 Automotive Parking Requirements

A. Residential

1. Detached single family Two (2) spaces per dwelling unit

FINDING: Parking for the existing house on Lot 1 will continue to be provided in the existing garage and driveway. At least 2 off-street parking spaces will be provided for the proposed new dwellings on Lots 2-7 with one in the driveway and one in the garage. This standard is satisfied.

SECTION 16.160: CLEAR VISION AREAS

16.160.000 Requirements

Except in the C-1 zone, a clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street, including alleys.

- A. Lots or parcels on street corners (public and/or private) shall maintain a sight triangle with no sight obstruction between three (3) feet and ten (10) feet in height as measured from street grade. Sight obstructions include, but are not limited to, fences, vegetation, berms, signs and structures. The sight triangle shall be measured from the street corner (apex), to a distance of twenty (20) feet along each street side (see Figure 1). For the purpose of this Section, a street corner is defined as that point where the extended edges of the road surface of two intersecting streets meet. The City may require additional vision clearance based on a hazard identified by the City. However, tree trunks and sign poles not exceeding 12 inches in diameter may be located within the vision clearance area, provided the diameter does not exceed 24 inches.
- B. A private access shall be treated as a public street for the purpose of this section. The vision clearance area shall be determined in the manner set forth form in Chapter 16.160.000.010(A). The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the right-of-way line in determining the vision clearance area.

FINDING: Site vision triangles are provided at the intersection of the driveway and NW Pacific Street.

SECTION 16.170: APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

16.170.000 General Provisions

The following lists set forth the type of review procedure for administrative and land use applications:

B. Type II Land Use Permit by City Planner

8. Minor Variance Permit up to 10% of the standard

C. Type III Quasi-Judicial Permits by Planning Commission

5. Flood Plain Development Permit
14. Subdivision Permit

FINDING: The applicant is proposing a 7-lot subdivision (Type III review). A small portion of the site has flood plain (Type III review). No impact is proposed to the flood plain area or SNR area.

16.170.001 Pre-application Conference

A pre-application conference is recommended for a Type II, III and IV permit. The applicant shall file the appropriate application, pay the review fee and meet with the City Planner, other city staff and affected agencies. At the conference the City Planner shall identify the relevant comprehensive plan policies, map designations, zone and development standards and procedural requirements applicable to the application. The planner and affected agencies shall provide technical data and identify opportunities or constraints concerning the application.

Failure of the City to provide any information required by this section does not constitute a waiver of any of the standards, criteria or requirements for the application. Due to possible changes in federal, state, regional and local law, the applicant is responsible for assuring the application complies with all applicable laws on the day the application is deemed complete.

FINDING: A formal pre-application meeting was not held. The applicant did contact the City to have a pre-app and was directed to move forward with the application after reviewing the proposed plan via email.

16.170.002 Neighborhood Meeting

Applicants or their representatives are encouraged to meet with adjacent property owners and neighborhood representatives prior to submitting an application to the City in order to solicit input and exchange information about the proposed development. The applicant for a Type III application is encouraged to hold a neighborhood meeting with a recognized neighborhood or community organization. If no organization exists, then the applicant is encouraged to hold a meeting with adjacent property owners within a radius of 250 feet who will receive public notice.

FINDING: A neighborhood meeting has not been held for this proposed subdivision. Staff recommended on June 17, 2013 that the applicant hold such a meeting prior to the Planning Commission meeting.

16.170.003 Traffic Impact Study

The purpose of this section of the code is to assist in determining which road authorities participate in a land use decision, and to implement Section 660-012-0045 (2) of the State Transportation Planning Rule that requires the City to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. This Chapter establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Study must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a Traffic Impact Study; and who is qualified to prepare the Study.

- A. When a Traffic Impact Study is required. The City or other road authority with jurisdiction may require a Traffic Impact Study (TIS) as part of an application for development, a change in use, or a change in access. A TIS shall be required when a land use application involves one or more of the following actions:
1. A change in zoning or a plan amendment designation;
 2. Any proposed development of land use action that a road authority states may have operational or safety concerns along its facility;
 3. An increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more; or
 4. An increase in site traffic volume of a particular movement to and from the State Highway by 20 percent or more; or
 5. An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day; or
 6. The location of the access driveway does not meet minimum sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State Highway, creating a safety hazard; or
 7. A change in internal traffic patterns that may cause safety problems, such as back up onto a street or greater potential for traffic accidents.

FINDING: A Traffic Impact Study has not been included at this time as it has not been requested by the City. The increase in site traffic (6 new dwellings) will have a volume generation of less than 300 Average Daily Trips. Average Daily Trips for the 6 new dwellings will be 58 trips.

V. SUMMARY AND CONCLUSIONS

Based upon the findings of this report and the submitted supplemental graphics material, the applicant has demonstrated compliance with the requirements of the relevant sections of the North Plains Zoning and Development Ordinance for the requested 7-lot subdivision in the R-5 District. Therefore, the request should be approved.

MEMORANDUM

SEPTEMBER 3, 2013

TO: North Plains Planning Commission

FROM: Martha DeBry, City Manager

RE: Discussion of Comprehensive Plan

This year the Planning Commission has started a discussion of the Comprehensive Plan (Plan) as it is adopted in Chapter 15 of the Municipal Code. This report outlines the history of the Plan, the need for specific kinds of revisions to the Plan, and proposed schedule for review.

First adopted in 1979, the Plan has been updated 40 times through the years (see Table 1.) There does not appear to have been a beginning to end review of the Comprehensive Plan since its adoption, which would explain outdated references to the future construction of Glencoe High School and the CRAG which disbanded in 1979. In 1993, some data was updated which places into context the housing and population data from the 1980's in the inventories. Most revisions in the 1990's addressed changes to the Plan map. A Periodic Review process in 2001 updated tables within the plan which were mostly related to the Urban Growth Boundary (UGB). Since that time most amendments have adopted master plans for Parks, Transportation, Water, and Sewer, and addressed changes to the Comprehensive Plan Map.

Statewide planning goals recommend maintaining a Comprehensive Plan for a 20 year planning horizon. The current Plan's horizon ends in 2021 which is consistent with the 2001 update. Staff is recommending that the data be updated through 2034 to further extend the planning horizon, enabling the community to reevaluate its long-term growth.

Included in the Commission's packet is a very rough draft of revisions that can be proposed for the Comprehensive Plan. While many are just updated statistics based on the 2010 census, some reflect broader changes in planning trends over the past 4 decades and the actual physical changes in North Plains. The purpose of this draft is to help identify the issues of concern, and to determine where research needs to be performed to update policy, data and goals. This draft is likely to change many times before it is presented to the Department of Land Conservation and Development and the public outreach process. Items highlighted in Blue require additional study and verification.

The estimation of population growth is a key aspect of the Comprehensive Plan. It should be noted that using the assumption from the prior Plan of 4.5% annual population growth and 2010 US Census data, suggests that the City will not reach a population of 4,000 until 2027, which is the target population the Urban Growth Boundary was set to support. An extrapolation of the same data through 2034 suggests that the population could reach 5,600 by 2034. The City may need to call upon the resources of Washington

County and the Hillsboro School District to determine if such projections are consistent with their projected growth.

Recommendation: The Commission comment on the draft.

Table 1 Ordinances Adopted Amending Comprehensive Plan

Number	Date	Purpose of Ordinance
47	1/22/79	First Adoption of Comprehensive Plan
93	8/26/80	Amendment of Plan per CIC hearing
103	6/15/81	Establishing a procedure to amend the City of North Plains Comprehensive Plan, authorizing the setting of fees
115	8/17/81	Amendment
125	11/16/81	Establishing a procedure to amend the City of North Plains Comprehensive Plan, setting fees and repealing Ord. No. 103
140	6/20/83	Amending the Comprehensive Plan of development, pursuant to Ord. No. 115
165	2/16/87	Amending the Comprehensive Plan and changing the Zone Classification of real property located within the city under the provisions of the Zoning Ord. and other matters relating thereto
195	4/15/91	Amending the Comprehensive Plan to designate Kaybern Avenue between Third Street and Main Street as a minor collector, and declaring an emergency
197	5/06/91	Amending the Comprehensive Plan to change the City Comprehensive Plan Map
200	2/18/92	Amending the Comprehensive Plan Map and Zoning Map (VanDyke 1N3 1DB Block 18 Lots 16, 17 and Pt. 15)
207	2/18/92	Amending the Comprehensive Plan Map and Zoning Map Richard Krueger 1N3 1BC Tax Lot 300)
216	2/16/93	Amending the Comprehensive Plan and Zoning Development Ord.; providing revised review criteria for plan amendments and revised language for the implementation and urbanization sections of the Comprehensive Plan
217	2/16/93	Amending the Comprehensive Plan to designate eight additional City streets as minor collectors; and amending the Comprehensive Plan Map and Zoning Map designations on the Kempema property from Commercial (C-2) to Single Family Residential (R-5)

Number	Date	Purpose of Ordinance
224	7/07/93	Amending the Comprehensive Plan text and maps; providing a vision statement, revised urbanization portion of the Plan element of the Comprehensive Plan, revised land use inventories of the Plan inventory section of the Comprehensive Plan, and expansion of the urban growth boundary to the west to include 306 acres and to the south to include the entire Highway 26 right of way
229	3/07/94	Amending the Comprehensive Plan to designate Fourth Street from North Avenue to Hillcrest Avenue as a minor collector
237	4/17/95	Amending the Comprehensive Plan to designate additional city streets as minor collectors
241	10/16/95	Amending the Comprehensive Plan Map and Zoning Map for property owned by Lloyd and Jane Ann La Mordden between Glencoe Road, Highland Court, and 307th Avenue; amending the Comprehensive Plan Map from Low Density Residential (R-10) to High Density Residential (R-2.5) and Commercial (COMM), and amending the Zoning Map from Single Family Residential (R-10) to Multi-Family Residential (R-2.5) and Highway Commercial (C-2)
242	11/20/95	Amending the Comprehensive Plan Map and Zoning Map for property owned by Bill and Kelley Stadelman located east of Glencoe Road, North of Highland Court, and south of Pacific Street; amending the Comprehensive Plan Map from Low Density Residential (R-10) to Commercial (COMM), and amending the zoning map from Single Family Residential (R-10) to Highway Commercial (C-2)
245	6/03/96	Amending the Comprehensive Plan Map and Zoning Map for property owned by James H. Cochran and located between Glencoe Road, and Old West Union Road; amending the Comprehensive Plan Map from County Agriculture to City Low-Density Residential, and amending the Zoning Map from County zoning AF-5 to city zoning Single Family Residential (R-10)
269	2/07/00	Amending the Comprehensive Plan Map and Zoning Map for property owned by Richard Krueger in the north side of Wascoe Street east of Gordon Road, and on the east side of Gordon Road; amending the Comprehensive Plan Map from Industrial (IND) to High Density Residential (R-2.5), and amending the Zoning Map from Light Industrial (M-1) to Multi-Family Residential (R-2.5)
270	3/20/00	Adopting a codified Comprehensive Plan Chapter 15.00 entitled A North Plains Comprehensive Plan and amending the Comprehensive Plan to include various master planning documents

Number	Date	Purpose of Ordinance
288	10/29/01	Adopting a new urban growth boundary and amending Chapter 15.02 of the City of North Plains Comprehensive Plan to update population estimates and projections, adopt new table on the buildable lands inventory, establishing a new Chapter 15.02.124 on growth management and other amendments as necessary to comply with the North Plains Periodic Review Work Program
300	10/21/02	Amending the Comprehensive Plan Map and Zoning Map for property owned by Harvey Rose at 31490 and 31540 NW Hillcrest Street; amending the Comprehensive Plan Map from Commercial (COMM) to Industrial (IND), and Amending the Zoning Map from General Commercial (C-1) to Light Industrial (M-1)
301	10/24/02	Repealing Ord. No. 288 and adopting a new urban growth boundary and amending Chapter 15.01 and 15.02 of the Comprehensive Plan
303	1/06/03	Amending the Comprehensive Plan Map and zoning map for property owned by Thelma Moore at 31470 NW Hillcrest Street; amending the Comprehensive Plan map from Commercial (COMM) to, R-2.5 (High Density Residential) and amending the zoning map from General Commercial (C-1) to r-2.5 Multifamily Residential
314	4/05/04	Amending the Comprehensive Plan Map and Zoning Map for certain property in the City
320	8/02/04	Adopting the Local Wetlands Inventory and Wetland Assessment and incorporating them into the Comprehensive Plan
325	11/15/04	Adopting the Transportation Systems Plan and Incorporating it into the Comprehensive Plan
331	2/07/05	Adopting the Neighborhood Community Land Use Designation and Incorporating it into the Comprehensive Plan
335	7/05/15	Amending Ord. No. 325 adopting the Transportation Systems Plan and incorporating it into the Comprehensive Plan
336	7/05/05	Amending Ord. No. 270 by adopting as part of the North Plains Comprehensive Plan the Parks and Recreation Capital Facilities Master Plan update
339	8/15/05	Amending the Comprehensive Plan Map and Zoning Map for certain property
343	2/06/06	Amending the Comprehensive Plan Map and Zoning Map for certain property
344	12/05/05	Amending the Comprehensive Plan of the City of North Plains by annexing territory into the City consistent with applicable provisions of ORS Chapter 222, the Statewide Planning goals and the North Plains Comprehensive Plan

Number	Date	Purpose of Ordinance
345	2/06/06	Amending the Comprehensive Plan by assigning Comprehensive Plan and Zoning Designations and applying the Significant Natural Resources Overlay District and Flood Plain Overlay District to territory annexed via Ord. No. 344
346	3/06/06	Amending Ord. No. 325 adopting amendments to the Transportation Systems Plan and Incorporating it into the Comprehensive Plan
348	4/03/06	Amending Ord. No. 336 by adopting as part of the North Plains Comprehensive Plan the Parks and Recreation Capital Facilities Master Plan Update
352	6/19/06	Amending Ord. No. 270 by adopting a revised Water Master Plan and incorporating the revised Water Master Plan into the Comprehensive Plan
360	5/07/07	Annexing territory into the City consistent with ORS Chapter 222, the Statewide Planning Goals and the Comprehensive Plan
365	9/04/07	Amending the Comprehensive Plan Map and Zoning Map for certain property owned by Jackson Union LLC
403	5/21/12	Adopting a Community Walking Trail Plan appendix to Municipal Code Chapter 15 Series Comprehensive Plan Parks and Recreation Capital Facilities Master Plan; and Repealing Ordinance Numbers 336 and 348.

**Chapter 15.01
NORTH PLAINS COMPREHENSIVE PLAN**

Sections:

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

15.01.010 INTRODUCTION

The City of North Plains is a rural residential community located in western Washington County on the western fringe of the Portland metropolitan area. Platted in 1910, the community was incorporated in 1963. In 1980 the community had approximately 750 residents. ~~By 2010, population reached 1,970. It is anticipated that population will continue to grow at a slow and steady pace, eventually reaching the 4,000 residents projected in in the early 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 and have decided to create this Vision Statement as the foundational document for:

1. Taking a pro-active approach to controlling their own destiny by creating a new community identity with projections to the Year 2040.
2. Improving their ability to obtain their fair share of future growth and economic development by expanding their jurisdictional boundaries, where appropriate.
3. Enhancing the livability of and encouraging pride in the community by stressing the 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.

