

ORDINANCE NO. 538

CITY OF WILLAMINA, OREGON

AN ORDINANCE AMENDING THE CITY OF WILLAMINA, OREGON COMPREHENSIVE LAND USE PLAN AND PLANNING ATLAS AND ADOPTING THE CITY OF WILLAMINA COMPREHENSIVE PLAN MAP OF 1987.

WHEREAS, O.R.S. 197.640 requires that cities and counties periodically review their comprehensive plans; and

WHEREAS, the City began its periodic review in January, 1987 when the City Council directed the approved citizens advisory committee, the Planning Commission, to review the DLCD notice regarding periodic review dated; and

WHEREAS, the Planning Commission conducted public meetings during February and March of 1987 regarding periodic review requirements and determined that amendments to the Comprehensive Plan, the Planning Atlas and the Comprehensive Plan Map were required in order to comply with the periodic review criteria; and

WHEREAS, the Planning Commission held a public hearing on May 4, 1987 and subsequently recommended the adoption of amendments to the Comprehensive Plan and Planning Atlas, and the adoption of the Comprehensive Plan Map of 1987; and

WHEREAS, the LCDC has been given more than 45 days notice prior to the hearing before the City Council regarding these proposed amendments and the adoption of the Comprehensive plan Map of 1987 ; and

WHEREAS, the City Council of the City of Willamina did, on the 14th day of May, 1987, hold a public hearing regarding the proposed amendments to the Comprehensive Plan and the Planning Atlas, and the adoption of the Comprehensive Plan Map of 1987; consider and review such proposed amendments; and the Council now being fully advised,

THE CITY OF WILLAMINA, OREGON, ORDAINS AS FOLLOWS:

SECTION 1. Title. This Ordinance shall be known as the "Willamina Comprehensive Plan, Planning Atlas, and Comprehensive Plan Map Amendments of May, 1987.

SECTION 2. Comprehensive Plan Amendments. The City of Willamina Comprehensive Land Use Plan, adopted by Ordinance No. 475, and amended by Ordinance No. 483, is hereby amended by additions and revisions to the text as described in the document attached hereto as "Exhibit A", and the adoption of a "Significant Resources Map" and revised "Building Limitations Map". These additions and revisions shall be adopted by this reference.

SECTION 3. Planning Atlas Amendments. The Willamina Planning Atlas be amended in accordance with the document attached hereto as "Exhibit B" and shall be adopted by this reference.

SECTION 4. Comprehensive Plan Map Amendments. The Willamina Comprehensive Plan Map of 1980 is hereby repealed, and the Willamina Comprehensive Plan Map of 1987, which is attached hereto as "Exhibit C", is adopted by this reference.

SECTION 5. Emergency Clause. The City Council declares that an emergency exists affecting the health, safety and welfare of the public, and that, therefore, AN EMERGENCY IS HEREBY DECLARED TO EXIST, and this Ordinance shall be in full force and effect from and after its passage and approval by the mayor.

Passed by the Council this 14 day of May, 1987 by the following vote:

AYES 4

NAYS 0 / Absent

APPROVED by the Mayor this 14 day of May, 1987.

Francis C. Eddy
MAYOR

ATTEST:

Quinn Lee Olson
CITY RECORDER

EXHIBIT "A"

COMPREHENSIVE PLAN AMENDMENTS

Amendments to the Comprehensive Plan are attached hereto. Text in ~~overstrike~~ is to be deleted. Text in **boldface** type is to be added to the text of the Comprehensive Plan.

SUMMARY OF COMPREHENSIVE PLAN AMENDMENTS

1. Delete City Limits/UGB Map (first two pages of the Plan) and replace with 1987 Comprehensive Plan Map.

2. Page 7: Fish and Wildlife section, amend Implementation #1 as follows:

Policies A and B are found in the Willamina Floodplain Ordinance, Ordinance #467 Article 4, Section 9 of the Zoning and Development Ordinance.

3. Page 19: Recreation section, amend Finding #2 as follows:

Willamina has adequate parkland, according to Oregon Department of Transportation standards, to meet the City's projected population to the year 2000 2005.

4. Page 20: Recreation section, amend Implementation subsection as follows:

Policies 1A through 1D can be accomplished through continued existing policies and through Ordinance #413 Article 6 of the Zoning and Development Ordinance. Policy 1E is a restatement of an existing condition.

