

**REVISED GOALS AND
POLICIES**

Yamhill County

Comprehensive Land Use Plan

Ordinance No. 206

June 28, 1979

FILED
YAMHILL COUNTY, OREGON
JUL 2 1 12 PM '79
WANDA CATT
COHN / CLERK
~~WANDA CATT~~ DEPUTY

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON
FOR THE COUNTY OF YAMHILL
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Revising the)
Goals and Policies of the Yamhill)
County Comprehensive Plan)
ORDINANCE NO. 206

THE BOARD OF COMMISSIONERS of Yamhill County, Oregon (the Board), on the 27th day of June, 1979, sat for the transaction of County business, Commissioners Colin Armstrong, Ted Lopuszynski and John P. Macaulay being present.

WHEREAS, the Board enacted the Yamhill County Comprehensive Plan, 1974, Ordinance No. 62, 1974, on the 25th day of September, 1974 (The Plan); and

WHEREAS, ORS 197.175 requires that the Plan be consistent with the statewide planning goals of the Land Conservation and Development Commission (LCDC) Goals; and

WHEREAS, the Board has reviewed the goals and policies contained in the Plan for consistency with LCDC's Goals and, based upon that review and based upon the comments and discussion by and before the Planning Advisory Committees, the Planning Commission, at public hearings on June 21, 1979 and June 26, 1979 and at a public hearing before the Board on June 27, 1979 concerning a draft of proposed revisions to the Plan goals and policies; NOW, THEREFORE,

THE BOARD OF COMMISSIONERS FOR YAMHILL COUNTY ORDAINS AS FOLLOWS:

SECTION 1. The goals and policies attached hereto as "Exhibit A," which by this reference are made a part hereof, are hereby adopted by the Board and made a part of the Plan. The goals and policies set forth in Exhibit A shall be in place of and supersede the existing goals and policies in the Plan, and, to the extent there is an inconsistency, the goals and policies in Exhibit A shall control after the effective date of this Ordinance.

SECTION 2. The Yamhill County Planning Director is hereby authorized and directed to incorporate the goals and policies in Exhibit A into the Plan and shall present the revised Plan to the Board for adoption upon its completion.

SECTION 3. This Ordinance being necessary for the health,

safety and welfare of the people of Yamhill County, and the Board having declared an emergency to exist, it shall be effective upon the approval hereof.

APPROVED this 27th day of June, 1979, at McMinnville, Oregon.

ATTEST:
WANDA CATT, County Clerk
by:

Patricia A. Mullen
Patricia A. Mullen, Deputy

YAMHILL COUNTY BOARD OF COMMISSIONERS:

Colin Armstrong
Chairman Colin Armstrong

Ted Lopuszynski
Commissioner Ted Lopuszynski

APPROVED AS TO FORM:

Robert S. Willoughby
Robert S. Willoughby
Yamhill County Counsel

John P. Macaulay
Commissioner John P. Macaulay

INTRODUCTION

In 1969, the State Legislature passed legislation requiring all local governments in Oregon to prepare comprehensive land use plans. In 1973, the State Legislature acted again and created through ORS Chapter 197 (Senate Bill 100) the basis for a viable State land-use planning program, established a Land Conservation and Development Commission (LCDC), and directed each city and county in the State to prepare and adopt comprehensive plans consistent with statewide planning goals which were to be approved by the Commission by January 1, 1975. Each city and county was also required to enact zoning, subdivision and other ordinances or regulations to implement their comprehensive plans. Legislation further stipulated that after December 31, 1975 comprehensive plans and their implementing ordinances must be updated and revised to comply with the statewide planning goals adopted by the LCDC.

The Yamhill County Comprehensive Plan was prepared and adopted prior to the development of LCDC's statewide planning goals. For this reason, the plan must be updated, and revised where necessary, to bring it into compliance with LCDC goals. Furthermore, changes in patterns of County growth and general local and economic trends in the five years since the Plan was adopted warrant such an update.

The process for preparing the existing Plan involved the time and commitment of many individuals and groups. The preparation of the Plan was a joint effort of the Board of County Commissioners; the Planning Commissions of the County, McMinnville and Newberg; representatives of the small city planning commissions; eight County planning advisory committees and all those interested citizens who appeared at the public hearings on the Plan or contacted the County offices to offer their comments, ideas and proposals. The Plan reflects the concerns, hopes, and desires of a wide spectrum of Yamhill County citizens.

Since its adoption and implementation, the Plan has given able direction to the County's growth and development. It has served as a solid document in establishing growth policy for the County. The time, energy, and commitment of numerous individuals and interest groups has produced a comprehensive plan of which Yamhill County can justly be proud.

This update to the 1974 Comprehensive Plan is intended as a refinement of that document. In accordance with ORS Chapter 197, this refinement has been guided by the applicable statewide land use goals with which the comprehensive plan must be in conformance.

Paramount to the County plan update process has been the reexamination of goal and policy statements which form the basis to the Comprehensive Plan. Goals are general directives or achievements toward which the County wishes to go in the future. Policies are more specific statements of action to move the County towards attainment of the goals. These policies are used in daily decision making or in the development of ordinances by the County.

Many of the goal and policy statements in the 1974 Plan are just as applicable and appropriate today as they were at the time they were formulated. These have remained intact. Others which no longer apply or are inappropriate because of changing conditions or legislation have been deleted or revised. New goals and policies have been adopted to address topics not covered in the original Plan.

Implementation of the County goals and policies can occur several ways. Many are implemented through County ordinance. Other goals and policies will apply to individual issues or proposals put forth by both private and public sectors. Still others will require action dependent upon the County's fiscal resources through time.

Where certain goals and policies conflict with others, the final decision will require a weighing of the merits in order to achieve a balanced decision. Through time, the goals and policies are guides for consistent, reasonable and balanced land use decisions.

For those goals and policies that are apart of the 1974 Comprehensive Plan, parentheses indicate the page where they are found in the 1974 Plan text. An "R" next to an parenthesis indicates an adopted revision of a 1974 Plan goal or policy.