Commented [MD1]: Code does not promote this

Commented [MD2]: East is cut off from City Center

Commented [MD3]: Is a ½ mile adequately close?

No definition of size of a 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.

Commented [MD4]: Not clear what this means

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

Commented [MD5]: Not clear - Does this buffer commercial from residential or R7.5 from R2.5

Commented [MD6]: This should be addressed

Commented [MD7]: This is substantially complete

Commented [MD8]: Interchange is in process, and design of Glencoe is complete

Commented [MD9]: Does this apply to existing neighborhoods?

Commented [MD10]: To what does this refer?

Commented [MD11]: Not within City's control

|

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)

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 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.

Commented [MD1]: Does not appear to have occurred since 2007

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. POLICIES:

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.

Commented [MD2]: Has not occurred in recent history

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

Commented [MD3]: Mailing is costly for every public hearing. Publishing online and email are most cost effective methods.

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

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

A. POLICIES:

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

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

A. POLICY:

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

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

Commented [MD4]: And online?

Formatted: Highlight

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.

- 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~~ an average density of 8.4 units per acre.
- ~~**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 single family dwelling unit). Corresponds to R5 zoning map.
- **High Density Residential:** Areas suitable primarily for multi-family dwellings and manufactured home parks and subdivisions although single family dwellings and duplexes are also permitted. In this category, residential densities 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 designed for the non-exception expansion areas brought in to the City's UGB in 2003. This designation recognizes the master planning effort that was conducted as a part of the Periodic Review process and the unique mix of residential and non-residential land uses, varying densities, and open space.

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 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 Periodic Review process and their accommodation in the non-exception expansion areas. To encourage maximization of land efficiency, master plans may identify multiple use areas or co-location of land uses. Examples include the colocation 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.

Downtown 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.

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

Commented [MD5]: Purpose of overlay unclear

- **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: Washington County, Oregon Department of Transportation (ODOT), and 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.
 - 4) The City of North Plains shall encourage Washington County to coordinate its population forecasts with all neighboring cities located within the County.
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.
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.~~ 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, and park lands overlay systems, and significant natural resources overlay zone district.

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.

~~The City will initiate action to identify and acquire an alternative to groundwater as its primary source of supply.~~

Commented [MD6]: JWC transmission main obtained.
City still retains water rights

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);
- Federal Water Pollution Control Act (PL-92-5000);

- Safe Drinking Water Act (P-93-523);
- Resource Conservation and Recovery Act (PL-94-580);
- Noise Control Act (PL-92-574);

and state laws:

- Pollution Control (ORS 486);
- 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.

It has been determined by using the guidelines in the 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 appear to cause or contribute to a significant degradation of air quality within the Portland area and Air Quality Maintenance Area.

15.02.042 WATER QUALITY

The City has a Clean Water Services (CWS) sewage system in place.

15.02.043 NOISE POLLUTION

North Plains experiences varying degrees of noise pollution. The Sunset Highway on the southern city limits and some industrial facilities, and the Portland Hillsboro Airport, vehicle traffic in the city, and the Burlington Northern Railway that runs through the middle of town are the main sources of noise.

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 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.

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.

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 residential structures 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 there are ~~5-57.16~~ acres developed of park/playground area located at the ~~Jessie Mays Community Park, Pacific Purple Park, smaller pocket parks Center, City Hall area, and elementary school~~. Churches, a senior citizen center, the City Hall, and the Jessie Mays Community Hall are available for indoor activities. Outdoor activities are available nearby in the surrounding countryside, such as horseback riding, hiking, fishing, biking, gliding, and golf. The recreational facilities existing in North Plains are determined inadequate to meet the future population growth needs.

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 Park and Recreation Master 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--~~ development.
- 4) The City will work with neighborhood groups 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~~2040.

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

Commented [MD7]: Parks Master Plan calls for more
Formatted: Highlight

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 20 acre community park.
- 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 ~~by 2005~~.
- 6) The City shall assure that all park lands are accessible to all neighborhoods via efficient and safe linkages.

Commented [MD8]: Great goal. We have no lots that big available in near term.

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

A. **POLICIES:**

- 1) The City will maintain a community facility (such as the Jessie Mays Community Hall) and retain and develop the park sites to meet the recreational needs of the City in a manner that is consistent with the City's livability objectives.
- 2) The City will coordinate with the Hillsboro Elementary School District to allow use of school playground equipment and sports facilities by residents when the facilities are not in use by the school.

15.02.070 ECONOMICS

15.02.074 STATEWIDE PLANNING GOAL 9

To diversify and improve the economy of the state.

15.02.075 CITY OBJECTIVES AND POLICIES

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

A. **POLICY:**

The City will encourage development that provides new employment opportunities for

residents.

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

1. **POLICIES:**

- 1) The City will continually research and study the need for industrial/commercial sites and maintain an inventory of such lands.
- 2) The City will work with private institutions, citizens, and governmental agencies to implement current Economic Development Plans.
- 3) The City will protect existing and planned industrial and commercial areas from encroachment by incompatible uses.
- 4) The City will promote appropriate development near its industrial park in the eastern City in order to provide citizens the means for walkable access to jobs in the City's eastern industrial area.
- 5) The City will work with property owners and developers to construct sewer and water facilities necessary for development.
- 6) The City shall support the diversification of the local economy
- 7) The City will encourage economic development by assuring that adequate land, streets, utilities, and public services exist to serve commercial and industrial development.

Commented [MD9]: The plan was never implemented

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 has become more diverse over recent decades. 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 2012 the bulk of housing 48.3% is Medium density. Low density comprises 27.4% and High density comprises 22.5%. In simple terms, the City has become more dense than originally anticipated in 2000 because the definition of density has changed.~~

~~The City will 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 redeveloped, it is unlikely both aspects of this housing density and mix goals can be met in the short or long term. As the population grows it is expected the amount of high density housing available will grow more rapidly than either medium or low density.~~

~~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 zone. 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.~~

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 ~~_multifamily housing and shall encourage a minimum of 25% of the total new housing types to be attached housing.~~
- 3) The City shall work to assure that all citizens have:
 - a) adequate links to transportation systems;

Commented [MD10]: Minimum is not needed based on current zoning

- 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.

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 adopted the "Water System Master Plan" ~~which is incorporated into this plan by reference, 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.

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 maintain current inventories of 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.~~
 - 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

Commented [MD11]: No longer applicable

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; 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 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 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 branch 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. Commercial and Hillcrest Streets are the most heavily traveled streets in the City with A.D.T. counts of 2600 and 900. In 2013, the City owns and maintains ~~are 10.9 miles~~ 13.3 of platted miles of right-of-way of which ~~74~~ 97% are currently improved, ~~38%~~ are paved and ~~3%~~ 36% are hard packed gravel.

The City is currently served by the Burlington Northern Railroad four to five times a day.

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

The City lacks a formal park and ride facility ~~the establishment of which would could~~ improve carpool opportunities for North Plains citizens. ~~The City shall work to establish a park and ride facility within the City and its UGB in a location that is consistent with the City's livability objectives. Because of the City's compact size, and the lack of restrictions on parking on public streets or at public facilities, building a park and ride facility is a relatively low priority.~~

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) is incorporated into this plan by reference and, 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* which are incorporated into this plan by reference.

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
Collector	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.

yyy) ~~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~~

zzz) ~~The second local street standard (Option A, figure 5-2ccc) 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 of way requirement is 38 feet.~~

aaaa) ~~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, 8-foot 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.~~

~~bbbb) — 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. —~~

~~cccc) — 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, 7-foot 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 is 60 to 80 feet. —~~

~~dddd) — 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. —~~

~~eeee) — 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~~

~~ffff) 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.~~

CCCC.B. STREET CLASSIFICATIONS

- 1) ~~Arterial: 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.~~ The following roads should be classified as Arterial in the City of North Plains:

- Glencoe Road
- West Union Road

- 2) ~~Collector: 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 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.~~

~~4)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)~~

~~6)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.

~~7)5) Develop/Maintain a Capital Improvements Program for transportation facilities which is incorporated into this plan by reference.~~

~~8)6) Minimize the adverse social, economic, and environmental impacts created by the transportation system. 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. 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, 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.
- 14) The City shall require bikeways on all new arterials and collectors within the Urban Growth Boundary except on limited access freeways.
- 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).~~
- 16) The City shall require sidewalks on all new streets within the Urban Growth Boundary ~~except on limited access freeways.~~
- 17) The City shall proceed to retrofit existing streets with sidewalks on a prioritized schedule.
- 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. **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.

~~3) The City will cooperate with the Oregon Department of Transportation in the implementation of the ODOT six year Highway Improvement Program.~~

Commented [MD12]: Written in 2005

4.3. **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.

5.4. **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 two 10-foot sidewalks with no bike lanes. The total right-of-way width is 80 feet. ~~The plan also includes a new traffic circle at the intersection of Commercial Street and Main Street.~~

Commented [MD13]: Has not occurred

Commented [MD14]: Opportunity to make this change has past.

- 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. 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.

6-5. 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 ~~is incorporated into this plan by reference, 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 2012
North Ave. (Gordon to Glencoe)	2,200 ft of 5 ft AC-sidewalk	<u>Partially complete at 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>

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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>

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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.

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

15.02.110 ENERGY

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

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

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

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

- Using available housing programs, priority to pre-1950 dwellings: utility marketing of energy savings (utility company); home energy conservation loans (banks);

- Utilization of lot size, dimension and siting controls;
- Availability of light, air, and wind; and
- Bulk, height, and surface area of residence.

15.02.114 STATEWIDE PLANNING GOAL 13 (To conserve energy.)

15.02.115 CITY OBJECTIVES AND POLICIES

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

A. POLICIES:

- 1) The City will encourage practices and development which will:
 - a) Provide recreation in proximity to developed areas;
 - b) Reduce or shorten energy consuming trips by in-creasing density and intensity of development to reinforce transit corridors, employment, and commercial centers in the City's downtown core, and existing industrial areas and to provide inviting, usable connections to these locations and residential, parks, and school areas;
 - c) Use of energy conservation in development patterns by taking advantage of climatic conditions of light, heat, cooling, and ventilation; and
 - d) Consider the use of existing and proposed vegetation to: screen and admit light seasonally, create wind breaks.
- 2) The City ~~supports the efforts of local utilities to provide will review possible ways of developing~~ weatherization and insulation programs, especially in pre-1950 homes.
- 3) The City will encourage the recycling of older buildings (in compliance with Uniform Building Code) and waste materials should be encouraged where economically feasible and aesthetically desirable.
- 3)4) City codes, administrative policies and fees will facilitate the installation of alternative energy generation facilities and equipment in all zones, including solar panels and wind turbines.

15.02.120 URBANIZATION

15.02.122 BACKGROUND:

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

Therefore, ~~as a first step into~~ determin~~ing~~ 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 LCDC. 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-without~~ ~~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 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 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 the City~~ ~~and~~ creating 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.

The City's growth has not been as rapid as anticipated in 2005, however it will likely reach the 4,000 population within a couple years of 2021.

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:

- 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. **OBJECTIVE:** Establish a planning program and a direction for growth that:

A. **POLICIES:**

- 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:

A. **POLICY:**

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

Commented [MD15]: How important is this aspect of the town center?

15.02.128 COMPACT GROWTH

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

- 1) **POLICY:**
- 2) Promotes the efficient use of land, including appropriate in-fill, redevelopment and new development at higher density than currently on the ground in the City, and
- 3) Development must be planned in complete neighborhoods, either singularly or in conjunction with adjacent areas, and
- 4) Encourage the City to grow its existing neighborhoods, amenities, town center and industrial areas into one connected compact city.

15.02.130 SEPARATION FROM THE METRO AREA

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

A. **POLICY:**

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

15.02.132 URBAN AND RURAL LAND SEPARATION

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

A. **POLICY:**

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

15.02.134 ECONOMIC DIVERSITY

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

A. **POLICY:**

- 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

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

A. **POLICY:**

~~2)A. 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.~~

~~3)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 housing units.~~

15.02.142 DIRECTION OF GROWTH

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

A.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 north of 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.~~

~~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.

2)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	11.4 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

1. **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.

A. POLICIES

- 1) Expansion areas should be identified to meet the City's growth needs for a minimum of 10 (ten) 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.

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~~4.~~
15.02.146 URBANIZATION

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

A. POLICIES

- 1) New growth areas should be master planned to ensure development of complete neighborhoods and adequate public facilities. Neighborhoods should provide a variety of housing, usable parks and open space, school facilities, and connected streets. ~~generally consistent with the town plan.~~
- 2) Development standards in the expansion areas shall be used as a tool to achieve densities of 8.4 per acre citywide. Key components of expansion area design shall include:
 - Pedestrian orientation;
 - Public amenities, including pedestrian spaces and community facilities;
 - Linkages within and between neighborhoods; and Convenient access to needed services
- 3) The land use map shall designate the expansion areas to promote varying density residential development and pedestrian-sensitive mixed-use development so as to provide the opportunity for an overall density of 8.4 units per net acre, ~~and an approximate 40% low density, 40% medium density, and 20% high density in the expansion areas.~~

15.02.147 HOUSING

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

A. POLICIES

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

established to ensure these areas achieve the residential density objective identified in the North Plains Neighborhood City Study, while also retaining flexibility for residential development patterns and projects tailored to specific locations.

Commented [MD16]:
Should we revisit this 1997 study? On website now.

15.02.148 OPEN SPACING

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

A. **POLICY:**

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

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

A. **POLICY**

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

15.02.149 RECREATION

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

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

A. **POLICIES**

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

15.02.150 COMMERCIAL LAND

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

A. **POLICY:**

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

15.02.152 **SCHOOLS**

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

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

15.02.154 **QUALITY DEVELOPMENT**

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

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

- 1) Are located within urban growth boundaries and within or bordering already urbanized areas to minimize the costs of providing public services and to protect resource land outside Urban growth boundaries.
- 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.~~
- 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.
- 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. 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.

- ~~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.~~

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.

In 2013, 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. Developers, including national builders are showing an interest in North Plains because there is large increase in the number of jobs in the Washington County area particularly in Hillsboro and North Plains close proximity to those jobs. Employment trends within the City itself do not appear to be affecting the housing demand.

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.

Commented [MD17]: Numbers for year 2000 do not match 1720 vs. 1605. When multiplied by 4.5% 1605 almost equals 4041 in 2021.

Commented [MD18]: This suggests that the City's UGB should be good for another 14 years.