Policy 2A and 2B can be accomplished through Ordinance #467 Article 4, Section 9, and Article 6, Subsections 4.090 and 4.100 of the Zoning and Development Ordinance, and through careful consideration of development proposals on lands with severe limitations.

Policy 2C is implemented through regulation of signs in residential areas by Ordinance #387 in Article 4 of the Zoning and Development Ordinance.

The current inventory of historic sites and structures is found in the Significant Resources Map in the Willamina Planning Atlas and forms the basis of implementing Policy 2D.

Policy 2E is implemented through Section 4-110 of Ordinance #387 the provisions of Article 5 of the Zoning and Development Ordinance.

5. Page 21: Transportation section, add General Policy "E." as follows:

E. The City of Willamina recognizes that its comprehensive plan and implementing ordinances must be amended to 1) provide more certainty regarding the allowance of street, road and highway maintenance and improvements; and 2) to coordinate the local planning review of highway projects with the Oregon Action Plan for Transportation. The City will make appropriate amendments as soon as

possible after the Oregon Department of Transportation develops model plan policies and model ordinances to guide the City in correcting the problem.

6. Renumber Page 27, Economy, as Page 28 to correct printing error.
7. Page 32: Land Use and Urbanization section, add Policy "I", as follows:
 - I. All development and use of land within the Planning Area of Willamina shall comply with applicable state and federal air, water, solid waste, hazardous waste and noise regulations.
8. Page 40: Land Use Planning section, amend Policy "A" as follows:
 - A. The City shall review the Comprehensive Land Use Plan and all supporting documents **at least every five years in accordance with the schedule for periodic review established by L.C.D.C.** to ensure that a factual basis for planning decisions is maintained. All Plan reviews shall be consistent with the Statewide Citizen Involvement Goal and and with the City's Citizen Involvement Program.
9. Delete Plan and Zone Map section, on page 50-51. Delete Zone Map (last page of Plan.) Insert amended Zoning Map.

[AMENDMENTS TO SPECIFIC SECTIONS OF THE PLAN FOLLOW.]

WATER RESOURCES

Good water resources are all-important to the City's present and future well-being. Willamina is fortunate to have abundant resources due to the major streams that flow through the City. Since Willamina has a lack of permeable geologic formations to allow major groundwater (aquifer) development, future water supply will depend on efficient use of surface water resources.

Findings

- Surface water resources provide the City with municipal water supply, recreational opportunities and scenic areas.
- Domestic water supply comes from Willamina Creek and can be expected to meet the City's increasing demands in the foreseeable future.
- The South Yamhill River affords recreational opportunities to Willamina residents.
- A sensitive groundwater area underlies the planning area. The City needs to be aware of potential impacts on sensitive groundwater areas from underground storage tanks, storm drainage, chemical spills, residential on-site sewage disposal systems and other similar land uses.
- Minimum stream flows have been set for the South Yamhill River and Willamina Creek as a part of the State Water Resources Board's "Middle Willamette River Basin Program".

Goal

1. To preserve the surface water resources of Willamina Creek and to protect Willamina's water quality through compliance with federal, state and regional water quality standards.

Policy

- A. The City shall notify private and public landowners, advising parties that Willamina Creek serves as the water resource for the City and that the City will want to ensure its future viability.

Goal

2. To plan for additional water supply.

Policy

- A. The City shall apply for water rights on the South Yamhill River, the amount to be determined by the City Engineer. The City shall comply with minimum stream flow standards for Willamina Creek and the South Yamhill River when it becomes necessary to increase the City's water supply.

Implementation

Policies 1A and 2A are intended to specifically address the City's water supply.

Section 7(4) of Ordinance #299 6(D) of Ordinance #521 specifically addresses water pollution.

NATURAL HAZARDS

Floodplains and lands with unstable soil conditions and excessive slope have been identified on the Building Limitations Map. Willamina has adopted a floodplain ordinance floodplain standards to assure that future development in the City's floodplain does not pose a threat to life or property.