SECTION I.

URBAN GROWTH AND CHANGE AND ECONOMIC DEVELOPMENT

A. URBAN AREA DEVELOPMENT

SUMMARY

Growth in Yamhill County is being most heavily influenced by spillover from the Portland metropolitan area. The northeast section of the County has been absorbing the brunt of this growth pressure and will continue to do so in the future.

Due to a vigorous policy to attract additional industry into the city, McMinnville should also see rapid population growth in coming years.

Future growth pressures will increase the potential for sprawl development, a condition which results in higher costs in providing public facilities and services due to the extension, then underutilization of those services.

Economic, energy and environmental considerations point to the need for containing urban growth to existing urban centers.

An established urban growth boundary for each city of Yamhill County will assist in the orderly and efficient transition from rural to urban land uses.

GOAL STATEMENT

1. To encourage the containment of growth within existing urban centers, provide for the orderly, staged, diversified and compatible development of all of the cities of Yamhill County, and assure an efficient transition from rural to urban land use. (60)

POLICIES

- a. Yamhill County will, in cooperation with the cities and special districts of the County, encourage urban growth to take the form of a series of compact, balanced communities, each with its own business and community center and each related to industrial areas and other centers of employment. (62)
- b. Yamhill County will cooperate and coordinate with each of the cities in the development of urban growth boundaries and will adopt an urban area growth management agreement with each city which outlines a growth management plan for unincorporated areas within the boundary and the means by which the boundary can be modified.
- c. Yamhill County will recognize the lands within established urban growth boundaries as the appropriate and desired location for urban development.

GOAL STATEMENT

2. To encourage the containment of urban services and facilities and other public capital improvements within existing urbanizing areas in order to achieve an orderly pattern of urban growth. (70)

POLICIES

- a. Yamhill County will continue to seek full cooperation and coordination among the cities, the school districts, other special-purpose districts of the County and the County itself in jointly planning and programming all land use, urban services and facilities and other public improvements having an impact on the rate and direction of urban growth. (70)
- b. Yamhill County will seek to establish a general commitment by all providers of urban services that no subdivision of lands in designated urban areas on the Plan Map will be permitted without the provision of urban services commensurate with the location, nature and scale of the proposed development, recognizing the overall capital program for community services and the ultimate net cost to the community of the services to be provided. (70)

GOAL STATEMENT

3. To create convenient and attractive residential neighborhoods which can be efficiently serviced with roads, utilities, schools, parks and commerce, and can take advantage of desirable physical features; and to give a satisfactory range of choice to the prospective householder through the imaginative use of a variety of design concepts. (116)

POLICIES

- a. Yamhill County will continue to recognize that the appropriate location of medium-density residential development is in areas having a full range of urban services and amenities within or immediately adjacent to central business districts; immediately adjacent to public traffic generators, such as schools, parks, hospitals, and regional or neighborhood shopping centers; or in selected small areas having unique scenic qualities and a location where community water supply and sewage-disposal systems, adequate access by way of a road of collector or higher status and other urban services necessary to meet the needs of the intended residents can and will be provided. (117)
- b. Yamhill County will continue to recognize that the appropriate location of low-density residential development is in areas where adequate access and services to satisfy the scale of ultimate development can and will be provided. Such areas would generally be within, or contiguous with, existing urban centers, but may also be in selected small areas having unique scenic qualities or, where the need may be demonstrated, in selected outlying areas of varying size having appropriate site qualities and other supporting services. (118)

B. RURAL AREA DEVELOPMENT

SUMMARY

Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as a result of such expansion.

Recognizing the potential problems and conflicts arising from development in the rural area, major concerns connected with any rural area development proposal are its location, nature and scale.

Encroachment of urban development into rural areas threatens to remove valuable farm lands from needed agricultural uses.

GOAL STATEMENT

1. To provide an adequate amount of land, development areas and sites to accommodate those uses which are customarily found in rural areas or require or are better suited to rural locations, without compromising the basic goal relating to urban containment and orderly urban development. (66)

POLICIES

- a. Yamhill County will recognize the lands designated on the plan map as Agriculture/Forestry Small Holding (AFSH), Very Low Density Residential (VLDR) and Low Density Residential (LDR) as the appropriate and desired location for rural residential development, while at the same time encouraging opportunities for small scale or intensive agricultural and forestry activities within these plan designated areas.
- b. All proposed rural area developments shall be based on a reasonable expectation of the demand for the use of such land or facilities within a reasonable period of time and no large-scale development shall be approved without: (66)
 - 1) the submission and approval of a layout and design concept, with provision for the staging and servicing of all phases of the development;
 - 2) the approval of all Federal and State agencies relative to any applicable health, safety and environmental controls; and
 - 3) an adequate demonstration of the financial capacity and responsibility of the proponents to complete the development and provide for operation and maintenance services.
- c. All proposed rural area development and facilities: (67)
 - 1) shall be appropriately, if not uniquely, suited to the area or site proposed for development;
 - 2) shall not be located in any natural hazard area, such as a floodplain or area of geologic hazard, steep slope, severe drainage problems or soil limitations for building or sub-surface sewage disposal, if relevant;

3) shall be furnished with adequate access and an adequate individual or community water supply, if required; and shall not be justified solely or even primarily on the argument that the land is less costly than alternative better sites or that Federal or State aid is available in the form of subsidized water supply or sewerage extensions from nearby urban centers.

d. No proposed rural area development shall require or substantially (68) influence the extension of costly services and facilities normally associated with urban centers, such as municipal water supply and sanitary sewerage or power, gas and telephone services, nor shall it impose inordinate additional net costs on mobile, centralized public services, such as police and fire protection, school busing or refuse collection.

GOAL STATEMENT

2. To accommodate the demand for rural residential development at very (116) low densities and in areas which are not amenable to integrated neighborhood designs, provided such areas are suited to the uses intended and exhibit high amenity value, and such developments do not pre-empt farm or forest lands, or generate inordinate service demands of their own.