• *Table 1 Population Projection Assuming 4.5% Per Year*

<u>Year</u>	<u>Population</u>
<u>2010</u>	<u>1,947</u>
<u>2011</u>	<u>2,035</u>
<u>2012</u>	<u>2,126</u>
<u>2013</u>	<u>2,222</u>
<u>2014</u>	<u>2,322</u>
<u>2015</u>	<u>2,426</u>
<u>2016</u>	<u>2,536</u>
<u>2017</u>	<u>2,650</u>
<u>2018</u>	<u>2,769</u>
<u>2019</u>	<u>2,893</u>
<u>2020</u>	<u>3,024</u>
<u>2021</u>	<u>3,160</u>
<u>2022</u>	<u>3,302</u>
<u>2023</u>	<u>3,450</u>
<u>2024</u>	<u>3,606</u>
<u>2025</u>	<u>3,768</u>
<u>2026</u>	<u>3,938</u>
<u>2027</u>	<u>4,115</u>
<u>2028</u>	<u>4,300</u>
<u>2029</u>	<u>4,493</u>
<u>2030</u>	<u>4,696</u>
<u>2031</u>	<u>4,907</u>
<u>2032</u>	<u>5,128</u>
<u>2033</u>	<u>5,358</u>
<u>2034</u>	<u>5,600</u>

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

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

15.02.162 RURAL TO URBAN LAND CONVERSION ACTIVITY

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

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

15.02.163 PROJECTED YEAR 2027~~24~~ LAND REQUIREMENTS

Statewide Planning Goal 2 requires that the exercise of the City's land use planning authority be accomplished on an adequate factual basis. The revisions to the City's land use inventories

provide an updated factual basis upon which the City's future land use planning decisions ~~can~~ were 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. 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 2011 a Buildable Land Inventory was completed with the following results:

<u>Land Use Category</u>	<u>Buildable Acres</u>
<u>Residential</u>	<u>179</u>
<u>Commercial</u>	<u>11</u>
<u>Industrial</u>	<u>88.2</u>

The available acreage appears to meet the City's short term and long term needs through 2027. 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 in 2027.

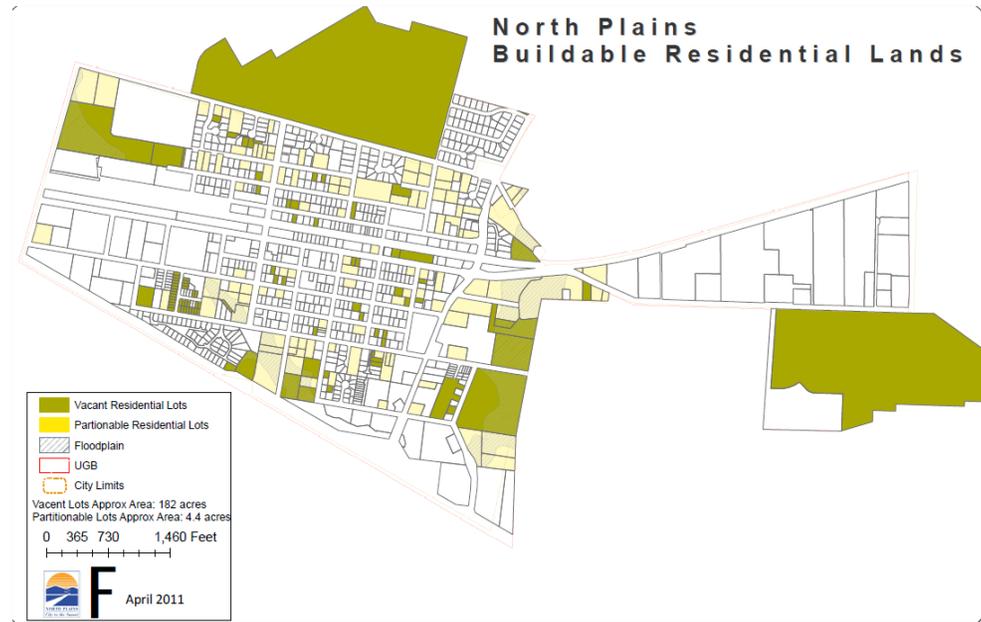


Figure 1 Residential Lands

~~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-~~

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estimate is a conservative estimate.

The commercial and industrial land needs are 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. 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 by 2034.

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

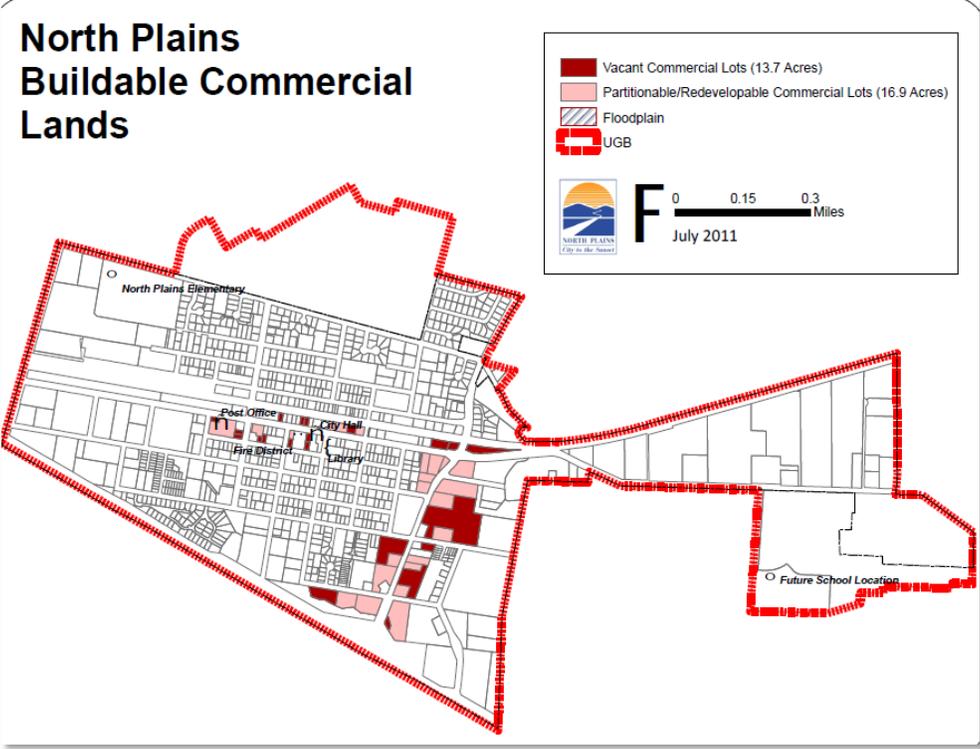


Figure 2 Commercial Lands

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Institutional land needs are based on the City of North Plains Park and Recreation Master Plan, dated February 2000. The development of industrial lands has slowed with the economy.

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Institutional 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.~~

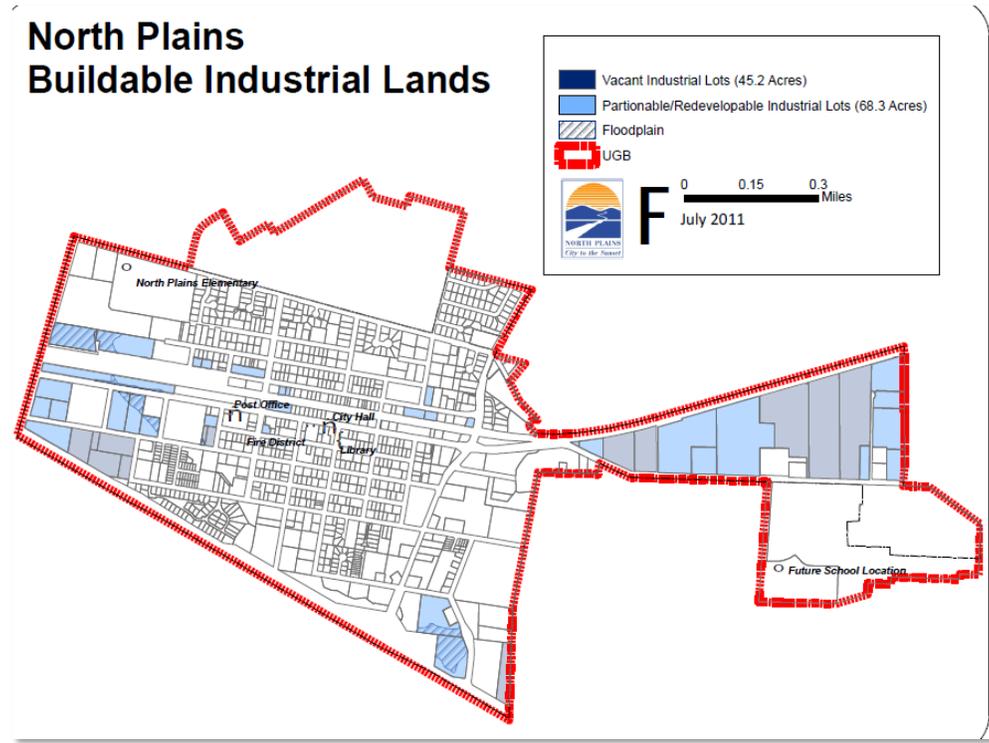


Figure 3

15.02.164 Buildable Residential Lands

~~Table 1~~ ~~Figure 1~~ presents an inventory of the buildable residential land within the existing City UGB. The City currently has approximately ~~64,179 net~~ buildable acres of residential land within the city limits, ~~excluding the flood plain areas.~~ ~~Net acreage will be lower as streets and other public improvements will reduce this figure by approximately 30% to roughly 125 acres.~~

~~**Buildable Residential Lands (Table 1)**~~

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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	7.68	**	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

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~~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 2021-2027 New Housing Units Needed (Table 2)

~~Table 2 illustrates the projected number of new housing units needed outside of the existing city limits necessary to meet the projected year 2021-2027 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 2021-2029 New Housing Units Needed

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*791*	-	Projected Total Number of Households 1,600	=	538809

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~~* 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 15 single family dwelling units in Commercial and Industrial zones.~~

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15.02.166 Additional Dwelling Housing Units Needed by Structure Type in 2021 when the City reaches a population of 4,000 (estimated 2027) (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.

Table 3 Additional Existing Housing Units Needed by Structure Type in 2021-2013

Housing Type	Low Density	Medium Density	High Density	Total
Single Family Detached	221	272	71	564
Attached Multifamily Dwelling Units		84	143	227
Total	221	356	214	791

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

In January 2013, the City Council created incentives to promote infill development of single-family dwellings, which will sunset in 2016. Citywide there was an estimated 50 vacant infill lots that can be developed across all residential zones. Additionally, 95 properties in residential zones could be partitioned to create more legal lots for single family dwellings. (See Figure 1 2011 Residential Buildable Inventory.)

Remaining undeveloped and underdeveloped acreage in the City is concentrated in two residential zones: R2.5 and NC.

Existing master plans for the NC zones are proposed to generate housing in the following

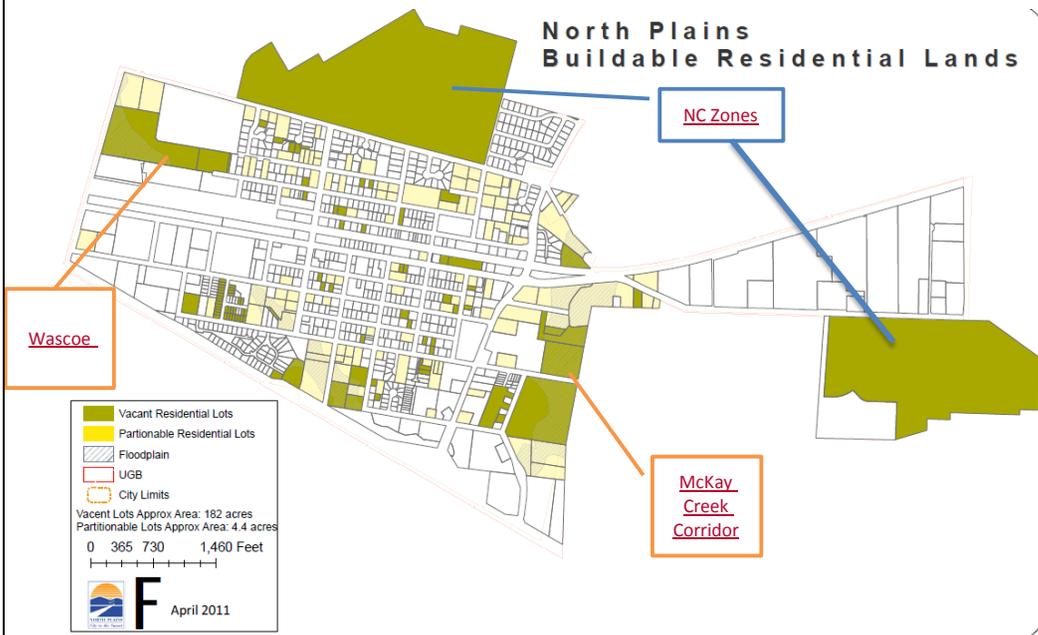
manner, which was consistent with the approved 2005 Comprehensive Plan:

Table 2 Master Plan density estimate for North and East

Housing Type	East	North	Total
High Density	196	57	253
Medium Density	48	114	162
Low Density	51	114	165
Total	295	285	580

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Table 3 Residential Buildable Land Inventory



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When compared to the actual housing inventory 2012, it becomes clear that the City will likely exceed its goal of creating 1,600 dwelling units within the existing UGB.

Table 4 Existing dwelling units and proposed NC additions.

Housing Type	2012 Existing Housing	Expansion Area Developments as proposed	Total Estimated Housing	Remaining Need to reach 1600 dwelling units

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High Density	<u>214</u>	<u>253</u>	<u>467</u>	
Medium Density	<u>356</u>	<u>162</u>	<u>518</u>	
Low Density	<u>221</u>	<u>165</u>	<u>386</u>	
Total	<u>791</u>	<u>580</u>	<u>1371</u>	<u>229</u>

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Most of the undeveloped and underdeveloped 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.

Table 5 Potential Development of R2.5 Properties

	<u>Known Projects</u>	<u>McKay Creek</u>	<u>Gordon*</u>	<u>Total</u>
<u>Total Acres</u>	<u>10 acres</u>	<u>26 acres</u>	<u>16 acres</u>	<u>47 acres</u>
<u>Estimated buildable acres</u>	<u>6 acres</u>	<u>12 acres</u>	<u>10 acres</u>	<u>25 acres</u>
<u>Yield of dwelling units (17.4 net dwelling units per acre)</u>	<u>62</u>	<u>209</u>	<u>174</u>	<u>445</u>
<u>Number of parcels</u>	<u>4</u>	<u>9</u>	<u>4</u>	
<u>Lots with existing homes in 2013</u>	<u>1</u>	<u>7</u>	<u>2</u>	

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** It should be noted the Gordon property has an approved subdivision map for 71 units from 2005. No housing units have been constructed, mostly due to the prohibitive cost of wastewater lift station needed when the new development occurs.*

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In theory, based on available R2.5 acreage, the City will exceed the 1,600 dwelling unit goal by roughly 220 homes. Additional infill may add 50-150 more dwelling units. This will ensure the City exceeds the goal of 8.4 dwelling units per net acre.

The City shall provide developers of subdivisions (defined as projects with 4 or more dwelling units) to request approvals that are up to 10% 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 by 2027.