Goal

1. To protect life and property from natural hazards and disasters.

Policy

- A. Development proposals in areas with natural hazard restrictions shall use construction and design techniques that will eliminate the hazard potential and assure suitability for the proposed use.
- B. In hazard areas outside the floodplain, an overall site masterplan, including but not limited to grading, roads, landscaping, utility plans, and structure placement shall be considered. Proposed development plans shall be reviewed for compatibility with public safety. Applications for such review shall include a geologic investigation prepared by registered soils engineer or engineering geologist addressing the degree of hazard and potential mitigating measures. Development shall not occur unless the geologic investigation demonstrates that the property can be safely used as proposed. Development plans should, where the possibility of density transfer exists, provide for the retention of hazard areas as open space, with the clustering of development outside of the hazard areas.

Implementation

Policy 1A and 1B is are implemented through Ordinance #467 which establishes a Flood Hazard Zone the provisions of Article 4, Section 9 of the Zoning and Development Ordinance, which establishes a Restricted Development Overlay Zone and review process.

Policy 1B is implemented through Section 4-120 of Ordinance #387.

EDUCATION

Good schools are another major concern for Willamina residents. The City recognizes the integral part schools play in maintaining a healthy community. Also, the type of future growth that will be attracted to Willamina will be partially dependent upon the quality of schools.

School District #30J provides educational services for Willamina; the District area encompasses about 259 square miles.

Willamina experienced a large setback in its educational program when the Willamina Grade School burned to the ground on January 4, 1979. Since then, the School Board and the community as a whole have initiated a program to turn this experience into an opportunity to provide quality educational experiences for children in the future. The construction of the new grade school and middle school facility in the northeast portion of the city has served to assure the continued provision of needed educational services to the residents of the city.

Findings

- Willamina has one high school and one grade/middle school with the grade school housed in temporary facilities.
- Willamina's high school and grade/middle school currently operates under capacity.
- Approximately 62 percent of the property tax dollars in the School District area are spent on local education services.
- School District 30 is presently exploring the best way to rebuild the Willamina Grade School.
- School District 30 is presently examining alternate school sites to purchase within Willamina for future high school or elementary school needs.

Goal

1. To provide the highest quality of educational services for the community in the most cost-efficient and orderly manner possible.

Policies

- A. The City shall cooperate with the School District in examining and designating future school sites.
- B. The City and School District shall coordinate expansion of school facilities, as they are needed, in a manner that will best ensure that the educational needs of the community are met.
- C. The City shall coordinate with the School District to continue to allow use of school facilities by community residents when the facilities are not in use by the schools.
- D. The City and School District shall strive to provide energy-efficient designed educational facilities.

- E. The City shall encourage and support the School District's efforts to provide maximum educational services at minimal costs to taxpayers.

Implementation

The policies are statements of the cooperative efforts currently in effect between the City and the School Board.

Policy D is especially pertinent and is currently being pursued as the community plans for construction of new school facilities.

PUBLIC FACILITIES AND SERVICES

To protect the general health, safety and welfare of the community, Willamina residents are serviced by public water, sewer and storm drainage systems. The City has a very complete storm drainage system. In addition, much cost and effort goes toward maintaining and improving the sewer and water systems. Orderly and cost-efficient service for present residents and for future growth is a high priority of the City.

Findings

- Willamina presently has municipal water storage capacity of 550,000 1,250,000 gallons.
- Municipal water quality is considered good.
- The existing sewer system is barely adequate for the City's present population and should meet growth needs to at least 1995.
- Completion of an expanded sewer treatment facility in 1979 will allow Willamina to meet population needs to the year 2000.
- Existing infiltration and inflow in sewer lines is being corrected by a yearly improvement program.
- Willamina is designated as a Sewerage Works Implementation Agency under the Section 208 Area-wide Treatment Management Plan.
- Storm drainage is provided throughout the City by a pipe system and by drainage swales.
- Requiring storm drainage systems in areas of new development can alleviate detrimental impacts.

Goal

1. To provide a timely, orderly and efficient arrangement of water, sewer and storm drainage services to the City.

Policies

- A. To meet the residential, commercial and industrial needs of the City, water, sewer and storm drainage service shall be adequately provided and maintained.
- B. The City shall provide public facility services in a most energy conserving manner and shall encourage prudent use of such services.
- C. To maintain acceptable standards regarding water quality and sewage disposal, the City shall support and cooperate with appropriate regional, state, and federal agencies.
- D. The City shall investigate all possible sources of funding for water, sewer and storm drainage systems improvements.
- E. The City shall not extend public water, sewer and storm drainage services outside of the city limits.