POLICIES

- a. Yamhill County will continue to recognize that the appropriate (119) location of very low density residential development is in designated large areas where commitments to such uses have already been made through existing subdivision, partitioning, or development and by virtue of close proximity to existing urban centers; or in small, limited areas having unique scenic, locational and other suitable site qualities where the anticipated magnitude or density of development is not such as to require more than a very basic level of services, such as single local-road access, individual domestic wells and sewage-disposal systems, and possible rural fire protection.
- b. Yamhill County will continue to recognize that the appropriate location of very low density residential development is in designated small holding areas where reasonable opportunities for agricultural and forestry activities exist and where the anticipated magnitude or density of development is not such as to require more than a very basic level of services, such as single local-road access, individual domestic wells and sewage-disposal systems, and possibly rural fire protection.

C. ALTERNATIVE DEVELOPMENT

SUMMARY

It is important for the County to be able to respond to changing needs and conditions as they occur.

The planned-unit development (PUD) concept provides a viable alternative to conventional urban development patterns.

POLICIES

- a. Yamhill County will review and accommodate, wherever possible, any new or alternative development concepts or proposals, provided such concepts or proposals are consistent with and do not compromise in any way the established disposition of land uses on the Plan Map or the goals and policies of the Plan. (71)
- b. Yamhill County will encourage the use of the planned-unit development (PUD) concept in both urban and rural environments and any proposed PUDs will be reviewed on the basis of the Plan-established location criteria for the individual uses and densities. (73)

D. CITY GROWTH AND DEVELOPMENT

SUMMARY

Each of the ten cities in Yamhill County has established, or is in the process of establishing, an urban growth boundary.

The staged extension of city services will facilitate orderly urban expansion.

Growth pressures in and around the cities of McMinnville and Newberg make these areas particularly vulnerable to land use conflicts.

POLICIES

- a. All urban growth boundaries in the County will be delineated as shown on the plan map and no extension of urban land uses or city water and sewer services beyond the designated urban growth boundaries will be undertaken without concurrent amendments to both the respective City and County Comprehensive Plans.
- b. Yamhill County will encourage major land uses or functional areas and domestic water supply and sanitary sewer service areas in the cities to develop progressively outward and to be extended on a staged basis until they become coextensive with and fully service the designated urban area.
- c. The designated residential area west of Hill Road and east of the Lafayette-Riverside industrial area (in McMinnville) will be denied City water and sewer services until all other designated residential areas are substantially developed, and such services will not be extended across Baker Creek, the North Yamhill River, or Highway 18 except in the designated PUD Area. (76)
- d. The designated PUD Area (along Three-Mile Lane in McMinnville) will be retained for the time being in its present agricultural and limited commercial, industrial and public uses and be designated for the uses shown on the Plan Map, and the area will be developed in accordance with the general policies of this (76)

Plan and the following principles set out in the recommendations of the City and County Planning Commissions relative to Three-Mile Lane land-use policy:

- 1) both Yamhill County and the City of McMinnville recognize that residential, commercial and industrial development along Three-Mile Lane is desirable if it is of good quality and design. Further, such development should be staged in accordance with need and be compatible with the traffic-carrying function of Three-Mile Lane, and the design capacity of the sewer and water service extensions into the area. Therefore, both governing bodies will consider applications for zone changes to property within their jurisdiction provided that the planned-unit development concept is utilized.
- 2) both Yamhill County and the City of McMinnville will look favorably upon mixed urban development projects; that is, that integrated designs for commercial, industrial and residential uses will be encouraged.
- 3) both Yamhill County and the City of McMinnville, in considering applications for zone changes, will place heavy emphasis upon:
 - the minimization of entrances onto Three-Mile Lane;
 - the development on on-site circulation systems;
 - the provision of deep setbacks, landscaping, buffer strips, sign controls, and the setting of an adequate setback line from the existing right-of-way line.
 - the provision of service roads and acceleration and deceleration lanes and left-turn refuges when and where necessary and practicable.

e. The City of McMinnville will adopt an annexation policy and urban service policy which would qualify properties for annexation and the extension of urban services based on applicable statewide goals and the applicable policies in the McMinnville Comprehensive Plan. In the case of Three-Mile Lane, annexation and extension of urban services will include, but not be limited to, the following considerations: (76)R

- the location and area of the land to be annexed shall be defined as the boundary of the sewer service area east to County Roads 92 and 464 and areas approximately 1500 feet north of Three-Mile Lane and approximately 1200 feet south of the Lane;
- the present and proposed use of the land to be annexed;
- the availability of, and current service policies concerning access, water supply and sewerage; and
- the need to annex the land to the City.

E. HOUSING

SUMMARY

Through its regulatory and legislative powers the County can greatly influence choices in housing types, location, density and cost within its boundaries.

The rising costs in land, labor, materials and financing, combined with increasing population pressure, have created a housing problem in Yamhill County reflected in both the quantity and quality of the existing stock.

The County has numerous housing units in need of rehabilitation to make them safe, sanitary and decent places in which to live.

Federally subsidized housing programs have provided some relief for those who could not otherwise afford quality shelter, yet it appears that many in need are still unaided.

In 1978 the County enacted a new building, mechanical and plumbing ordinance which adopts by reference the Uniform Building Code, the Uniform Mechanical Code, and the Uniform Plumbing Code of 1976 published by the International Conference of Building Officials.

Home occupations are widely practiced in both urban and rural areas of Yamhill County.