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Summary of Expansion Needs for All Land Uses in 2021

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

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

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

15.02.170 STATEWIDE PLANNING GOAL 14

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

15.02.172 CITY OBJECTIVES AND POLICIES

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

A. **POLICIES:**

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

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

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

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

An active role by the City in the land use planning and development process for lands located in the area of interest is desirable. Through intergovernmental agreement with the County, the City can

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

c) Urban reserves;

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

d) Urban Growth Boundary amendments;

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

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

f) Annexation.

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

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

2. **OBJECTIVE:** Annexation shall occur in an orderly and coordinated manner, and public facilities shall be provided to support urban growth in a manner that is consistent with the City's livability objectives.

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

1) The subject site should be located within the North Plains Urban Growth Boundary.

~~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.~~

Commented [MD19]: This would create islands and should be discouraged.

~~C.B.~~ 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

~~D.C.~~ 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:

- 1) Municipal sanitary sewer and water service
- 2) Roads with an adequate design capacity for the proposed use and project future uses.
- 3) Police, fire, and school facilities and services.

~~E.D.~~ The burden for providing the above findings is placed upon the applicant.

~~F.E.~~ 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.

~~G.F.~~ 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 shall allow 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.

Commented [MD20]: ¼ mile is 1,320 ft, the whole downtown is only 1,300 ft

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. POLICIES

- ~~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)1) 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.~~

Commented [MD21]: Process has been simplified

~~**POLICIES**~~

~~0) Eliminate lot line adjustment requirement to re-establish previously platted tax lots.~~

~~0) Eliminate half street improvement requirements for a lot line adjustment.~~

7.3. **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.~~

Commented [MD22]: Makes no sense

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.

Chapter 15.03

**NORTH PLAINS COMPREHENSIVE PLAN
PLANNING INVENTORY**

Sections:

- 15.03.000 Planning Inventory
- 15.03.010 Natural Conditions
- 15.03.011 Setting and History
- 15.03.012 Climate, Geology and Topography
- 15.03.013 Forest Resources
- 15.03.014 Open Space, Scenic, Historic and Natural Resources
- 15.03.015 Soil Constraints
- 15.03.016 Natural Hazards
- 15.03.020 Public Facilities and Services
- 15.03.021 Supply and Storage
- 15.03.022 Distribution
- 15.03.023 Sanitary Sewage System
- 15.03.024 Storm Drainage
- 15.03.025 Solid Waste Disposal
- 15.03.026 Public Safety
- 15.03.027 Fire Protection
- 15.03.028 Educational Facilities
- 15.03.029 Library Services
- 15.03.030 Other Public Utilities; Telephone, Gas, Electrical
- 15.03.031 Transportation Facilities
- 15.03.032 Recreational Facilities
- 15.03.033 Energy Use
- 15.03.040 The Economy of North Plains
- 15.03.050 The People of North Plains
- 15.03.051 Housing Supply
- 15.03.052 Projected Need
- 15.03.053 Housing Programs
- 15.03.060 Existing Land Use

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Existing Distribution System	11
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Proposed Sanitary Sewer Collection System	13
Existing Land Use.....	14

15.03.000 Planning Inventory

15.02.010 Natural Conditions

15.03.011 Setting And History

1. Description of Location

- North Plains is located in the north western portion of the Tualatin Valley near the edge of the Tualatin Drainage Basin.
- It is about 2 miles south of the rolling hills of the Tualatin Range.
- The topography in the area which is generally flat with a gradient toward the southeast.
- The terrain includes several intermittent drainageways generally flowing south and east to McKay Creek.
- North Plains is located about 4 miles north of Hillsboro, the County seat, and is about 19 miles westerly from Portland.
- It is situated on Highway 26, a major regional corridor linking Portland with the Oregon coast.

2. History

- North Plains is one of several small communities dispersed **predominantly** in the agricultural areas of central Washington County.
- The City was platted in 1910 by a predecessor of the Spokane, Portland, and Seattle Railway to serve as a processing and shipping point for locally grown farm and forest products.
- North Plains was incorporated June, 25, 1963.
- ~~Subsequent annexations have added small amounts of land mainly to the eastern edge of the City.~~
- ~~In 1982, North Plains contained about 350 acres and an estimated population of 890 people.~~

5.03.012 Climate, Geology and Topography

- North Plains has what can be characterized as a moderate valley type of climate.
- Temperature extremes are rare and usually short in duration. Winters are mild and the frost-free

season is usually between 160 and 250 days. ~~Hillsboro and Forest Grove each reported about 170 frost free days in 1978.~~ There are few days with temperatures below 20 degrees and about 10 days below 28 degrees. An average year has 10 days with temperatures above 90 degrees.

- Soil temperatures as measured at the North Willamette Experimental station near Canby averaged 55.9 degrees in 1978 with extremes ranging from 97 degrees in August to 31 degrees reported in December.
- Rainfall is sporadic during all seasons. The principal rainy season is from mid-November through March. ~~Forest Grove and Hillsboro each reported 32.7 and 26.4 inches respectively during this period.~~—Yearly averages are 45.8 and 38.1 inches for these cities.
- ~~The weather reporting stations at Hillsboro Airport and Forest Grove are is~~ closest to North Plains. ~~North Plains' climate probable results from a mixture of the open valley climate affecting Hillsboro and the foothills climate of Forest Grove.~~

Climate data for Hillsboro, Oregon

<u>Month</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Year</u>
<u>Average high °F</u>	46	51	56	62	68	73	80	81	76	65	52	46	63
<u>(°C)</u>	(8)	(11)	(13)	(17)	(20)	(23)	(27)	(27)	(24)	(18)	(11)	(8)	(17.3)
<u>Average low °F</u>	35	37	39	42	46	51	55	54	49	43	39	36	43.8
<u>(°C)</u>	(2)	(3)	(4)	(6)	(8)	(11)	(13)	(12)	(9)	(6)	(4)	(2)	(6.7)
<u>Precipitation inches</u>	5.76	4.72	3.93	2.46	1.90	1.47	0.60	0.90	1.55	2.67	5.90	6.33	38.19
<u>(mm)</u>	(146.3)	(119.9)	(99.8)	(62.5)	(48.3)	(37.3)	(15.2)	(22.9)	(39.4)	(67.8)	(149.9)	(160.8)	(970.1)

Source: The Weather Channel^[56]

~~Mean Annual Temperature — 52.4 degrees — 52.2 degrees~~
~~Summer Avg. Temp. (April-Sept.) 60.7 degrees — 43.8 degrees~~
~~Winter Avg. Temp. (Nov-March) 43.2 degrees — 43.8 degrees~~
~~Average Annual Rainfall — 45.8 inches — 38.1 inches~~

~~% in Winter (Nov-March) — 71% — 71%~~
~~% in Summer (April-Oct) — 29% — 29%~~

- Winds are seldom a problem in the North Plains area. Average wind velocity is about 8 mpg. West and northwest winds are predominant during the winter rainy months; southern and eastern winds are predominant in the summer months.
- Alluvial valley fill and simiconsolidate sedimentary rock underlie the North Plains study area.
- Surface material includes unconsolidated, fine-grained deposits of silt, sand, and gravel. Ground water occurs in unconfined conditions.
- Yield from water wells is usually sufficient for domestic purposes, and in rare cases it is ample for irrigation of small acreage. Typical well depths are from 50 to 150 feet
- Columbia River Basalt is between 300 and 400 feet below the surface of the

valley soils at North Plains.

- Ground water ~~is~~-in pressurized aquifers is typically found in the basalt formations.
- The topography of the North Plains study area is characterized by the flat lowlands of the Northwestern portion of the Tualatin Valley.
- Stream, valleys, such as McKay Creek, are typically 20 feet below the main plain.
- The average elevation of North Plains is 200 feet. It gently slopes from 210 feet in the northwest portion of the City to about 190 feet in the southeast (See Topography Map, Exhibit Page - 1).
- The elevation rapidly falls to about 170 feet along McKay Creek along the east side of the City.

15.03.013 Forest Resources

1. Commercial

- There are no commercial timber growing lands in the North Plains planning study area
- Forest products are processed in the City: saw milling, lumber milling, and some fabrication.

2. Non-Commercial

- The major non-commercial forest resources in North Plains are east of the city and form visual buffers along Highway 26 on the southern edge of town.
- Stands of hardwood and various conifers also line McKay Creek and related drainage ways.
- Timber resources in and adjacent to North Plains are so minimal as to make Goal 4 inapplicable. Wind and visual buffer aspects will be treated in other parts of the Plan and the Zoning Ordinance.

15.03.014 Open Space, Scenic, Historic and Natural Resources

1. Open Space

- ~~Because of the space requirements for septic systems, implemented by DEQ prior to the sewer system, many houses in North Plains are on lots ranging from 1/4 to 1/2 acre; some are even larger. The City's sewer system allows for land divisions down to 5,000 square foot lots.~~
- ~~This gives the City itself an extremely open and spacious quality.~~

The City maintains a system of parks and open spaces that include:

<u>Facility</u>	<u>Location</u>	<u>Purpose</u>	<u>Acreage</u>
<u>Jessie Mays Community Park</u>	<u>309 NW Hillcrest</u>	<u>Park, featuring ball fields, playground and hard courts</u>	<u>1.84</u>
<u>Frank Wing Park</u>	<u>Commercial at 321st</u>	<u>Mini park</u>	<u>0.89</u>
<u>Pacific Purple Park</u>	<u>Pacific at Main</u>	<u>Park featuring playground.</u>	<u>1.0</u>
<u>Vern Galloway Park</u>	<u>311th at Highland</u>	<u>Mini park, open space and future trailhead</u>	<u>2.89</u>
<u>Louie Wentz Park</u>		<u>Mini park</u>	<u>0.17</u>
<u>McKay Creek Trailhead</u>	<u>Pacific at 307th</u>	<u>Mini park</u>	<u>0.10</u>
<u>Community Garden</u>	<u>Commercial Street</u>	<u>Garden</u>	<u>0.17</u>
<u>McKay open space</u>	<u>East of McKay Subdivision</u>	<u>Open space (no public access)</u>	<u>1.26</u>
<u>(unnamed park)</u>	<u>Curtis Street</u>	<u>Park with playground</u>	<u>0.10</u>
		<u>TOTAL</u>	<u>8.42</u>

- ~~• Usable open space is less than is otherwise apparent because of:
 - ~~— Periodic wetness and flooding of certain areas;~~
 - ~~— Lack of integrated pedestrian circulation system; and~~
 - ~~— Lack of maintained recreation areas in many portions of the City.~~~~
- The several year-round and intermittent waterways, including McKay Creek present excellent opportunities for usable open space within North Plains.
- Surrounding countryside presents abundant open space, ranging from orderly crop land, orchards, and truck farms to natural habitats found along waterways and in isolated tree stands.

- ~~• Potential construction of public sewer system will decrease open space within the City since housing could be placed on 5,000 square foot lots.~~

~~There are no structures or sites of historic importance located within North Plains. The nearest historic site, the Walker Blacksmith Shop on West Union Road, is located immediately east of the City limits and therefore is not under City jurisdiction.~~

2. Fish and Wildlife

- McKay Creek supports a variety of resident game fish including rainbow trout (*Salmo gairdneri*), cutthroat trout (*Salmo clarki*), largemouth bass (*Micropterus salmoides*), yellow perch (*Perca flavescens*), and bullheads (*Ptychocheilus oregonensis*) are the principal non-game fish.
- Black-tailed deer (*Odocoileus columbianus*) are found in the agricultural and woodlands throughout the year.
- There do not seem to be any fur-bearing animals of economic importance in the streams or on land. However, beaver (*Castor Canadensis*) weasels (*Mustela erminea*), skunks (*Mephitis mephitis*), and nutria (*Myocaster coypus*) are to be found.
- The principal upland game birds in the area are ring-necked pheasants (*Phasianus colchius*), California quail (*Lophortyx californicus*), mourning doves (*Zenaidura macroura*), band-tailed pigeons (*Columba fasciata*) and ruffed grouse (*Dendragapus obscurus*).
- Several waterfowl species overfly the area in their migrations. There is no significant nesting of waterfowl in the area. The species who use the flyway for immigration are Canada Geese (*Branta canadensis*), mallards (*Anas platyrhynchos*), American widgeons (*Maraca americana*), wood ducks (*Aix sponsa*), and pintails (*Anus acuta*).¹

3. Vegetation

- The area around North Plains consists of bottom-lands. Principal crops are small grains, pasture, hay and some specialty crops. Interspersed with the farms are small tracts of timber. The vegetative cover on these tracts consists primarily of Douglas Fir (*Pseudotsuga menzini*), big leaf maple (*Acer macrophyllum*), dogwood (*Cornus stolonifera*), snowberry (*Symphoricarpos albus*), blackberry (*Rubus allegheniensis*), and Poison Oak. There are no known rare or endangered plant species.

4. Ground Water Resources

See discussion under Climate, Geology, and Topography.

¹ Environmental Assessment for United Sewerage Agency, Nero & Associates, July, 1977.

5. Historic Resources

When the Comprehensive Plan was acknowledged by the Land Conservation and Development Commission in 1981, the Plan identified the Walker Blacksmith Shop on West Union Road as the only historic structure in the North Plains area. The 1983 Plan amendment states: "There are no structures or sites of historic importance located within North Plains."

In 1983-84, researchers from the Washington County Museum identified three structures within North Plains for inclusion on the Washington County Cultural Resources Inventory: ~~The three structures are:~~

- a) ~~True Value Hardware/~~Knights of Pythias Friendship Temple building (1914) 31520 NW Commercial Street
- b) ~~Morrow's Lower Tavern/~~North Plains Commercial Bank building (1911) 31594 NW Commercial Street
- c) Residence at 379 SW Kaybern (1911)

~~—The information from the Washington County inventory is included in this section of the North Plains Comprehensive Plan (see following pages).—~~The ~~True Value Hardware/~~Knights of Pythias Friendship Temple and ~~Morrow's Lower Tavern/~~ the former North Plains Commercial Bank are cited as significant because there are two remaining commercial brick buildings which were built in the early 1900's, the years associated with land development and railway promotion. The home at 379 Kaybern is one of the early residences constructed during the railroad boom. The house is in excellent condition.

All properties are included in the City's historic overlay zone.

~~—The Planning Commission has reviewed the Washington County inventory and met with the affected property owners. The Planning Commission concluded that all three structures are significant historic resources and a program is needed to resolve conflicts related to alternations and demolitions.— (See Exhibit Pages 2-6).—~~

~~—Additional historic resources may be identified in the future and added to the City's official inventory contained in this section of the Comprehensive Plan.—~~

6. Other Goal 5 Resources

Within the City limits /UGB of North Plains, there are no:

- Commercially valuable mineral and aggregate resources;
- Ecologically and scientifically significant areas;
- Outstanding scenic views and sites;
- Indigenous energy sources;
- Wilderness areas;
- Potential and approved Oregon recreation trails; and
- State/federally designated wild and scenic waterways.