Implementation

Policies A through D are intended to be implemented in an ongoing way, as need arises. Willamina will complete expansion of its sewage treatment lagoon in 1979. The City then needs to expand its water storage capacity, which at present is inadequate to serve increased growth to the year 2000.

Policy E is a restatement of a long-time City policy. Its intent is to continue an orderly and efficient pattern of public facilities and services.

Policy C is implemented through the City's public works construction specifications, as provided by Ordinance #419.

Ordinance #458 allows special assessment to be levied for street, sewer, sidewalk and storm drain improvements.

HOUSING

Amended
by # 586
2/27/97

It is the intent of Willamina to retain the residential characteristics that form the City's small-town quality. At the same time, it is important to have flexibilities in housing types and densities so that Willamina residents can choose housing that suits their needs.

"Residential" is the single largest use of land in Willamina. The goals and policies that follow are designed to strengthen the land use element upon which much of the citizen's quality of life depends.

Findings

- Willamina's housing stock has increased by about 32 41 percent since 1970, with 40 percent of the new stock being added in 1978 with the largest percentage of the new stock being added in 1978 and 1979.
- As of December, 1978 January, 1987, 85.6 84.8 percent of Willamina's 578 619 housing units were single-family; 11.9 12.3 percent were multi-family; and 2.5 2.9 percent were mobile homes.
- Eleven percent of Willamina's housing stock is critically defective.
- At 2.5 2.68 persons per dwelling unit, approximately 204 276 additional dwelling units are needed to provide housing for the projected year 2005 population of 17,956 2,525 people. Allowing for a 4 percent vacancy rate in the housing stock, a total of 303 new dwelling units will be needed by 2005.
- Based upon the existing mix of housing types, and recent trends in changes in that mix, the 303 new dwellings needed by 2005 will be composed as follows: multi-family dwellings, 240 single-family dwellings, and 19 mobile home units.
- 1976 1980 median family income for Willamina was \$9,588 \$13,793.

Goal

1. To take steps to ensure that Willamina residents are provided with safe and sanitary housing.

Policies

- A. The City should explore the possibility of adopting a housing code to ensure that the existing housing stock is structurally safe and to promote a health living environment.
- B. The City should establish a program for junk removal in residential areas.

- C. The City should establish requirements for street lighting in residential areas.

Goal

2. Through the Plan and implementing ordinances, to encourage the development of a range of housing types and cost levels to adequately meet the needs of its citizens.

Policies

- A. The City should establish programs for increasing the housing supply for low and moderate income families.
- B. The City should review its zoning and subdivision ordinances regulations and include innovative land development techniques and incentives to provide for a range of housing types and densities, and for price ranges that will adequately meet the present and future needs of the community.
- C. The City shall allow the continuation of the present policy of locating mobile homes on individual lots but shall establish special development standards to reduce conflicts between mobile homes and conventional housing types.
- D. All residential development should provide consideration for the handicapped and elderly, especially multi-family housing.
- E. All residential developments should provide for recreational opportunities within the development.

Goal

3. To encourage the upgrading of the existing housing stock.

Policies

- A. The City should solicit the aid of federal, state and local agencies in obtaining funding for the rehabilitation of dilapidated housing in the City.
- B. The City shall solicit support for and otherwise encourage the weatherization of the existing housing stock to minimize health and economic impacts due to rising fuel costs.

Goal

4. To ensure that all future housing developments take into consideration soil stability, topography and natural hazards in the design and density of the developments.

Policies

- A. Housing densities should be consistent with the suitability of the land to support development and should avoid natural hazards such as unstable soils, steep

- topography, flood/slide hazard areas and soils with poor drainage.
- B. The City should encourage through the Plan, zoning and subdivision ~~ordinances~~ regulations the retention of any existing natural vegetation and should establish requirements for planting in all in all residential developments.
 - C. The City should require that all utilities be placed underground to improve the visual amenities of new development.
 - D. The City shall encourage developers to make all new residential developments as energy-efficient as possible, including consideration of renewable fuel sources such as wood and solar.

Goal

- 5. To ensure that all new housing developments be provided with services (sewer, water, ambulance, police and fire) and that future developments will not overburden the City's ability to provide such services. Further, to ensure that the cost of extending such services will be borne by the developer.

Policies

- A. Residential development should be located, within the foreseeable future, in areas served by public facilities and services.
- B. Residential development should be directed into areas currently platted and close to the city center before utilizing large blocks of vacant land and land presently devoted to agriculture.
- C. Multiple family dwellings should be located near commercial activities to offer more people non-motorized access to commercial services.