GOAL STATEMENT

1. To assure the provision of safe, sanitary and decent housing for all residents of the County at a reasonable cost. (125)

POLICIES

- a. Yamhill County will continue to cooperate with all governments and housing agencies within the region in promoting unified housing policies and action programs as well as an equitable distribution of assisted housing throughout the County. (125)R
- b. Yamhill County will continue to administer uniform building, mechanical and plumbing codes for all new construction, as well as consider the adoption and administration of a uniform housing code to assure the maintenance and upgrading of existing housing units to code standards. (126)R
- c. Yamhill County will provide opportunities for a variety of housing types in different residential environments, including single-family structures, conventional and modular type construction, and mobile homes to serve the housing needs of all components of the County population. (126)R
- d. Yamhill County will encourage an adequate supply of new and rehabilitated housing units for rental or purchase by low- and moderate-income families and individuals through support of, and participation in, State and Federal programs. (127)
- e. Yamhill County will coordinate its efforts with each city in order to avoid potential conflicts with respect to countywide housing opportunities and demand.
- f. Yamhill County will establish a process by which builders and citizens can receive an energy efficiency evaluation of their site and house plans.
- g. Yamhill County will provide assistance to local realtors, developers, contractors and other members of the building community to inform buyers of total life-cycle housing costs.

- h. Home occupations will continue to be recognized and reasonably regulated in all medium- and low-density residential areas in accordance with accepted standards and practice in urban environments. (128)
- i. A reasonable expansion of the concept and definition of home occupation will apply to very low density residential and agricultural small- and large-holding areas where small-scale, family-operated, home-craft industry or repair service has been traditionally carried on, and such uses will be reasonably regulated, subject to limitations on location, scale, performance characteristics, commercial character, and visibility from bounding roads or adjoining property. (128)

F. ECONOMIC DEVELOPMENT

SUMMARY

The economy of Yamhill County is largely based upon agricultural and forestry related industries.

Economic diversification generally results in a stronger, more stable local economy by increasing employment opportunities.

Yamhill County has traditionally been plagued by high levels of unemployment, but the attraction of new industries in recent years has helped to alleviate this condition.

An Overall Economic Development Plan can serve as a guide to the fulfillment of the County's economic development goals and policies.

GOAL STATEMENT

- 1. To maintain a rate and pattern of economic growth sufficient to prevent reoccurring high levels of unemployment and under-employment in the County, balance the real property tax base of the various cities, and strengthen local economic bases. (92)R

POLICIES

- a. Yamhill County will, in cooperation with the cities, the local chambers of commerce and affiliated industrial promotion groups, and State agencies concerned with State and regional economic development, encourage a diversified employment base, the strengthening of trade centers, and the attraction of both capital- and labor-intensive enterprises, consistent with the needs of each community and the County as a whole. (92)
- b. Yamhill County will encourage economic development projects which do not conflict with the predominant timber and agricultural character of the County.
- c. Yamhill County will ensure citizen participation in economic development planning through the continued involvement of the Yamhill County Economic Development Committee.

- d. Yamhill County will develop an Overall Economic Development Program, which is consistent with the County Comprehensive Plan. This Program will be outlined in an updated Overall Economic Development Plan which, upon completion, will be incorporated into the economic element of the County Comprehensive Plan.

G. COMMERCIAL DEVELOPMENT

SUMMARY

The decline of downtown business districts is a problem facing each of the cities in Yamhill County.

Yamhill County residents' orientation to the Portland and Salem metropolitan areas for shopping, entertainment, medical services and other related commercial services and facilities has tended to drain the commercial vitality of many of the cities.

Commercial strip development is often characterized by sprawl, conflicting uses, lack of access control and service roads, inadequate setbacks, and lack of adequate off-street parking and loading facilities.

GOAL STATEMENT

1. To create an environment for commercial development which will preserve and enhance the vitality of the central business districts, assure safer, more convenient and attractive community and neighborhood commercial centers, and protect prime commercial sites for use in advance of need. (129)

POLICIES

- a. Small neighborhood or local commercial uses will be encouraged to locate or relocate only within or immediately adjacent to the residential development or area intended to be served and be spaced in a pattern reflecting this market. (132)
- b. The County will discourage the expansion of strip commercial and provide for the redevelopment of strip commercial areas.
- c. Commercial uses unsuited to downtown areas will normally be restricted to other areas within the urban growth boundary.
- d. Yamhill County will adopt landscape and design criteria for all forms of commercial development occurring outside urban growth boundaries.
- e. Highway service and tourist commercial uses catering to the needs of the traveling public will be encouraged to locate within existing urban centers. Traditional central commercial uses will be encouraged to locate or relocate only in existing town centers and the dispersal of such uses to peripheral highway locations will be discouraged. (133)R

- f. As part of the ongoing planning program the County will coordinate with the cities to:
- 1) prepare and maintain an inventory of buildable commercial lands; and
 - 2) work with businessmen and community groups to formulate redevelopment plans for existing commercial areas.
- g. Recreational commercial uses will be encouraged to locate within urban growth areas or in compatible urban commercial areas where their location and space requirements can be most satisfactorily fulfilled. (133)R

H. INDUSTRIAL DEVELOPMENT

SUMMARY

Industrial development is important to the economic vitality of Yamhill County.

The provision of adequate urban services is a major concern in an industry's location and operation.

Some industrial activities generate land, water and/or air pollution which can pose both a hazard and a nuisance to those living in the area.

Industrial parks serve to consolidate industrial activities into a designated area in order to reduce incompatibility with surrounding land uses.

Performance standards are a means of regulating industrial activity so as to moderate or abate objectionable features in their operation.

GOAL STATEMENT

1. To concentrate industries of similar types, service needs, and performance characteristics within designated areas of each of the existing urban centers; to encourage adequate land for new industrial development within urban growth boundaries; to encourage the relocation of existing industries from undesirable locations in order to eliminate land-use conflicts; to attract new industries in accordance with the need to achieve a more balanced local property tax and employment base, while maintaining a high standard of environmental quality; and to protect the stability and functional aspect of industrial areas by protecting them from incompatible uses. (134)R

POLICIES

- a. Heavy-industrial uses with seasonal or high nuisance characteristics will be encouraged to locate or relocate only in or immediately adjacent to urban areas where all required services are available, well removed and shielded from existing or projected residential development; and conversely, that prime heavy industrial sites will be identified and protected from encroachment of other urban uses pending acquisition and development.