15.03.015 Soil Constraints

- ~~—North Plains soils, like most of the Northern Tualatin Valley, can require special engineering techniques for building. The techniques can include artificial drainage, runoff control, extended sewage absorption fields or soil excavation. Data provided in this section is from the USDA Natural Resources Soil Conservation Service, (S.C.S.)—and is used in the Soil Constraint Matrix and Soil Map (Exhibit Pages 7-8).—~~

- ~~83% of the area soils are the Willamette and Woodburn soil units. These soils are not as subject to soil engineering requirements and are relatively free of constraints to development. These soils are considered "primary buildable" (See Exhibit Page 7).~~
- The remaining 17% of the urban area is designated "secondary buildable" because it has some development constraints and costly engineering requirements. The Chehalis, Aloha, and Dayton soil units are subject to a high water table within 24" of the surface. Amity, McBee, Wapato, Cove and Verboot soil units are subject to flooding and possible high water table conditions.
- ~~The soil constraint Matrix data is derived from "Soil Interpretations for Oregon" (OR - Soils - 1) and are explained as follows:-~~
- ~~Flooding is given in terms of frequency as none, rare, or common. Common flooding is considered a development constraint that is occurring under normal conditions as frequently as every 22 years. Flood plain information is also discussed under Natural Hazards.~~
- ~~Water Table is given in terms of depth for seasonally high water. A water table within 24" of the surface is considered a development constraint to subsurface sewage disposal systems and other underground utilities and buildings.~~
- ~~Shrink swell potential is the relative change in volume to be expected in soil with change in moisture content. Shrinking and swelling of soils causes damage to building foundation, roads, and/or other structures.~~
- ~~Use Constraint rates soil units by the capability to support particular types of development considering the above soil constraints. The soil restriction is given in terms of low, moderate or severe.~~

15.03.016 Natural Hazards

- Flooding is the most serious hazard in the North Plains area. The City is located within the 100-year flood plains of McKay Creek, located on the City's east boundary, and its unnamed Ghost Creek tributary, which runs from northwest corner near the intersection of Wascoe Street and Gordon Road to the southeast corner at the intersection of Glencoe Road and Sunset Highway connecting to McKay Creek. Serious flooding is reported at least every other year has been reported in the past.
- Flooding problems associated with the unnamed the Ghost Creek tributary are were due in part to undersized culverts at Glencoe Road, 314th Avenue, and Pacific, Cottage, Commercial, Hillcrest and Wascoe Streets. While it is technically feasible to correct these problems, the City is not going to undertake a major drainage program at this time due to the high cost. Capital projects in recent decades have largely eliminated the risk of flooding.

The U.S. Army Corps of Engineers has identified the elevations of the 100-year flood for both the creek and its tributary. Based on this data, Washington County has adopted a floodplain ordinance (No. 126) which essentially prohibits development in flood plain areas except where, after filling, construction can occur one foot above the flood elevation. However, filling permits are subject to stringent conditions.

- Based on Corps of Engineers' information, it has been calculated that the city has a total of 57.6 acres of land within the 100-year flood plain, about 51 acres in developed and potentially developable areas and the remaining 7 acres in local rights-of-way and state highway easements. Table 3-1 summarizes the location of the flood plain by zone.

Table 3-1			
FLOOD PLAIN WITHIN CITY LIMITS/UGB* ² - 1983			
Zone	McKay Creek	Unnamed Ghost Creek Tributary	Total
R10	4.3	1.8	6.1
R7.5	-	3.3	3.3
R5	-	3.6	3.6
R2.5	5.4	9.5	14.9
C1	-	-	
C2	-	6.0	6.0
M1	4.0	-	4.0
M2	.3	12.1	12.4
Other	2.6	4.7	7.3
TOTAL	16.6	41.0	57.6

* Expressed in acres rounded to the nearest tenth of acre.

** Includes rights-of way and state highway easements.

² Source: Jim Gilmer, City Engineer, 1983

15.03.020 Public Facilities and Services

1. Supply and storage

- ~~The City of North Plains draws its domestic water from a single well located at the intersection of NW Commercial Street and NW 321st Avenue, just west of the central business district. The well currently pumps 500 gallons per minute (GPM), although an additional 125 GPM is available if a larger pump were installed. The City has a standby well at the same location and an abandoned well next to City Hall. The Joint Water Commission (JWC) of Washington County. The primary transmission main from Hillsboro was installed in 2005.~~
- ~~The JWC will supply potable water adequate to support both residential, commercial and industrial uses as needed. The JWC treats the water with chlorine to disinfect it. The water is not fluoridated~~
- ~~North Plains has Operating as a pressurized system wherein, water is pumped from the ground into a storage tank directly from the transmission main and then, where it is chlorinated; it is then pumped directly into the distribution system, via a hydro-constant pressure pump, which also has a capacity of 500 GPM. The present supply and pump system were installed in 1981.~~

City staff is certified by the State of Oregon to maintain the system, and performs most repairs and some capital improvements.

- ~~• Present pumping requirements have been estimated at 270 GPM. To support the domestic needs of an additional 1000 people plus additional commercial and industrial development, it is estimated that pumping demand will be about 500 GPM by the year 2000, well within the capacity of the existing well. However, this does not include the addition of any water intensive commercial or industrial users.~~
- The City has one 1.2 million gallon storage tank which is adequate for domestic consumption and fire suppression. However, currently, the city lacks adequate storage. The State of Oregon recommends a maximum day and fire flow water storage capacity of about 750,000 gallons for the existing population of 750, using the formula: 300 gallons/day/capita plus fire reserves. At the present time, the city has two storage tanks with a capacity of 52,000 and 30,000 gallons respectively, for a total of 82,000 gallons. The current storage deficiency is estimated to be about 668,000 gallons and will exceed 918,000 by the year 2000. Lack of storage facilities and distribution pumping capacity significantly impair fire protection and adversely affect the city's fire rating.
- The City has retained its rights to pump water from the local aquifer.
- The City has an approved capital program for the water system that is updated annually.

15.03.022 Distribution

- ~~• Two thirds of the distribution system was substantially rebuilt in 1969 when several new 4", 6" and 8" lines were installed. In 1981, the city replaced 880 feet of 2" pipe with 10" pipe on Main Street. Smaller undersized lines have been replaced on an as-needed basis. The city is developing a priority list for replacing remaining substandard lines.~~
- ~~• As few new distribution lines will be needed and some replacement will be required to bring the system to the size that matches the pumping capacity and can deliver the recommended fire flows.~~
- Due to an inadequate storage and distribution system, industrial development will be somewhat restricted within the city limits. Recognizing this serious constraint, the city now considers improvement of the city's water system to be a major priority. The City maintains 00 miles of water mains, with appurtenant hydrants, valves and pumping systems.

15.03.023 Sanitary Sewage Systems

- Clean Water Services owns and maintains the sanitary sewer collection system within the City of North Plains. In August 1983, the City of North Plains completed construction of its sanitary sewer collection system (see Exhibit 13). Constructed and operated by the Unified Sewerage Agency (USA), the system contains 41,000 feet of 12", 10", and 8" polyvinyl chloride (PVC) sewer pipe. Two 12" trunk lines are located along McKay Creek and its unnamed tributary. The system will serve the entire city with the exception of the extreme western and northwestern portions. A few home owners will be allowed to remain on septic tanks until sewer lines are extended.

- The sewage flows by gravity to the southeast corner of the city to a pumping station located near the intersection of Highland Court and Weight Road. From there it is pumped through to USA's Clean Water Service's west Hillsboro treatment facility, which has adequate capacity to accommodate the city's sewage for the foreseeable future.
- ~~The system has the capacity to handle 490,000 gallons per day (GPD) average flow, of which 345,000 is reserved for residential use and the remaining 145,000 for commercial, industrial and community services uses.~~
- ~~The collection system is sized to accommodate a total of 1,080 dwelling units, approximately 280 of which will be connected to the system in 1983. This leaves an excess capacity of 800 units. As noted in Urbanization, it is anticipated that a population increase of 100 people between 1980 and the year 2000 will generate the need for an additional 354 dwelling units. Therefore, the system has sufficient capacity to accommodate year 2000 residential demand.~~
- ~~As noted on Table 2-3, complete development of the city's residential land would result in the construction of additional 1565 dwelling units, significantly more than can be accommodated by the present sewer system. While such intense development is unlikely, this does suggest that at some point beyond the year 2000 the city will have to increase the sewer system's capacity. This can be accomplished by increasing the size of the two trunk lines; Currently the pumping station has sufficient capacity to accommodate additional sewage flow.~~

15.03.024 Storm Drain

- ~~North Plains has a limited storm drainage system that includes ditching and culverts that send storm water to the two major drainage ways and Clean Water Service Storm lines, on the south and east sides of town.~~
- ~~Clean Water Services maintains all storm drainage facilities over 10 inches in size.~~
- ~~The City maintains storm drain lines under 10 inches in size. Because of the generally flat topography of most of the City, stagnation problems result when storm water collects in low spots.~~
- ~~North Plains has engaged in a fairly extensive ditching program in recent years, deepening and straightening its ditches throughout most of the low areas.~~
- ~~The City has no plans to develop a storm drainage treatment system. Such a system would normally retain water during periods of high run-off for later release into the natural drainage ways system. The storm drainage system would intercept debris and pollutants (oil, chemical sprays, etc.)~~

15.03.025 Solid Waste Disposal

- ~~Residential and some commercial solid waste solid waste, recyclables and greenwaste is handled/managed by Garbarino Disposal Services, Inc. of Portland, which operates a corporation yard on Hillcrest Street. Washington County has granted Garbarino a collection franchise for the North Plains area (west of Rock Creek and north of Walker Road.) Fees are paid directly to Garbarino and households may sign up on an optional basis.~~

- Prices are subject to periodic renegotiation between the collector and the Washington County Commission.
- ~~Over 75% of the City's households use Garbarino's service; the remainder have to dispose of solid waste individually. A disposal site (not a landfill) in Hillsboro can take non-putrefying solid waste. Landfills in Portland and Oregon City are the nearest places to take food and household garbage. Composting is popular for decayable waste. The Washington County Sanitarian indicated that illegal dumping is not a problem at the present time.~~
- ~~Garbarino has three trucks and a garage serving the North Plains area at the present time. Outside of additional trucks, no capital improvements are planned to handle the increase in population expected by the year 2000~~

15.03.026 Public Safety

- North Plains employs two full-time officers (Chief, Officer) who maintain an office in the City Hall building. In addition, the City has a varying number of reserve policemen.
- ~~The officers maintain a City-wide patrol 7 days per week. The patrols are 16 hours on each weekend day and 8 hours on weekdays. The patrol cars are fully equipped with 2-way radios.~~
-
- The reserve officers are available for large events, emergencies and fill-in-vacation relief situations.
- North Plains' police services are comparable to the statewide standard of one full-time officer per 1,000 population.
- Detention and jail facilities are available through the Washington County jail located in Hillsboro, 4 miles away.

15.03.027 Fire Protection

- Fire protection is provided by the Washington County Fire District #2. The entire North Plains area is within the District.
- The station is centrally located in downtown North Plains on Commercial Street next to City Hall.
- Approximately 26-27 volunteers serve on the force. There are no full-time fire fighting personnel at this station.
- ~~Equipment includes: 2 engines, one tank truck, one rescue unit, and one brush control truck.~~
- The Oregon Insurance Services Office rates North Plains as **8** on a 1 to 10 scale (1 being the highest). ~~The Insurance Service Office estimates that a small city such as North Plains with light industrial activity should have a 5 to 6 rating to realize significant insurance savings and decreased fire losses.~~
- ~~Of course, the City must ultimately balance the expenditures for fire prevention facilities (fire fighting equipment and water supply facilities) with the potential savings~~

~~from lower insurance rates.~~

- ~~• North Plains' rating compares less favorable with both the Banks and Gaston ratings.~~
- ~~• The principal reason for the poor rating is the water supply problem (see section on water facilities). Both the amount that can be supplied and the pumped pressure are inadequate for fire protection during the summer months.~~

15.03.028 Educational Facilities

- ~~• The City of North Plains is within the North Plains Elementary School District #70 Hillsboro School District. The district school is located in North Plains near the intersection of North Avenue and Gordon Road.~~
- ~~• There are two other elementary school districts within the North Plains planning study area. The area immediately east of North Plains is served by the West Union School District #1, while the land immediately south and west of the City is served by the Hillsboro Elementary District #7. Students in these districts attend school in the Helvetia area and Hillsboro area respectively.~~
- ~~• Junior High and High School students attend the Hillsboro Union District Schools in the City of Hillsboro. A second high school which will serve this area is now under construction on Glencoe Road north of Hillsboro.~~

- Each educational system is summarized below:

ELEMENTARY SCHOOLS:

1. North Plains Elementary School

Capacity approximately: 390

Present enrollment: 313

The school ~~was opened in 1954~~ ~~building was built in the early 1970's~~ and occupies 15 acres in the northwest corner of North Plains. There are no immediate plans for capital improvements.

~~2. Hillsboro School District #7~~

~~Most students from the North Plains area attend the Bosco Barnes School on 3rd Street in Hillsboro.~~

~~Capacity is: 650~~

~~Present enrollment is: 507~~

~~A new grade school is scheduled to be opened near the Hillsboro High School in the fall of 1980. The school district owns another site on Jackson Road in Hillsboro. Since all the district's schools are in Hillsboro, students are regularly transferred when capacity at a particular school is reached.~~

2. West Union School District #70

~~A new school will open in the Fall of 1979 near the Rock Creek/Sunset Highway intersection to serve the North Plains area.~~

Capacity will be: 500

Expected enrollment is: 300

North Plains students attend the Evergreen J. B. Thomas and J. W. Pointer Junior High Schools in Hillsboro. Capacity of Thomas School is: 1,000 Capacity of Pointer School is: 800

SENIOR HIGH SCHOOLS

North Plains attend Glencoe the Senior High School in Hillsboro, which features athletic fields and an auditorium. The school was designed for a capacity of 1,600 and presently 2,500 students are enrolled on a split shift basis from 7 am to 10 pm.

~~A new high school is scheduled to open in the Fall of 1980 with a capacity of 1,500. Capacity at both schools is expected to be reached by 1990.~~

~~The new high school is located on Glencoe Road and is expected to serve the North Plains area. The new school will have an auditorium and full athletic facilities except for a swimming pool.~~

COMMUNITY COLLEGE

North Plains is within the Portland Community College District (~~formerly the I.E.D.~~) offers a number of special educational services to the North Plains area.

1. Special education includes speech and hearing classes, vision training, and learning disabilities.
2. Testing: All achievement testing is administered by the E.S.D.
3. Migrant education: Classes in the North Plains School are conducted for Hispanic migrants.
4. Outdoor education: All 6th graders in the District are sent to outdoor camp for one week.
5. The E.S.D. also supplies each school with administrative services such as printing, data processing, teaching aids, and a film and resource library.