Goal

- 6. To cooperate with all federal, state, regional and local agencies in developing and implementing housing programs to meet the needs of Willamina residents.
 - A. The City should encourage programs for increasing the City's housing supply.
 - B. The City should provide for the collection and dissemination of housing information from federal, state, regional and local sources.
 - C. The City should cooperate and coordinate with federal, state and local agencies in assisting programs for the improvement of housing stock and housing conditions.

Implementation

The total package of policies found here sets the framework for decisions regarding housing.

Policy 1B can be implemented through Ordinance #299 #521.

Policy 2B is initially implemented through: Article 4 of the Zoning and Development Ordinance, which permits the full variety of needed housing types within the City's various zoning districts; the revised zoning map that accompanies this Plan; the provisions of Article 7 of the Zoning and Development Ordinance, which permits innovative land development within Planned Unit Developments; and through the Housing Needs Analysis in the Planning Atlas, which verifies that adequate buildable vacant lands exist in each zone/plan designation to meet projected land needs.

Policy 2C is implemented by Ordinances #441 and #469 Article 4, Section 13 of the Zoning and Development Ordinance.

Policy 2E is part of Ordinance #413 implemented by Article 6, Section 4.100 of the Zoning and Development Ordinance.

Policy 4A is implemented through the provisions of Article 4, Section 9.

Policies 4A 4B through 4D should be investigated for possible inclusion of specifics in the City's ordinances; meanwhile, they serve as guides for decision-making.

Ordinance #318 addresses Goal 5.

Ordinance #433 provides for mobile home parks in the City.

URBAN GROWTH BOUNDARY

On September 22, 1978, the Polk County Board (Ordinance #218) determined that the "island" of Polk County land within the City and the area known as Morton Alder Maple site were to be included in the Willamina Urban Growth Boundary. (See attached map.) Areas "A" and "D" would be reconsidered when the Willamina Comprehensive Plan was completed, in that new information generated through the Plan development could change the facts upon which Ordinance #218 was based.

Since that time, Willamina has initiated annexation proceedings annexed the island (8.89 acres). Because this area is already urbanized, it does not add significantly to lands needed for future growth. The Morton Alder piece (17 acres) is currently in industrial use, and although there is some potential for industrial expansion, this area does not add significantly to Willamina's future land needs.

The City has completed its Comprehensive Plan. During this process, and the subsequent periodic review of the Plan, the following additional information has become available.

1. Population Projections

The original Urban Growth Boundary proposal was predicated on a projected population of 17,956 by the year 2000. Upon completion of a recent City housing survey and examination of housing construction activity, it became apparent that a revision was necessary. This has been done, with the following results:

- a- As of January, 1979, the population of Willamina is estimated to be 17,600.
- b- Willamina anticipates completion of approximately 100 new dwelling units by the end of 1979.
- c- At an average household size of 2.76, Willamina's population is estimated to be 17,857 people by January, 1980.
- d- At an annual growth rate of 1.9 between 1980 and the year 2000, Willamina's population is expected to reach 27,525 by the year 2000, and
- e- Approximately 342 additional dwelling units will be needed to accommodate a population of 27,525 by the year 2000 (based on 2.76 people per household).

Population forecasts used during the development of the Comprehensive Plan in 1979 projected a population of 27,525 for the City by the year 2000. As with a majority of small towns in Yamhill County and the state, in the early 1980's the City experienced a leveling off of population growth due to an economic recession.

The 1985 estimated population of the City was 1,785. Based upon a population forecast prepared by the Mid Willamette Valley Council of Governments, the year 2005 population of the City is projected to be 2,525 - the same population as was originally forecast for the year 2000. Therefore, with the extension of the City's planning horizon from the year 2000 to 2005, there is no net impact upon the Urban Growth Boundary from the recession-related decline in population growth. Based upon a housing needs analysis, a total of 303 new dwelling units are projected to be needed by the year 2005. These new housing units are projected to be broken into the following mix of dwelling types: multi-family - 44, single-family - 240, and mobile homes - 19.