- b. To the greatest extent possible, industrial areas will be located within urban growth boundaries. Those industrial areas located outside urban growth boundaries will be compatible with the industrial development goal and will be located where they can be adequately served by necessary major utility lines, including electric power substations and transmission lines, trunk sewer lines, trunk water lines, and where appropriate, trunk gas lines.
- c. Industrial uses which are incompatible with surrounding residential or commercial development and cannot bear the cost of abating their incompatible characteristics, whether related to performance or appearance, will be encouraged to locate or relocate only within urban centers, where contact with residential development is, or will be at a minimum, and where all required services are immediately available. (136)
- d. Industrial uses which are compatible with surrounding residential development and are willing to bear the cost of maintaining high performance characteristics and attractive site and building layout and design, will be encouraged to locate or relocate in designated industrial parks and that such parks and their staged development will be subject to planned unit development agreements. (137)
- e. Industrial uses will be located so that adequate buffer space is provided between incompatible land uses.
- f. The County will develop appropriate performance, design and specification standards and requirements for all existing and possible future industrial uses to guide their location or relocation in the County and within existing industrial areas of the County. (137)
- g. Agricultural, forestry and mineral resource-oriented industry will be accommodated in areas close to the resources utilized, provided that such industrial uses are compatible with any nearby urban development, city water supply and sewerage are not required, and waste discharges constitute no threat to the environment.
- h. Established industrial areas may be extended and new industrial areas designated by Plan amendment where development trends warrant such extension or designation and full urban services are extended into the area, if appropriate, and the extension or designation of land use and services is consistent with all other goals and policies of the comprehensive plan. (139)
- i. Industrial development will utilize the transportation system in an efficient and safe manner and reduce energy consumption by identifying for industrial development areas with alternative transportation opportunities, and by locating employment opportunities close to public transportation and, where appropriate, in community areas.
- j. Non-railroad users will be discouraged from locating next to a railroad right-of-way.

- k. The County will undertake a study to determine the availability and suitability for development of existing industrial land.
- l. The County will encourage industry that is energy conserving and energy efficient. Energy efficient and conservation measures that will be promoted, include but are not limited to the following:
 - 1) efficient building, manufacturing and heating practices;
 - 2) cogeneration systems including the burning of wastes; and
 - 3) utilization of new and alternative systems.
- m. The County will encourage industrial development which bases its products on renewable and indigenous raw materials.
- n. The County will recognize and encourage small scale industries as viable alternatives to larger, conventional enterprises.

SECTION II

THE LAND AND WATER

A. AGRICULTURAL LANDS

SUMMARY

Agriculture plays an integral role in the overall economy of the County.

A significant amount of land within the County has soils which are defined as having high quality agricultural capability.

The need to maintain the integrity and viability of the agricultural land base has been clearly recognized by Yamhill County residents.

Expansion of urban development into rural areas creates conflicts between farm and urban activities, thereby decreasing the potential for agricultural productivity.

In addition to agriculture's important role in the economy of the County, vast expanses of farm land provide County residents with scenic open space which contributes to their overall health and welfare.

Irrigation is an important element in the production of some farm crops, and water storage is an effective means of prolonging the irrigation season.

GOAL STATEMENT

1. To conserve Yamhill County's farm lands for the production of crops and livestock and to ensure that the conversion of farm land to urban use where necessary and appropriate occurs in an orderly and economical manner. (104)R

POLICIES

- a. Yamhill County will provide for the preservation of farm lands through appropriate zoning, recognizing comparative economic returns to agriculture and alternative uses, changing ownership patterns and management practices, changing market conditions for agricultural produce, and various public financial incentives. (105)
- b. Yamhill County will provide for the conservation of farm lands, through various Plan implementation measures and the review of any public or private land-use determinations subject to County jurisdiction, including urban development activity and the location and construction of highways and utility transmission lines which disturb the soil cover and natural drainage pattern, and increase storm runoff, erosion and sedimentation. (106)
- c. Yamhill County will recognize and support watershed storage projects in the Yamhill River basin for their irrigation and flood control benefits. (106)R
- d. Yamhill County will continue to support State special assessment incentives relative to farm lands which are subject to ORS statutes or other farm management programs in order to preserve such lands for farm use and production. (106)R

- e. Yamhill County will not permit the subdivision of lands designated by the County Comprehensive Plan as EF-40 and F-40 in order to preserve such lands for farm use and production.
- f. No proposed rural area development shall substantially impair or conflict with the use of farm or forest land, or be justified solely or even primarily on the argument that the land is unsuitable for farming or forestry or, due to ownership, is not currently part of an economic farming or forestry enterprise. (68)
- g. In order to conserve energy in the production and delivery of food and other agricultural products, Yamhill County will encourage the creation of farmer's markets and will encourage the use of less petroleum-intensive farming methods while providing related technical assistance.

GOAL STATEMENT

- 2. To conserve Yamhill County's soil resources in a manner reflecting their suitability for forestry, agriculture and urban development and their sustained use for the purposes designated on the County plan map.

POLICIES

- a. Yamhill County will continue to preserve those areas for farm use which exhibit Class I through IV soils as identified in the Capability Classification System of the U.S. Soil Conservation Service.
- b. Yamhill County will continue to support ASCS soil conservation measures and SWCD best management practices designed to protect and improve forest and agricultural land productivity and to prevent unnecessary losses through excavation, stripping, erosion and sedimentation. (108)R
- c. Yamhill County will establish an ordinance to control erosion and sedimentation in subdivision developments and both public and private roadway construction.
- d. Yamhill County will require that construction permits contain provisions to protect sites from soil erosion.

B. FOREST LANDS

SUMMARY

The timber industry is Yamhill County's number one basic export economy. In addition to employment and wood products, the County's forest lands provide watershed areas for cities, recreational areas and fish and wildlife habitat.

A future guarantee of productive forest lands in the County is of concern as the demand for wood products, recreational areas, expanded municipal water supplies and fish and wildlife habitat increase.

Uncertainties exist regarding the adequacy of timber supply for the future.

In most locations of the County, marginal agricultural lands can be converted to productive forest lands.