15.03.29 ~~15.03.029~~ Library Services

- ~~• North Plains Public Library constructed on 2006 is part of the Washington County Cooperative Library System has no public library facility at the present time, and shares in the all County Library Cooperative System.~~
- ~~• Since Washington County has no central library, the cooperative allows all County residents to borrow from any municipal or other public library in the County and the County reimburses the costs for non-City residents.~~
- ~~• Another service offered to North Plains residents is the Books by Mail Program. Each resident is mailed catalogues containing about 900 titles and may send for books, then return them to the central depot. The County pays for postage both ways.~~

15.03.030 Other Public Utilities: Telephone, Gas, Electrical

- ~~• US West Communications Telephone Company Centrury Link and Comcast offer franchised telephone service in serves the City of North Plains. Much of the rest of western Washington County is served by the General Telephone Company. No major facilities expansion in the Study Area is now contemplated.~~
- Northwest Natural Gas Company supplies natural gas to the North Plains planning study area. No major facilities expansion in the Study Area is now contemplated.
- Portland General Electric supplies electrical power to the planning study area. No major facilities expansion in the Study Area is now contemplated.

15.03.031 Transportation Facilities

- North Plains is located 19 miles from Portland and 4 miles north of Hillsboro and is outside the contiguous metropolitan growth boundary. However, it is far from isolated due to a number of transportation advantages.
- The Sunset Highway (U.S. 26) is a major regional route connecting Portland with the coast. It forms the southern boundary of the existing City limits and is easily accessible via the Glencoe, Dersham, and Jackson Road interchanges. Highway 26 is a 4-lane, ~~limited access route between Banks (7 miles west of North Plains) and downtown Portland. It and~~ connects with Interstate 405 and is listed on the State Bicycle System.
- Glencoe Road is maintained ~~on the by Federal Aid Secondary System (Washington County)~~ as a two-lane rural highway. It connects North Plains with Hillsboro, the County seat ~~4 miles south,~~ and with the Dixie Mountain pass to the Columbia River Highway, about 12 miles north
- Private automobile is ~~by far~~ the most widely used form of transportation in and around North Plains.
- Of the ~~40.9413~~ miles of ~~currently platted~~ right-of-way in North Plains, ~~8.18 miles are improved and in use. Of that total, 4.24 miles or 52.97% are~~ paved and in good ~~to fair~~ condition, ~~and an additional 36% is graveled. Most of residential streets in the south and west portions of town are hard packed gravel.~~

- The City ~~adopted a general street policy in 1978. It ensures~~requires that all new residences have access to are on adequate public rights of way, ~~and road surfaces, considering both the present installation costs and future development potentials.~~
- ~~At the present,~~ Commercial Street, North Avenue and Hillcrest Street are the most important east-west streets through North Plains. ~~1983 ADT counts with the improvements were 3600 and 1300 respectively.~~
- Glencoe, 311th and Main streets are the most traveled north-south streets.
- Although the private automobile is the most practical and most common method of transportation, North Plains is served by a number of special transportation services these include: ~~(from 1977 CRAG Study)~~
 1. Ride Connection which provides free transportation to tri-met facilities in Hillsboro, and locations in Banks and Forest Grove, "Ride About" and "Door to Door" services for senior citizens,
 2. Tillamook "Wave" Bus service which connects Tillamook to Portland.
~~Western Washington County Transportation Project; door to door, elderly and handicapped.~~
~~Tualatin Valley Workshop; special trips for medical treatments.~~
~~Washington County Welfare; C.S.D., limited services for welfare clients.~~
- North Plains is served by a variety of other modes of transportation. The following are the most prominent for planning purposes:

~~The Burlington Northern Railroad contains a single track line through the center of North Plains connecting Banks with the Portland rail yards. At least 4-5 times a week a day two daily movements (one from and one to Portland) trains carry forest products and milled lumber as well as various seeds and produce from Portland. Burlington Northern maintains a storage siding at North Plains. The Dant & Russell pole yard also maintains a siding. As timber is harvested over the next 10 to 15 years in the Tillamook Burn region, this rail line will become increasingly active.~~

1)

~~1)2)~~ 2) The residents of the Air Acres subdivision, immediately south of Highway 26, maintain a landing strip complete with lights and wind socks. This is a private field, available to the public for emergencies only. It is 3,000 feet long and can accommodate small, general aviation aircraft.

~~2)3)~~ 3) The Port of Portland operates the Hillsboro Airport about 5 miles from North Plains. The Hillsboro Airport is an FAA-approved general aviation airport with two runways (4,050' and 6,600' lengths) that accommodate prop and small jet traffic. Hangar space is available as well as repair and maintenance service.

~~3)4)~~ 4) The Port of Portland's International Airport is located in Portland, about 35 miles from North Plains.

~~North Plains, on Highway 26, is served by 5 common carriers. System 99 and Woodland Trucking (log hauling) operate on an interstate basis. Stewart Stiles, Tualatin Valley Transport, and Pacific Motor Trucking Company are local haulers.~~

15.03.032 Recreational Facilities

- North Plains enjoys a variety of recreational facilities within its City limit. There are

about **6-8 acres of maintained playground and ballfield space, including school facilities plus 5 facilities that will accommodate indoor activities ranging from dances to arts and crafts.**

- Compared to the recognized standards for Recreational Facilities (from the Urban Land Institute), North Plains is well equipped for its recreational needs.

<u>Type of area</u>	<u>Standard</u> <u>Acres Per 1,000 Pop.</u>
Playgrounds	1.5
Neighborhood Parks	2.0
Play fields	1.5

- The Community Center, City Hall area, and **Elementary School** provide these types of areas, with a combined total of **more than 5.512** acres. (A description of each facility is included on the next page).
- ~~The City in cooperation with local residents involved in "Project Tennis", has acquired funds to upgrade facilities on the Community Center grounds.~~
- Regional facilities such a swimming pools, stadiums, and specialized gymnasiums can be used in Hillsboro, 4 miles away.
- The open space of the surrounding countryside is used for a variety of outdoor recreational activities including hiking, fishing, off-road motoring, and horseback riding.
- **Nearby McKay Creek Farms offers horse boarding, riding, and horse show facilities.**

1. The Community Center

- Located at Hillcrest Street and NW 309th Avenue.
- Meeting Hall (approx, 200 capacity) needs repair and maintenance. Funded from the North Plains General Fund, it can accommodate dances, wedding receptions, and meetings.
- There is about 1 acre of area including a baseball diamond, good for softball and non-organized play, and a makeshift soccer field.
- ~~Picnic Pavilion: Shelter and space for large picnic.~~

2. North Plains Elementary School

- Located on North Avenue near Gordon Road.
- Small indoor gymnasium suitable for grade school activities.
- Two outdoor baseball diamonds and soccer field on approximately 4 acres of maintained playing field.
- Playground and equipment for small children.
- The major disadvantage is that it is located in one corner of the City.

3. Pacific Purple Park

4. Located on one acre near Ghost Creek this park features a playground, grass area and picnic benches.

5. 4. Frank Wing Park

The mini park is located on Commercial Street near 321st Avenue, and features a grass area and picnic tables.

6. 6. Vern Galloway Park

The mini park and open space area is located along the southern most boarder of the City and includes picnic benches in a natural setting.

7. Louie Wentz Park

—This mini park is located on Kaybern Street and includes a grass area and park benches.3.—The City Hall Area—

- ~~• Located on Commercial Street in central North Plains.~~
- ~~• Grassy, tree-lined space, approximately 1/2 acre, adjacent to City Hall. Equipped with picnic tables, water outlets, and horseshoe pits.~~

8. 4. Senior Citizen Center

- Located on Commercial Street in the middle of North Plains.
- Has a meeting facility for about 50-100 persons as well as a place for crafts and socializing and an adjacent community garden.
- ~~Rehabilitation funding has been applied for from, the Block Grant program.~~

6. 5.—Churches

- Two churches in North Plains have meeting or other indoor recreational space.

15.03.033 Energy Use

- ~~• Power is provided by Portland General Electric which maintains adequate facilities to serve residential, commercial and industrial customers. State level study is useful in pointing out energy trends. Only after these first overviews of research and analysis are done can the City of North Plains find its place in the maze of energy use and conservation.~~
- ~~• First the primary energy sources and users must be identified to then find how efficient they are or could be. Below are Oregon's three primary energy users: Transportation, Industry, and Residential. Together they are 67.4% of Oregon's current energy use. The table below shows what the major uses are for each of the primary users:~~

- Residential: 15.7% of Oregon's total energy use (space/water heating using 84.6% of this).
- Transportation: 29.1% of Oregon's total energy use (automobile/truck using 85% of this).
- Industry: 22.6% of Oregon's total energy use (lumber/wood/paper products using 55.3% of this).

OREGON DIRECT ENERGY END USES OF ENERGY CONSUMPTION				
Transportation	Private Automobile	23.4%		
Residential	Home Heating	13.4%		
Industry	Lumber and Wood	7.0%	Transportation	29.1%
--	Construction	8.1%		
Industry	Primary Metals	4.6%	Industrial	22.6%
--	Trade	4.2%		
Transportation	Trucks	4.0%		
--	Agriculture	2.5%	Residential	17.7%
Residential	Residential Hot Water	2.3%		
<p>--- Residential</p> <p>--- Fuel oil is the predominant fuel in home energy use, accounting for 69% of total residential energy use. The table below shows that electric use is 1,950,000 KWH annually, which breaks down to 30% use in space heat and 32% for water heating. Fuel oil use is 305,730 gallons annually, which is 100% in space heating. Natural gas use is 87% for space heat and 10% for water heating.</p>				

NORTH PLAIN'S RESIDENTIAL ENERGY USE BY TASK						
	Space Heat	Hot Water	Cooking	Other	Total	Billion BTU/Yr.
Electricity— Million KWH/Year	.83 (30%)	.87% (32%)	.23 (9%)	.80 (29%)	2.73	9.4
Fuel Oil— Thousand Gallons/Year	305.73 (100%)				305.73	42.2
Natural Gas— Thousand Therms/Year	80.39 (87%)	9.6 (10%)	2.79 (3%)	--	92.78	9.3

North Plains is comparatively low in home energy use as is the average household income. Home energy waste is comparatively high because of the predominance of pre-1950 dwelling units. Pre-1950 dwellings tend to have little or no insulation. 93% of the existing housing is single family, 27% of these

~~are pre-1950. 5% is multi-family, none of these are pre-1950.²~~

~~² Region Energy Analysis, CRAG, Report 2, June, 1977.~~

115.03.040 THE ECONOMY OF NORTH PLAINS

- North Plains is included in the Washington County Overall Economic Development Program. As such, it is eligible for the Federal EDA and State (Section 304 Grant Programs for public works and technical assistance funding.
- ~~An OEPD was prepared and adopted in 1977 and is subject to annual update. A citizens' committee is responsible for the preparation and conduct of the Program.~~

The proximity of North Plains to the Sunset Corridor should benefit the local economy. The Sunset Corridor is a major employment center in the Portland area and includes the greatest concentration of high tech industries in the state. The high tech industries in the Sunset Corridor offer North Plains entrepreneurs the opportunity to provide supporting products and equipment to existing and developing businesses.

~~High tech employment in Oregon represents 20% of total manufacturing employment with over 40,000 workers. Approximately 77% of the workers are employed in the Portland area with the majority employed in Washington County.~~

~~Businesses in Washington County include Tektronix, international firms like Intel, Genentech, Nike and SolarWorld Floating Point, Epson, N.E.C., and among others. A number of high tech industries have been identified as high growth industries by the Oregon Economic Development Department including: The five key industries in Oregon are:~~

- ~~Advanced manufacturing~~
- ~~Clean Technology~~
- ~~Forestry and Wood products~~
- ~~High Technology and~~
- ~~Outdoor gear and activewear~~

~~– About 10% of Oregon's private sector jobs (86,283 employees¹) are related to manufacturing. Over 1,500 businesses provide another 84,285 work in high tech industries, with many of the largest employers in Hillsboro just 4 miles from North Plains. Clean technology including solar energy generation is an emerging industry, and SolarWorld in Hillsboro is one of largest manufacturers of equipment in the US. Forestry and wood products employ 41,844 employees in 2010. Manufacturing of outdoor gear and activewear employs about 13,000 Oregonians.~~

- ~~o Electronic computing equipment;~~
- ~~o Semiconductors;~~
- ~~o Electronic components;~~
- ~~o Measuring and control instruments;~~
- ~~o Industrial controls;~~
- ~~o Telephone and telegraph equipment; and~~
- ~~o Radio and TV communication equipment.~~

~~Opportunities exist for new businesses in North Plains to supply new high tech industries with products such as molded plastic parts including knobs and casings or services such as decal or silkscreen~~

¹ Business Oregon, www.oregon4biz.com/the-Oregon-Advantage

applications on parts. The advantages of a North Plains location for these types of businesses include lower land costs and rents than locations within the Sunset Corridor.

Additional growth industries identified by the state include:

- o Dehydrated food;
- o Upholstered household furniture;
- o Paper coating and glazing;
- o Periodicals;
- o Book publishing;
- o Engraving and plate printing;
- o Plastic materials and resins;
- o Drugs;
- o Plastic products;
- o Non-Ferrous rolling and drawing;
- o Aluminum castings;
- o Metal coating and allied services;
- o Machine tools, metal cutting;
- o Printing trades machinery;
- o Electronic coils and transformers;
- o X-Ray apparatus and tubes;
- o Transportation equipment, NEC; and
- o Surgical appliances.

———— Economic trend data provided by the Economic Development Department in 1987 indicate employment in high technology industries make up a major part of the Portland and Washington County labor force and economic base. The proximity of North Plains to major manufacturers in the Sunset Corridor indicates opportunity for attracting small manufacturers and warehousing businesses who are suppliers to or spin-off industries from the major manufacturers. The North Plains economy is currently dependent upon traditional resource industries (forestry and agriculture). Employment and capital investment increased at businesses and industries in North Plains between 1983 and 1987.

———— The City's 1987 buildable land inventory contained 12.5 acres of light industrial (M1) and 16.8 acres of General Manufacturing (M2) land. The (M1) land is almost all in one ownership. Based upon a conservation absorption of 1 acre per year the M1 land would provide for 12-13 years of growth for small industries. A large light manufacturing facility would quickly consume much of the inventory.

———— Based upon the trends and inventory described above, the City finds:

1. Agricultural and forestry industries will continue to be a major sector of the North Plains economy.
2. Small manufacturers and warehousing businesses that are suppliers to or spin-off industries from major manufacturers in the Sunset Corridor represent a significant economic development opportunity in North Plains.
3. The City has a need for addition light industrial land.

Most North Plains workers still commute out of town for work. Job creation in the community has been slow by comparison to adjoining community of Hillsboro. The City is seeking ways to expand the employment including acquiring an E-commerce City designation in 2010, and providing incentives to new businesses in 2011.

According to the 2010 US Census, workers over the age of 16 most often drive alone to work. The mean travel time to work is 25 minutes.

<u>COMMUTING TO WORK</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>

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>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>

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

<u>INDUSTRY</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.

<u>OCCUPATION</u>	-
<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.