2- Vacant-and-Buildable-Lands-Within-the-City-Limits
 2. Land Use Projections

During the Plan development process in 1979, the land uses within the City limits were reinventoried. The results are were as follows:

EXISTING 1979 LAND USE

City of Willamina

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Planning Area</u>
Residential	148	31
Agriculture (intensive, open, wooded)	144	30
Public Facilities (streets, schools, parks, public buildings)	107	23
Vacant	39	8
Miscellaneous (water, railroads, parking, utility, institutional)	19	4
Industrial	15	3
Commercial	4	1
TOTAL	476	100

Source: Updated land use survey by Yamhill County Planning Department, January, 1979.

[DELETE THE REMAINDER OF THE URBAN GROWTH BOUNDARY SECTION AND ADD THE FOLLOWING INFORMATION.]

Between 1979 and 1987 a total of 86.3 acres were annexed to the city limits, resulting in a total of 562.3 acres within the city limits. The total area within the Urban Growth Boundary (UGB) is approximately 742.2 acres.

The following lands have been projected to be needed to meet the projected growth in the community to the year 2005:

WILLAMINA LAND USE PROJECTIONS

<u>USE</u>	<u>NEEDED ACREAGE</u>
Industrial	13.3
Commercial	2.2
Multi-family Residential	4.4
Single-family Residential	72.7
Mobile Home Residential	3.2
Total:	95.8

Projections for commercial and industrial land uses are based on averages derived from land use data for the cities of Amity, Carlton, Dayton, Lafayette, Sheridan, Willamina and Yamhill. These averages have been calculated as 0.018 acres/capita (new residents) for industrial use, and 0.003 acres/capita (new residents) for commercial use.

Residential projections are taken from the Housing Needs Analysis in the Planning Atlas (Pages 31-32).

The City's present commercial (C-1) zone does not have enough undeveloped land to accommodate its projected commercial land needs. According to 1979 survey data, there were approximately 1.2 acres of vacant buildable land in the commercial zone. However, the possibility of redevelopment among the 8.4 acres of residential uses within this zone would provide sufficient lands to meet future commercial needs.

Approximately 3 acres of buildable vacant land exists within the City's industrial zone, according to the 1979 data. Other lands designated industrial which are within the UGB, but outside of the city limits are largely developed. If the entire planning area is considered, approximately 106 acres of land are presently developed with industrial uses. Use of the industrial land averages for small towns in Yamhill County would indicate a need of only 45 acres of industrial lands for the year 2005 population. However, because nearly all of the industrially designated land is presently developed, it is possible that amendment of the Plan map may be appropriate in the future to provide additional industrial land to provide for growth in the area.

The following vacant land is available to meet projected residential land needs:

RESIDENTIAL VACANT LAND SUPPLY

<u>DESIGNATION</u>	<u>BUILDABLE ACRES</u>	<u>UNBUILDABLE ACRES</u>	<u>TOTAL ACRES</u>
LDR (R-1)	112.6	43.4	156.0
MDR (R-2)	45.8	24.4	70.2
<u>MR (R-3)</u>	<u>22.0</u>	<u>14.2</u>	<u>36.2</u>
Totals:	180.4	82.0	262.4

Based upon the Housing Needs Analysis in the Planning Atlas, it is clear that adequate buildable vacant lands are available within each residential plan category to meet the identified needs for each housing type.

CONCLUSIONS

1. There is a demonstrated need to accommodate a long-range urban population of 2,525 by the year 2005.
2. There is a need to provide for housing and employment opportunities by inclusion of enough land to allow the marketplace to function efficiently and by consideration of enough land to provide for expansion of commercial and industrial activities.
3. The present boundary and plan provide adequate land to meet identified residential land needs.
4. The present boundary and plan provide enough commercial land to meet projected needs, if redevelopment of existing residential land uses within commercial areas is considered.
5. The present boundary and plan contain only limited vacant industrial lands. The area presently outside of the city limits contains approximately 106 acres of existing industrial development. If the entire UGB area is considered, the City presently has nearly three times the industrial development which the small town averages would indicate is necessary to serve the year 2005 population. However, because existing industrial vacant land is limited, future amendment of the plan may be appropriate to provide for growth in the community.