Nearly half of the land area in the County is designated on the Plan Map as Commercial Forestry; other productive forest lands are scattered throughout the land area designated as Agriculture/Forestry Large Holding.

GOAL STATEMENT

1. To conserve and to manage efficiently the County's forest and range resources, thereby ensuring a sustained yield of forest products, adequate grazing areas for domestic livestock, habitat for fish and wildlife, protection of forest soils and watershed, and preservation of recreational opportunities. (98)

POLICIES

- a. Yamhill County will cooperate with Federal and State agencies, large private timber owners and small woodland owners to manage forest and grazing lands for the highest aggregate economic, recreational and ecological benefits which these lands can sustain, including timber production, livestock range, fish and wildlife habitat, watershed protection, erosion control and recreational use. (98)R
- b. Yamhill County will continue to support State special assessment incentives, reforestation programs, and forest management plans and programs in order to preserve and rehabilitate forest lands in the County. (100)R
- c. Yamhill County will encourage aforestation of marginal agricultural lands in the County.

C. WATER RESOURCES

SUMMARY

Efficient use of county water resources is a benefit to all citizens, as water is an essential part of the livability of an area.

GOAL STATEMENT

1. To conserve and to manage efficiently our water resources in order to sustain and enhance the quantity and quality of flows for all consumptive and non-consumptive uses and to abate flood, erosion and sedimentation problems. (111)

POLICIES

- a. Yamhill County will cooperate with Federal and State agencies, the cities of the County, and the local soil and water conservation district to identify, conserve and develop water resources on a long-range, multiple-use basis in response to need, with full consideration given to the benefits, costs, potential uses and the carrying capacity of the resource. (111)

- b. That Yamhill County will continue participation in the (113)R FEMA National Flood Insurance Program to prevent flood-caused losses of life and property, by identifying and mapping the floodplains and floodways of the County, restricting land uses within the flood plains to those which are open and undeveloped, including forestry, agriculture, wildlife habitat and recreational areas, and encouraging improved watershed management practices and the construction of watershed storage projects for flood control.
- c. Yamhill County will support the establishment of minimum streamflows to ensure the continuance of beneficial in-stream uses.
- d. Yamhill County will adopt a riparian vegetation conservation ordinance to aid in erosion, sediment and run-off control.
- e. Yamhill County will seek and employ information on the carrying capacity of the County's water resources from the State Department of Water Resources, the State Department of Environmental Quality and other appropriate agencies.
- f. Yamhill County will continue to support the water well monitoring programs of the U.S. Geological Survey and State Department of Water Resources in order to better manage the County's groundwater resources.
- g. Yamhill County will encourage a study by the U.S. Geological Survey of major ground water recharge areas in the County.
- h. Yamhill County will encourage the prudent use of all County water resources and support the development of water conservation techniques and practices.
- i. Where conflicting uses are identified or intended, in specific proposals or programs, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and used as a basis for decision-making.

D. FISH AND WILDLIFE

SUMMARY

Yamhill County has a rich and varied wildlife resource which includes upland game, fur bearers, anadromous and warm water fish, waterfowl, and a large variety of non-game species.

The County has several sensitive wildlife habitat areas whose protection is essential for the well being of the resource.

Fishing provides important recreational benefits to Yamhill county citizens.

Land use conflicts can occur which would degrade the County's wildlife resource.

GOAL STATEMENT

1. To conserve the fish and wildlife habitat of Yamhill County with a view to maintaining an optimum ecological balance, enhancing the sport fishing and hunting resource of the County, and protecting endangered species. (101)

POLICIES

- a. Yamhill County will cooperate with the Oregon Fish and Wildlife Department, the Yamhill County cities, the U.S. Agricultural Stabilization and Conservation Service, the Bureau of Reclamation, and the soil and water conservation districts of the region to identify, conserve and protect fish and wildlife habitat; determine areas of critical imbalance and threats to particular species; and formulate and implement measures for the improvement of existing habitat and the creation of new habitat where needed. (101)
- b. Yamhill County will recognize the need to conserve and protect fish and wildlife habitat in its plan implementation measures; and the following will be considered in any public or private land use determination subject to County review: the impact of harvesting forested areas where there is no forest management plan for regeneration of the forest lands; the filling or drainage of swamps or marshes; the damming of rivers and streams; the location and construction of highways and utility transmission lines; and any other land development activities which significantly interfere with the vegetation or soil cover or drainage patterns in critical habitat areas. (102)R
- c. All identified sensitive wildlife areas will be classified as exclusive agriculture, forest land or open space. No major land use change, including, but not limited to, road construction and recreational developments, will be permitted without approval of measures to limit undesirable impacts on sensitive wildlife areas.
- d. Habitat of all species indicated as endangered, threatened, or vulnerable will be preserved. Nesting sites of endangered bird species will be protected and buffered from conflicting uses.
- e. Yamhill County will recognize and support watershed storage projects in the Yamhill River Basin where streamflow maintenance benefits improve water quality for enhancement of sport fisheries and native species. (103)R

E. OPEN SPACE

SUMMARY

Yamhill County possesses an extensive open space network that contributes to the overall rural character and liveability of the County.

GOAL STATEMENT

1. To ensure the continuance of the open space character that has always existed in Yamhill County.

POLICIES

- a. Yamhill County will cooperate with all governmental and recreation agencies within the region to identify open space and scenic resources, to determine resident and non-resident recreation needs, and to formulate and implement measures for open space preservation and use. (94)
- b. The inventory will include, but not be limited to, the location, quantity and quality of the following resources: fish and wild-life habitats; ecologically and scientifically significant natural areas; outstanding scenic views and sites; water areas, wetlands, watersheds, and groundwater resources; wilderness areas; historic areas, sites, structures and objects; cultural areas; potential and approved Oregon recreation trails; potential parks and recreation sites.
- c. Where conflicting uses are identified concerning an open space, natural or scenic resource proposal, the economic, social, environmental and energy consequences of the conflicting uses will be determined and programs developed to achieve the goal.