<u>CLASS OF WORKER</u>	<u>-</u>
<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>

15.03.060 THE PEOPLE OF NORTH PLAINS

US Census 2010 information indicates the following about North Plains based on the 2010 census: (www.factfinder2.census.gov)

Population was estimated at 1,947 persons. About 15% of residents are over age 60, and 31% are 19 or under. The median age is 36.5 years.

<u>Subject</u>	<u>Number</u>	<u>Percent</u>
<u>SEX AND AGE</u>	<u>-</u>	<u>-</u>
<u>Total population</u>	<u>1,947</u>	<u>100.0</u>
<u>Under 5 years</u>	<u>143</u>	<u>7.3</u>
<u>5 to 9 years</u>	<u>140</u>	<u>7.2</u>
<u>10 to 14 years</u>	<u>163</u>	<u>8.4</u>
<u>15 to 19 years</u>	<u>135</u>	<u>6.9</u>
<u>20 to 24 years</u>	<u>95</u>	<u>4.9</u>
<u>25 to 29 years</u>	<u>110</u>	<u>5.6</u>
<u>30 to 34 years</u>	<u>143</u>	<u>7.3</u>
<u>35 to 39 years</u>	<u>152</u>	<u>7.8</u>
<u>40 to 44 years</u>	<u>154</u>	<u>7.9</u>
<u>45 to 49 years</u>	<u>149</u>	<u>7.7</u>
<u>50 to 54 years</u>	<u>158</u>	<u>8.1</u>
<u>55 to 59 years</u>	<u>110</u>	<u>5.6</u>
<u>60 to 64 years</u>	<u>115</u>	<u>5.9</u>
<u>65 to 69 years</u>	<u>58</u>	<u>3.0</u>
<u>70 to 74 years</u>	<u>37</u>	<u>1.9</u>
<u>75 to 79 years</u>	<u>27</u>	<u>1.4</u>
<u>80 to 84 years</u>	<u>33</u>	<u>1.7</u>
<u>85 years and over</u>	<u>25</u>	<u>1.3</u>
<u>Median age (years)</u>	<u>36.5</u>	<u>(X)</u>

Almost 63% of households have families with children, and half of these households have children under 18 years of age. About 17% of households, includes a person 65 years or older. Almost 24% of households consist of one person living alone.

The average household size is 2.36 persons. Family households are slightly larger at 2.98.

<u>HOUSEHOLDS BY TYPE</u>	-
<u>Total households</u>	<u>786</u>
<u>Family households (families)</u>	<u>493</u>
<u> With own children under 18 years</u>	<u>256</u>
<u> Married-couple family</u>	<u>420</u>
<u> With own children under 18 years</u>	<u>216</u>
<u> Male householder, no wife present, family</u>	<u>19</u>
<u> With own children under 18 years</u>	<u>3</u>
<u> Female householder, no husband present, family</u>	<u>54</u>
<u> With own children under 18 years</u>	<u>37</u>
<u>Nonfamily households</u>	<u>293</u>
<u> Householder living alone</u>	<u>191</u>
<u> 65 years and over</u>	<u>64</u>
<u>Households with one or more people under 18 years</u>	<u>262</u>
<u>Households with one or more people 65 years and over</u>	<u>133</u>
<u>Average household size</u>	<u>2.36</u>
<u>Average family size</u>	<u>2.98</u>

Some 581 children (31% of residents) were present in North Plains in 2010, with almost 200 attending grade school, and another 100 attending high school.

<u>SCHOOL ENROLLMENT</u>	-
<u>Population 3 years and over enrolled in school</u>	<u>385</u>
<u> Nursery school, preschool</u>	<u>7</u>
<u> Kindergarten</u>	<u>5</u>
<u> Elementary school (grades 1-8)</u>	<u>197</u>
<u> High school (grades 9-12)</u>	<u>107</u>
<u> College or graduate school</u>	<u>69</u>

Most North Plains residents (84%) identified themselves as having western European ancestry. About 1/3rd of residents report having German ancestry. Irish, English, Scandinavian, Scottish and Dutch heritages are also common.

<u>ANCESTRY</u>	-
<u>Total population</u>	<u>1,854</u>
<u>American</u>	<u>53</u>
<u>Arab</u>	<u>3</u>
<u>Czech</u>	<u>4</u>
<u>Danish</u>	<u>9</u>
<u>Dutch</u>	<u>128</u>
<u>English</u>	<u>166</u>
<u>French (except Basque)</u>	<u>37</u>
<u>French Canadian</u>	<u>18</u>
<u>German</u>	<u>568</u>
<u>Greek</u>	<u>19</u>
<u>Hungarian</u>	<u>0</u>
<u>Irish</u>	<u>278</u>
<u>Italian</u>	<u>8</u>
<u>Lithuanian</u>	<u>0</u>
<u>Norwegian</u>	<u>62</u>
<u>Polish</u>	<u>25</u>
<u>Portuguese</u>	<u>0</u>
<u>Russian</u>	<u>27</u>
<u>Scotch-Irish</u>	<u>30</u>

<u>Scottish</u>	<u>103</u>
<u>Slovak</u>	<u>0</u>
<u>Subsaharan African</u>	<u>0</u>
<u>Swedish</u>	<u>77</u>
<u>Swiss</u>	<u>27</u>
<u>Ukrainian</u>	<u>6</u>
<u>Welsh</u>	<u>29</u>
<u>West Indian (excluding Hispanic origin groups)</u>	<u>0</u>

English is the only language spoken by 84% of residents over age 5. About 8.7% speak Spanish. The remaining 8% speak other languages.

Per capita income (all population divided by earnings) in North Plains is \$31,597. Median household income in North Plains is relatively high for the area at \$71,346. Other area communities have lower medians.

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

<u>INCOME AND BENEFITS</u> <u>(IN 2011 INFLATION-ADJUSTED DOLLARS)</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>

Most residents over 25 have completed high school. Almost 30% have attained a college degree, with 17% attaining 4 year degrees or higher.

<u>EDUCATIONAL ATTAINMENT</u>	
<u>Population 25 years and over</u>	<u>1,346</u>
<u>Less than 9th grade</u>	<u>30</u>
<u>9th to 12th grade, no diploma</u>	<u>84</u>
<u>High school graduate (includes equivalency)</u>	<u>466</u>
<u>Some college, no degree</u>	<u>370</u>
<u>Associate's degree</u>	<u>164</u>
<u>Bachelor's degree</u>	<u>173</u>
<u>Graduate or professional degree</u>	<u>59</u>

In 1980, the City of North Plains had 715 people with the following racial composition:

1980, the City of North Plains had

<u>Table 3-2</u> <u>RACIAL COMPOSITION</u>	
<u>Race</u>	<u>Percent</u>
<u>White</u>	<u>90</u>
<u>Black</u>	<u>4</u>
<u>Spanish Origin</u>	<u>8</u>
<u>Other</u>	<u>4</u>
<u>Total</u>	<u>100%</u>
<u>Source: 1980 Census</u>	

With regard to sex, 48.6% of the population was male and 51.4% female. Approximately 22% of the City's residents were 14 years and under, which is comparable for the county as whole. However, nearly 22% of the City's residents were 55 years and older compared to 16% for the county; the housing, transportation access and social service needs of this group deserve special attention.

While the City's population has fluctuated widely, it has maintained an average growth rate of 3% per year since its founding in 1910. However, in both 1981 and 1982, the growth rate increased to 3.3% despite the lack of a sewer system and poor economic conditions. Based on several factors described in the Population Projection section, the City has selected a future growth rate of 4.5%. This would result in a year 2010 population of 2,343.

15.03.051 HOUSING SUPPLY

In 1980, North Plains contained 266 dwelling units which are described by type in Table 3-3. In addition, there were 43 units of migrant housing located at a labor camp on the east side of the city.

<u>Table 3-3</u> <u>EXISTING HOUSING BY TYPE</u>		
<u>Type</u>	<u># of Units</u>	<u>Percent</u>
<u>Single Family</u>	<u>248</u>	<u>93</u>
<u>Multi-Family</u>	<u>12</u>	<u>5</u>

Manufactured Family	06	2
TOTAL	266	100%
Source: 1980 Census; City of North Plains		

As indicated in Table 3-4, nearly 25% of the housing stock is less than 10 years old.— A majority of units were constructed during the 1940's and 50's when the City experienced significant industrial expansion.

Table 3-4 AGE OF HOUSING STOCK		
	# of Units	Percent
1970-1979	60	24
1960-1969	29	12
1950-1959	71	29
1940-1949	75	30
1939 and before	13	05
TOTAL	249	100%
Source: City of North Plains		
*Includes single family dwellings only.—		

As detailed in Table 3-5, approximately 20% of the housing stock requires major structure repair or is otherwise unlivable, while the 45% is in excellent condition or requires only minor repair.—

Table 3-5 HOUSING CONDITIONS*		
	# of Units	Percent
New or otherwise excellent	46	19
Minor repair required	64	26
Minor structural repair required	87	35
Major structural repair required	45	18
Abandoned or otherwise unlivable	06	02
TOTAL	248	100%
Source: City of North Plains		
*Includes single family dwellings only.—		

In 2010 there were 852 housing units in North Plains census tract (which captures some homes outside of the incorporated City limits.) The City experienced substantial growth in the 1990's and early 2000's. Growth has been more gradual since 2005:

<u>YEAR STRUCTURE BUILT</u>	<u>-</u>
<u>Total housing units</u>	<u>852</u>
<u>Built 2005 or later</u>	<u>58</u>
<u>Built 2000 to 2004</u>	<u>104</u>
<u>Built 1990 to 1999</u>	<u>418</u>
<u>Built 1980 to 1989</u>	<u>63</u>
<u>Built 1970 to 1979</u>	<u>78</u>
<u>Built 1960 to 1969</u>	<u>31</u>

<u>Built 1950 to 1959</u>	<u>14</u>
<u>Built 1940 to 1949</u>	<u>25</u>
<u>Built 1939 or earlier</u>	<u>61</u>

Most residences have 3 or fewer bedrooms:

<u>BEDROOMS</u>	<u>-</u>
<u>Total housing units</u>	<u>852</u>
<u>No bedroom</u>	<u>12</u>
<u>1 bedroom</u>	<u>93</u>
<u>2 bedrooms</u>	<u>78</u>
<u>3 bedrooms</u>	<u>528</u>
<u>4 bedrooms</u>	<u>127</u>
<u>5 or more bedrooms</u>	<u>14</u>

Of the occupied units at the time of the census, almost 75% were owner occupied.

<u>HOUSING TENURE</u>	<u>-</u>
<u>Occupied housing units</u>	<u>786</u>
<u>Owner-occupied</u>	<u>585</u>
<u>Renter-occupied</u>	<u>201</u>
<u>Average household size of owner-occupied unit</u>	<u>2.48</u>
<u>Average household size of renter-occupied unit</u>	<u>2.01</u>

A majority of households moved into their homes since 2000. Almost 43% of households have moved into their homes since 2005:

<u>YEAR HOUSEHOLDER MOVED INTO UNIT</u>	<u>-</u>
<u>Occupied housing units</u>	<u>786</u>
<u>Moved in 2005 or later</u>	<u>341</u>
<u>Moved in 2000 to 2004</u>	<u>160</u>
<u>Moved in 1990 to 1999</u>	<u>227</u>
<u>Moved in 1980 to 1989</u>	<u>35</u>
<u>Moved in 1970 to 1979</u>	<u>13</u>
<u>Moved in 1969 or earlier</u>	<u>10</u>

The value of most owner-occupied housing is above \$200,000 in 2010.

<u>VALUE</u>	<u>-</u>
<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>

About 15% of owners who occupy units (89) have no mortgage on their home.

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

<u>SELECTED MONTHLY OWNER COSTS</u>	<u>-</u>
<u>Housing units with a mortgage</u>	<u>496</u>
<u>Less than \$300</u>	<u>0</u>
<u>\$300 to \$499</u>	<u>3</u>
<u>\$500 to \$699</u>	<u>0</u>
<u>\$700 to \$999</u>	<u>14</u>
<u>\$1,000 to \$1,499</u>	<u>178</u>
<u>\$1,500 to \$1,999</u>	<u>217</u>
<u>\$2,000 or more</u>	<u>84</u>
<u>Median (dollars)</u>	<u>1,601</u>

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.

<u>GROSS RENT</u>	<u>-</u>
<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>

Most occupied residences have access to vehicles:

<u>VEHICLES AVAILABLE</u>	<u>-</u>
<u>Occupied housing units</u>	<u>786</u>
<u>No vehicles available</u>	<u>49</u>
<u>1 vehicle available</u>	<u>155</u>
<u>2 vehicles available</u>	<u>320</u>
<u>3 or more vehicles available</u>	<u>262</u>

15.03.052 PROJECTED NEED

In the 2003, Work Task 3 of the City's Periodic Review Work Program demonstrated the existing city limits could accommodate 1,062 dwelling units.

In the 2005 version of the Comprehensive Plan, the City's projected population was estimated to reach 4,000 by 2021. Assuming a household size of 2.50 persons, this will result in the demand for 1,600 dwelling units. The Urban Growth Boundary was expanded in the north and east to allow for an additional 583 dwelling units to meet projected demand.

The City's growth slowed during the Great Recession that started in December 2007. Housing starts were very limited and population of the City in 2010 1,947 was 22% short of the 2,491 estimate in the 2005 Comprehensive Plan.

~~Assuming an annual growth rate of 4.5%, the City of North Plains will have a year 2020 10 population of 23433,024, which will grow to 4,696 by 2030., 1371 more than in 1990. Using the projected Metro 1995 household size of 2.45 person/household, this will result in additional demand for 560 housing units. Recognizing the need to provide a greater variety of housing types at affordable prices, the City wishes to encourage construction using the following ratio: 70% single family, 20% multi-family and mobile home units than does the existing housing mix of 93%/5%/2%.~~

~~Currently, the City has nearly 79.0 acres of vacant residential land distributed throughout its four residential zoning categories. Based in calculations in the Urbanization section, approximately 86.0 acres of land will be required to meet the year 2010 demand; requiring an additional available supply 7.0 acres. Theoretically, if all vacant residential land was developed fully, the City could accommodate 584 dwelling units, resulting in 1,432 more people. If the annual growth rate were to remain constant, this "capacity population" would be reached in the year 2013. However, full development is unlikely.~~

15.03.053 HOUSING PROGRAMS

The City of North Plains does not operate any housing assistance programs.

Washington County operates housing assistance programs within North Plains, including senior apartments, subsidized housing for low-income families and veterans, and emergency shelter.