Exhibit A

Findings - Docket Item Ga-47-80/PA-84-80 Willamina School District 30J

Staff Findings - Compliance with LCDC Criteria

The 15 acres proposed for inclusion within the boundary will be combined with 35 acres owned by the School District directly to the south of the subject property to form the site for a new elementary school and future school expansion. The Willamina Comprehensive Plan indicates a need for 40 acres of vacant land for a new school site (pg. 44). This need is based upon a projected population of 2,525 persons by the year 2000 (Plan, pg. 45). There is a need to provide educational services to this population by the inclusion of sufficient and suitable land within the UGB for a new elementary school site. Due to topographic conditions, the 35 acres owned by the School District to the south of the subject property would not provide sufficient area for the demonstrated school needs.

As indicated by the Willamina Comprehensive Plan (pp.16-17) sewer service is located at the southwest corner of the 35 acre tract to be purchased by the School District. Water service is located in Oaken Hills Drive west of the site. Eight (8") inch water and sewer lines will be extended to the proposed school site from those locations.

It is the intent of the School District to provide for future expansion of educational services, as well as consolidation of these services in one area. Proposals include relocating the existing high school to this site at some time in the future. Such plans will reduce the need for additional land for future school facilities, resulting in maximum efficiency of land uses.

There are no known negative consequences, environmentally, economically, or socially, from the conversion of this agricultural land to public education use. The existing school site has been demonstrated to be inadequate to serve the educational needs of the citizens of Willamina. Double shifting and the use of portable classrooms have been utilized to "get the District through" the present school year. Social problems resulting from the lack of adequate facilities have been documented.

The 15 acres in question are a part of an LCDC-approved exception to Goal 3 taken by Yamhill County. The need for the use of this land as a school site appears to outweigh the need to retain the land in agricultural production.

The Willamina Comprehensive Plan has designated the area to the west of the subject property for residential purposes. The land directly to the north is predominately comprised of scrub oak and does not appear to exhibit productive agricultural capabilities. The proposed use of the subject property as a school site would be compatible with adjacent land uses.

Examination of the Willamina Comprehensive Plan reveals that there are no suitable alternative locations within the present UGB that could economically accommodate the proposed elementary school. The present school site is inadequate for any expansion of the existing "temporary" school facilities, nor would it allow for the construction of permanent facilities to meet future educational needs. No other adequate sites exist within the UGB.

Staff Findings - Compliance with Willamina Comprehensive Plan

The City and School District are cooperating in locating a suitable site for a new school as the Comprehensive Plan specifies. Plans for the school indicate that the school will be energy-efficient and that the recreation needs of the community will be incorporated into the development of the site.

The Urbanization Goals in the Plan are addressed under the discussion of the LCDC criteria.

Staff Findings - Compliance with Yamhill County Comprehensive Plan

The Yamhill County Plan encourages the containment of cities and the expansion of URB's in a manner which uses urban services in the most efficient manner possible. Sewer and water are available to the school district property. The proposed UGB expansion is a logical extension of the school district site. The expansion is necessary because the existing property within the UGB is not large enough nor topographically suited to accommodate the entire school complex. The expansion northward is the only reasonable area into which to expand. To the west (already in the UGB) is a wooded, steep sloped drainageway. To the south (already in the UGB) is Highway 18 and industrial uses. Land to the east is outside the UGB and is less suited for urban development because of the topography and the distance from city services.

The Yamhill County Plan policies are similar to the Willamina Comprehensive Plan in calling for cooperation between jurisdictions in acquiring and developing school sites. That cooperation is being accomplished through this management commission. The Plan also encourages joint development of schools and community recreation facilities, a concept which is being done in this proposal. A track, ball-fields, and playgrounds are part of the development proposal.