GOAL STATEMENT

2. To preserve and improve potential recreational and other open spaces in both urban and rural environments for all to enjoy. (94)

POLICIES

- a. Yamhill County will seek to establish a permanent County open space net; increased public access to areas of prime recreational significance; the development of additional water-based recreational opportunities; and continuity of scenic views, buffer areas, wild-life and natural habitat and associated natural environments. (95)R
- b. Yamhill County will continue to support state special assessment incentives and other similar legislative actions as well as federal incentive and grant-in-aid programs which are designed to secure and preserve elements of the open space net, provide increased recreational access, and develop low intensity use recreational reservoirs. Funding proposals and incentives to preserve open space include the following: allocation of money in the County budget for fee acquisition; acceptance of donations and bequests of land where the scenic or recreational value justifies its removal from the tax rolls, and the ongoing expense of its maintenance; easement acquisition; and acquisition of development rights. (96)R

F. MINERAL AND AGGREGATE RESOURCES

SUMMARY

An inventory of mineral and aggregate resources for Yamhill County is scheduled to be undertaken in 1979 by the Oregon Department of Geology and Mineral Industries.

Mineral resources in Yamhill County consist mainly of sand and gravel, and rock quarries.

The Willamette River is a major source of sand and gravel.

Unless properly developed and rehabilitated, mining and quarrying activity can pose irreparable environmental damage.

GOAL STATEMENT

1. To protect mineral deposits from urban encroachment, provided that such deposits are not located on land identified for urban development by the Comprehensive Plan and Plan Map; to ensure that all extraction of mineral resources takes place under conditions which foster compatibility with existing, surrounding land uses; and to provide for the restoration of extraction sites for future agriculture, open space, recreational or other appropriate uses. (109)R

POLICIES

- a. Yamhill County will continue to inventory and identify potential aggregate, mining and quarrying sites in the County, including those sites that have been actively used in the past but are not currently in operation; and those sites that are compatible with the Plan goals will be recognized through appropriate plan designations and zone districts on the Plan and Zone Maps. (109)R
- b. Yamhill County will continue to cooperate with state and federal agencies within the region to identify lands that are, can or should be utilized for sources or processing of mineral aggregates; will determine present and future needs; and will formulate and implement necessary measures for the protection of such sources or sites. (109)
- c. Areas designated by the Comprehensive Plan for urban development will continue to be protected from incompatible mining activities through appropriate zoning and review measures. (110)R

GOAL STATEMENT

2. To ensure that irreparable environmental damage does not result from mining, quarrying or extractive activities.

POLICIES

- a. Yamhill County will cooperate with state regulatory agencies in support of the reclamation or restoration of all lands subject to quarrying, excavation or strip mining, in order to redress the visual and environmental blight created by such operations and to make the land suitable for other uses; and assurance will be required at the outset of the development by the posting of adequate performance bonds. (110)R
- b. All requests for operation within any stream bed will require the approval of appropriate governmental agencies prior to County approval.

GOAL STATEMENT

3. To ensure that rehabilitation of mining, quarrying, and extraction sites is accomplished within a reasonable time frame.

POLICY

- a. All requests for mining, quarrying and extractive operations will be required to prepare and submit detailed plans of the site operation and plans for reclamation to ensure proper continued operation and final closure of the development. Approval of the request will occur after the posting of all necessary performance bonds has been made.

(110)^R

SECTION III

TRANSPORTATION, COMMUNICATIONS AND PUBLIC UTILITIES

A. TRANSPORTATION

SUMMARY

Efforts need to be coordinated among local, regional, State and Federal agencies in order to develop a sound transportation system for the County.

The regional transportation needs must be addressed primarily in respect to the utilization of the County's arterials as State thoroughfares.

A major concern of the County is to develop a transportation system that will maintain and enhance the quality of life enjoyed by its residents.

Due primarily to the increasing traffic load and traffic hazards on all county roads, there is a need to control access points for future development.

In view of the rapidly increasing cost and decreasing supply of energy, it is imperative that all transportation decisions take into account the conservation of energy.

The provisions of adequate bicycling and pedestrian paths within the County is a concern of the County residents. Such modes of transportation lend themselves particularly to the rural nature of the County.

There is a potential for the McMinnville Municipal airport to be developed into a Basic Transport facility.

Rail freight service to the County is provided by Southern Pacific Railroad.

The County operates a limited public transit system.

In order to protect the scenic resources of the County, outstanding highway views should be designated as scenic areas.

GOAL STATEMENT

1. To provide and encourage an efficient, safe, convenient and economic transportation and communication system, including road, rail, waterways, public transit and air, to serve the needs of existing and projected urban and rural development within the County, as well as to accommodate the regional movement of people and goods and the transfer of energy, recognizing the economic, social and energy impacts of the various modes of transportation. (142)

POLICIES

- a. Yamhill County will encourage the establishment of a transportation system supportive of a geographically distributed and diversified industrial economy for the County including coordination with all City Comprehensive Plans.