- ~~• North Plains is a participatory agency in the regional housing Opportunity Plan prepared by the Metropolitan Service District.~~
- ~~• The City is in the process of preparing its Housing Assistance Plan for submission to the Community Development Block Grant Program.~~
- ~~• In 1987, the Washington County Housing Authority constructed a 12-unit senior apartment building at 314th Avenue (5th) and Kaybern Street.~~
- ~~• However, a number of North Plains households, probably less than 10, currently receive Section 8 (rent supplements) housing assistance.~~
- ~~• North Plains is the site of a self-help housing project for migrant workers. La Raza Estates is a subdivision within the City limits, platted as 6 lots and built in 1974 using self-help techniques.~~

~~REMAINDER OF WASHINGTON COUNTY⁴
STATUS AND CONDITION OF ALL HOUSING UNITS
NORTH PLAINS AS A PERCENTAGE OF COUNTY⁶~~

~~Total Units in County = 55,400~~

~~Total Units in North Plains = 255~~

~~North Plains as a % of County: 0046~~

~~(Assumed: North Plains' housing conditions and assistance needs are the same as those of the remainder of Washington County).~~

1. Occupied Units	255
2. Substandard Total	10
3. Suitable for Rehab	8
4. Owner Occupied	176
5. Owner Occupied Substandard	7
6. Owner Occupied Substandard Suitable	6

7. Renter Occupied	79
8. Renter Occupied – Standard	3
9. Renter Occupied – Substandard – Suitable	3
<hr/>	
10. Total Housing Assistance Needs	32
11. Elderly or Handicapped	12
12. Families Needing Assistance	17
13. Large Families Needing Assistance(5+0)	03
14. All Female Headed Households	08
15. All Minority Households	03

⁴ Washington County Minus the Cities of Beaverton and Hillsboro
⁵ "Housing Opportunity Plan", Metropolitan Service District

15.03.060 EXISTING LAND USE

North Plains has maintained a Comprehensive Plan for several decades and created zoning ordinances and maps to implement the vision outlined in the Plan. Among the

~~_____ A discussion of existing land use and project year 2000 land requirements are presented in Urbanization. Major findings are as follows:_____~~

- ~~• North Plains contains 350 acres, approximately 337 acres of which is developed or potentially developable with the remainder devoted to local streets and federal-highway easements. The City contains approximately 57 acres located in the flood-plains of McKay Creek and its unnamed tributary.~~
- ~~• In 1987, only 129 acres, or 38% of the City's land is developed. This leaves nearly 208 acres available for future urban uses; however, 44 acres, or 21% of this are located in the flood plain, and are not generally available for development.~~
- ~~• The City will need approximately 45 acres of residential land to accommodate the additional 354 dwelling units anticipated by the 2000; this is only one-third of nearly 152 acres available. As a result, the City has enough residential land to last well into the next century.~~
- ~~• However, the City contains just enough commercial and insufficient industrial land to meet project demand; i.e. 15 and 31 acres respectively. This does not include a market factor, that is, the 25% to 50% oversupply of land needed to insure market choice and to keep prices from becoming artificially high. While the City has an abundance of vacant residential land, this is not suitable for commercial/residential~~
- ~~• These findings support a need to expand the City's Urban Growth Boundary to add industrial land.~~
- ~~• development due to its location, existing or committed uses, and/or small lotting patterns.~~

Chapter 15.04

NORTH PLAINS COMPREHENSIVE PLAN IMPLEMENTATION

Sections:

- 15.04.010 Plan Implementation
- 15.04.020 Zoning
- 15.04.030 Annexation
- 15.04.040 Subdivision
- 15.04.050 Cooperative Agreements
- 15.04.060 Next Steps

15.04.010 PLAN IMPLEMENTATION

To be effective, the Comprehensive Plan must not only be adopted, but must be regarded by the Planning Commission and City Council as expressing their views on the future growth and development of the community. The first step in achieving plan effectuation will be adoption by the City Council. ~~After adoption, the plan effectuation will be achieved through several implementing measures and legal controls. After adoption the City must take actions to implement the plan through resolutions and ordinances.~~

15.04.020 ZONING

Zoning is an official land use control established "for public interest, health, comfort, convenience, preservation of the public peace, safety, morals, order and the public welfare".¹ Zoning represents one means of carrying out the objectives set forth in the Comprehensive Plan.

Zoning must be consistent with the Comprehensive Plan in that a more intensive use of the land than permitted by the Plan cannot be allowed by the zoning ordinance.² Changes to the Zoning ordinance or Comprehensive Plan can be requested and will be reviewed, but the burden of proof is upon the one seeking the change.³ The requested change must be justified by proof that:

- The change is in conformance with the Comprehensive Plan, and
- The change has met the procedures and regulations of the Zoning and Development Ordinance; and,
- The change is consistent with the Statewide Planning Goals. ~~However, a zoning ordinance change that has a basis in the Comprehensive Plan need not also comply with the goals.~~

15.04.030 ANNEXATION

Areas can be annexed to the City upon request, approval by Council and approval of the majority of the electorate as per City Charter chapter I Section 4. ~~consistent with the Plan policies.~~ Additionally, annexations must also comply with the Comprehensive Plan statewide goals. Again, the burden of proof is on the proponents of the annexation, and the City must base its decision on finds of fact.

¹ ORS 227.220

² Baker vs. Milwaukie

³ Fasano vs. Washington County Board of Commissioners

15.04.040 SUBDIVISION

The subdivision ordinance establishes procedures and standards for land partitioning and subdividing of four or more lots. ~~Additional sections of this ordinance prescribe standards for lot arrangement, street width and design, and provision of public utilities.~~

15.04.050 COOPERATIVE AGREEMENTS

Realization of the Comprehensive Plan can also be facilitated by certain cooperative agreements. Such agreements may include any agreement between two or more agencies, whether public, semi-public, or private, wherein any projects related to the Comprehensive Plan may be jointly or cooperatively planned, financed, constructed, administered, or any combination of these in a manner which is beneficial to the public.

The City and County have entered into a formal agreement by which both are fully cognizant of the governance and procedural aspects of the area external to City and within the Urban Growth Boundary. This agreement is entered into pursuant to ORS Chapters 190, 197, and 215 for the purpose of facilitation the orderly transition from rural to urban land use. The information will include, but not be limited to:

Introductory Information - Adoption dates, procedures, and similar background data

General Provisions - Reference to appropriate zoning and subdivision ordinances, statements of consistency with appropriate Statutes and case law, and with Statewide Planning Goals.

Subdivision Applications - Statements of which and whose ordinances shall apply in regulation of properties within the area, and procedures -to be followed.

Zone change applications - Statements of whose ordinances shall apply in the event that land use changes are requested, and the procedures therefore.

Conditional Use, Variance, and Major Partition Applications

City Services - Statement of the conditions for the extension of services into the Urban Growth Area, requirements imposed and procedures, as specified in the Policies of the Comprehensive Plan and the Ordinances of the City.

Annexation - Reference to the appropriate Statutes and Ordinances

Roads and Streets - Ownership and maintenance responsibility defined for count roads, new public roads, future arterials, and the procedures for resolution of mutual public right of way matters.

Arbitration - Procedures.

Review and Amendment - Annual Review and Procedures.

15.04.060 NEXT STEPS

The Comprehensive Plan is intended to be a general guide to future community development and should not deal with detailed site planning. Therefore, to supplement the Comprehensive Plan, detailed planning should be undertaken to work out the specifics of the various Plan proposals.

**Chapter 15.05
NORTH PLAINS COMPREHENSIVE PLAN
APPENDIX**

Sections:

- 15.05.000 Appendix**
- 15.05.010 Agency Coordination Program**
- 15.05.020 Introduction**
- 15.05.030 Affected Agency Identification**
- 15.05.040 Community Development Plan (Agency Involvement Plan)**
- 15.05.050 Initial Determination of Affected Agencies**
- 15.05.051 Local Agencies**
- 15.05.052 County Agencies**
- 15.05.053 Oregon State Agencies**
- 15.05.054 Federal Agencies**
- 15.05.055 Other State Agencies**
- 15.05.056 Utilities**
- 15.05.057 Other Organizations**

15.05.000 APPENDIX

15.05.010 AGENCY COORDINATION PROGRAM

15.05.020 INTRODUCTION

As part of the preparation of a comprehensive plan for the North Plains community, opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review, and revision of plans and implementing ordinances. Toward that end, this Agency Coordination Program has been prepared to initially identify potentially affected agencies, to contact those agencies for a self-assessment of their interests, and to compile a mailing list of the institutions determined to be affected (that is, those local governments, state and federal agencies, and special districts which have programs, land ownerships, or responsibilities within the area to be included in the plan).

While completing this initial determination, the existence of a number of quasi-governmental service providers became apparent. Public utilities and transportation companies operate with near monopoly power within the community. These "institutions" are both impacted by and have an impact on the growth and development of an area such as North Plains. Therefore, the term "agency" has been taken in a broad sense and also includes these "utilities", as well as other non-governmental "public" groups like the ~~North Plains Senior Center, Senior Citizens, the West Washington County Rural Transportation Program, and the garbage collection company.~~

~~15.05 - 1~~

As the many mechanisms for involvement of the area's residents are also appropriate for involvement of these agencies, this Program is limited to the creation of the mechanism for the identification of "affected agencies". Subsequent involvement of the agencies in their cooperative, coordination, and review functions are included in the City's proposed Citizen Involvement Program.

15.05.040 AFFECTED AGENCY IDENTIFICATION

The following steps will be taken in identifying affected agencies:

1. An initial determination of affected agencies will be undertaken utilizing ~~telephone-public~~ directories, ~~county tax rolls~~, and personal contact with ~~particular~~ agencies.
2. A questionnaire shall be prepared and sent to each potentially affected agency requesting:
 - a. A self-determination as to whether or not the agency is "affected" by the City's planning efforts.
 - b. If so, the person designated to receive and review planning study materials is to be identified.
3. One follow-up questionnaire will be sent to any potentially affected agency not responding to the initial request. Agencies not responding to this follow-up will be deemed to not be affected by the City's efforts unless there is other over-riding evidence that the agency is actually affected. In that case, a follow-up phone call with the identified agency director will be attempted.
4. ~~Following the determination of which agencies are affected, these agencies will then be separated into three groups:-~~
 - a- ~~The City will make available electronic copies of all materials to the public, agencies and interested persons on www.northplains.org. Notices of availability of updated information will be sent by electronic mail to persons and agencies who identify themselves as interested parties. These which are to receive copies for review and comment of all draft plan materials and resource documents. These agencies will tentatively include any citizens planning advisory committees, the Washington County Planning Department, CRAG, and LCDC, among others.~~

Commented [MD1]: What is this
 - b. ~~Agencies which are to receive copies for review and comment of only draft plan and referenced resource materials applicable to the agency's area of interest. Examples of such agencies are the railroad and State Highway Division, which will receive only materials related to transportation. Other Plan documents will be available to these agencies upon request.~~
 - c. ~~Agencies only remotely affected by the planning effort will only receive copies for review and comment of draft plan elements prior to their presentation to the City Council for formal review and ultimately adoption. An example of agencies potentially in this category are B.P.A., the County Department of Assessment and Taxation, and Portland Community College.~~
5. Following ~~agency agency self~~ identification ~~and classification~~, all agencies ~~in the first category~~ will be considered a Citizen Planning Advisory Committee and will receive materials as provided for in the proposed Citizen Involvement Program. ~~Agencies in the second category will receive the same treatment as citizens, in that information will be available as is provided for above, and other opportunities for participation will be solicited under the provisions of the Citizen Involvement Program. Agencies in the third category will then receive notice of pending final actions.~~

The foregoing sets forth the program to be followed in the agency coordination phase of the planning program. As plan preparation progresses, previously overlooked agencies may be identified, or agencies originally deemed affected may become less so, e.g., CRAG when it is merged into the reduced Metropolitan Service District. At that time, the steps indicated above will be followed and the required involvement of the agency will be reassessed. Agency involvement will be as provided for in the proposed Citizen Involvement Program.

15.05.050 ~~INITIAL DETERMINATION OF AFFECTED AGENCIES~~ **July 11, 1978**

The following ~~initial~~ listing of governmental units and other service organizations potentially affected by the preparation and update of a comprehensive plan for the City of North Plains has been compiled to assist in the determination of all agencies actually affected. Following the distribution of the suggested Affected Agency Identification Summary, the listing will be revised and updated by the inclusion of the name and address of the person designated to receive and review planning study materials.

15.05.051 LOCAL AGENCIES

City of North Plains
~~Educational Services District (ED)~~
Hillsboro ~~Elementary School District No. 7~~
~~Hillsboro Union High School District No. 3~~
~~North Plains Elementary School District No. 70~~
Portland Community College
Tualatin Valley Irrigation District
Washington County Rural Fire Protection District No. 2
~~West Union Elementary School District No. 4~~
City of Hillsboro Planning Department

15.05.052 COUNTY AGENCIES

~~Board of Commissioners~~
~~Area Agency on Aging~~
Department of Assessment and Taxation
~~Communication Department~~
~~Extension Service - OSU~~
~~Health Department~~
~~Mental Health Department~~
~~Parks Division~~
~~Planning Department~~ Department of Culture, Education, and Recreation
Department of Health and Human Services
Department of Public Safety and Justice
Department of Land Use, Housing and Transportation
~~Public Works Department~~
~~Traffic Safety Commission~~
Clean Water Services ~~Unified Sewerage Agency~~
District 18 Water Master
~~County Housing Authority~~

15.05.053 **OREGON STATE AGENCIES**

Extension Service – OSU
~~Department of Commerce~~Business Oregon
Correction ~~Department~~Division
~~Department of Economic Development~~
Department of Environmental Quality
Department of Fish and Wildlife
Forestry Department
Department of Geology and Mineral Industries
~~Department of Human Resources~~Human Services Department
Department of State Police
Oregon State Historical Society
~~Center of Population Research and Census~~
~~State System of Higher Education~~ Department
Department of Transportation
Department of Veterans Affairs
Farm and Home Loan Division
Division of State Lands
~~State Aeronautics Division~~Aviation Department
Public Utility Commission
Oregon Liquor Commission
Land Conservation and Development

15.05.054 **FEDERAL AGENCIES**

Department of Agriculture
Agricultural Stabilization and Conservation Service
Farmer's Home Administration
Forest Service
Soil Conservation Service

Department of the Army
Corps of Engineers

Department of Commerce
Economic Development Administration

Environmental Protection Agency
Federal Communications Commission
Federal Energy Administration
Housing and Urban Development
Department of the Interior
Bonneville Power Administration
Bureau of Reclamation

Fish and Wildlife Service
Bureau of Land Management

Water Resources

Interstate Commerce Commission
~~Pacific Northwest River Basins Commissions~~
Small Business Administration
Department of Transportation
 Federal Aviation Administration
 Federal Highway Administration
United States Postal Service

15.05.055 OTHER STATE AGENCIES

~~Columbia Region Association of Governments~~
Metropolitan Services District
Port of Portland
Portland Community College
~~Portland Metropolitan Area Local Government Boundary Commission~~
Tri-County Metropolitan Transportation District (Tri-Met)

15.05.056 UTILITIES

Burlington Northern, Inc.
Garbarino Disposal Services, Inc.
General Telephone Company of the Northwest
Northwest Natural Gas
Portland General Electric Company

15.05.057 OTHER ORGANIZATIONS

North Plains Senior ~~Citizens Group, Inc. Center~~
Washington County Youth Contact
Washington County Cooperative Library Services
Washington County Community Action Organization
~~West Washington County Rural Transportation Ride Connection~~
~~Tillamook county Transportation District ("Wave")~~
~~C.P.O. Citizens Participation Organizations. No. 8~~