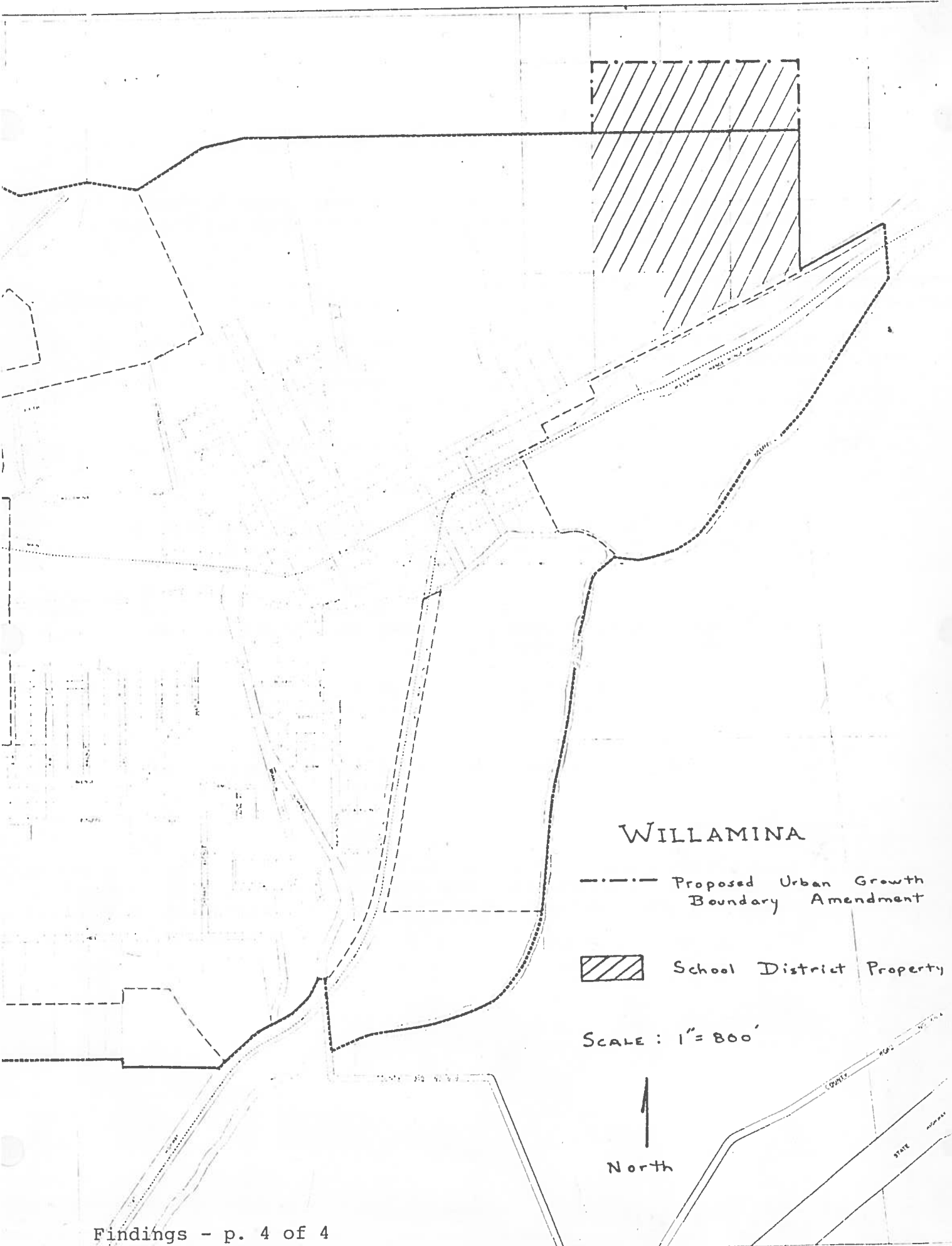
Conclusionary Findings

The following conclusionary findings can be made in support of the proposed UGB amendment:

1. The present elementary school site is inadequate to provide for future expansion or consolidation of school activities and services in the City of Willamina.
2. There appear to be no other suitable sites in terms of size and location to meet the needs of the Willamina School District.
3. The citizens of Willamina have demonstrated their support for the use of the subject property as a school site through the development and adoption of the Willamina Comprehensive Plan and through the selection of the site in a special election.
4. The development of this property as a school site would meet the needs for educational facilities to the year 2000 as set forth in the Willamina Comprehensive Plan.
5. City sewer and water services are available to the site and adequate to meet the proposed needs.
6. The staff report addresses and demonstrates compliance with the criteria for urban growth boundary changes set forth in Statewide Goal 14 and Statewide Goal 2 for Goal exceptions and the Willamina Urban Area Management Agreement.
7. The proposed use of the subject property is consistent with applicable Goals and Policies of the Yamhill County Comprehensive Plan.
8. The use of the subject property as a school site is consistent with applicable Goals and Policies of the Willamina Comprehensive Plan.

Recommendations

Based upon demonstrated need for a new elementary school site in Willamina and upon the staff findings and conclusionary findings in support of the proposed UGB amendment, staff recommends approval of this request.



WILLAMINA

— — — — — Proposed Urban Growth Boundary Amendment

▨ School District Property

SCALE : 1" = 800'



North