- b. All transportation related decisions will be made in consideration of land use impacts including but not limited to adjacent land use patterns, both existing and planned, and their designated uses and densities.
- c. Yamhill County will cooperate and establish close liason with the State Department of Transportation, the cities of the County, the Tri-County Metropolitan Transportation District of Oregon (Tri-Met), the Southern Pacific Railroad, the Federal Aviation Administration, Federal Highway Administration, and private utility companies operating in the County, in respect to matters relating to the location, design, and programming of roads, railroads, public transit facilities, airports, transmission lines, pipelines, waterways, energy corridors and communications facilities to guide and accommodate the emerging development patterns of the County. (142)
- d. Yamhill County will, in cooperation with the State Highway Division and the cities of the County, establish a comprehensive list of recommended road improvements throughout the County, establish a suitable review mechanism for arriving at and amending priorities on a continuing basis and work towards the creation of an on-going capital-improvement program closely coordinated with all agencies of government responsible, including cities for road location, construction, finance and maintenance. (145)
- e. Yamhill County will cooperate with and support the State Highway Division, the Mid-Willamette Valley Council of Governments, and any other County or regional transportation agency in an effort to establish a viable and productive regional transportation planning process and operations system geared to identifying, prioritizing and resolving both present and future transportation needs, with special reference to our County and regional network. (145)
- f. Yamhill County will establish by ordinance in cooperation with the State Highway Division, the cities of the County, adjoining counties, the U.S. Postal Service and all affected special-purpose districts, including fire protection districts, a system for naming all public roads and numbering property as prescribed by ORS 215.110(1)(c), and in doing so will give full consideration to the costs, benefits and timeliness of such action. (152)
- g. Yamhill County will appoint a committee of interested citizens to study all State highways within the County and inventory and evaluate the aesthetic features of the views from such highways, consider the eligibility of specific sections for designation as scenic areas under the provisions of the Scenic Areas Act, and make appropriate recommendations to the Planning Commission and Board of Commissioners in respect to a petition to the Scenic Area Board to hold hearings on the possible designation of scenic areas within Yamhill County. (153)

- h. Yamhill County will, in cooperation with the cities of the County, and in consultation with the Mid-Willamette Valley Council of Governments, the State Public Transit Division, the Public Utility Commissioner, and private companies providing transit services, make a comprehensive study of public transit possibilities, including bus and rail, and if economically feasible, will seek such services as are found to be safe, efficient and convenient in serving the transportation needs of the residents of the County. (155)
- i. Yamhill County will encourage bicycle and pedestrian traffic as an element of the transportation system by coordinating with the cities within the County to develop an integrated system of safe and convenient bicycle and pedestrian ways to complement other modes of transportation. (158)
- j. Yamhill County will require new development to:
 - 1). limit access points on highways designated as arterials when alternative access points are feasible.
 - 2) provide a frontage setback requirement of 50 feet from the public right-of-way of all designated arterials within the County for commercial and industrial development; and
 - 3) minimize direct access points onto arterial right-of-ways by encouraging the utilization of common driveways.
- k. All County transportation related decisions will be made in particular consideration of energy efficiency and conservation.
- l. Yamhill County will establish programs, such as van- or car-pooling to increase vehicle occupancy and reduce unnecessary passenger car travel.
- m. Transportation needs for the disadvantaged, such as the low income, the handicapped, and the elderly, will be considered in the development of the county transportation system.
- n. Yamhill County will utilize existing facilities and right-of-ways to the fullest extent possible provided that such use is consistent with the County Comprehensive Plan.
- o. All transportation related decisions will be made in support of the efficient and economic movement of people, goods and services throughout the region, and will be based on the location and adequacy of facilities for such goods and services.
- p. The County Plan and zoning ordinance will continue to recognize the need for protecting the McMinnville Municipal Airport as a vital County-wide transportation facility and efforts will be made to regulate land use in the environs of the Airport to prevent the erection of further airport hazards and obstructions, at the same time preventing any residential encroachment upon the critical noise contours. (161)R

- q. The status and proposed location or expansion of all airport facilities will be specifically designated in the Plan Map, as amended, and, if under County jurisdiction, will be accorded a planned-unit development designation in the zoning ordinance, in order to assure a compatible association of airport growth with surrounding urban development. (161)

B. UTILITIES

SUMMARY

Transmission lines and pipelines cross miles of land, consume many acres of right-of-way and have a significant impact on land use.

The Public Utility Commission has allowed for local review of utility location with its agency coordination program.

The County recognizes the effects that the development of utilities has on land use and sees a need for close consideration and cooperation with the utility companies.

GOAL STATEMENT

(See goal statement under Public Facilities and Services)

POLICIES

- a. Yamhill County will review all right-of-way acquisitions for utility lines and facilities and, where appropriate, require: (163,164,165)R
- 1) that the route or corridor chosen locate on or parallel to existing public or private right-of-ways and avoid the creation of unusable parcels;
 - 2) that the route or corridor chosen have a minimum visual impact along highways and in residential areas, blend well with the natural landscape, and create minimum conflict with present and planned uses of the land;
 - 3) that clearing for, and construction of, transmission lines, pipelines and other utility facilities be performed in a manner which will maximize preservation of natural beauty and conservation of natural resources, and which will minimize scarring of the landscape or siltation of streams;
 - 4) that following construction of utility facilities, construction areas will be cleaned up and efforts will be made to restore the landscape and the land capability to its original condition prior to construction; and
 - 5) that a maintenance program for utility facilities include maintenance of the environmental preservation and restoration achieved during all phases of construction.

SECTION IV

PUBLIC LAND, FACILITIES, AND SERVICES

A. PUBLIC FACILITIES AND SERVICES

SUMMARY

The County sees a need to integrate public facilities and services in an effort to eliminate costs and conserve energy.

Coordination with all jurisdictions and affected agencies is essential in the development and maintenance of adequate public facility systems.

The expansion of public facilities is a major factor in directing urbanization.

The consolidation of water and sanitary sewer facilities can reduce the construction, operation and maintenance costs of such facilities.

The joint acquisition and use of school and park sites can represent a substantial economic benefit to the cities and the County.

There are a number of sites of historic and archaeological significance worthy of preservation within the County.

It is necessary to identify, reserve and protect future domestic water supply sources in order to meet the increasing urban and rural needs.

It is a concern of the County to regulate public and quasi-public institutional uses within rural areas of the County.

Recycling of solid waste materials conserves natural resources and energy.

GOAL STATEMENT

1. To develop a timely, orderly and efficient arrangement of public services and facilities to serve as a framework for urban and rural development, including public lands and buildings, parks and recreation areas and facilities, schools, police and fire protection, domestic water supply, sanitary and storm sewerage and other drainage facilities, and power, gas and telephone services. (166)

POLICIES

- a. Yamhill County will coordinate with the cities within its jurisdiction to provide an orderly phasing of water, sanitary sewerage, storm drainage and other public services and facilities within the urban growth boundaries.
- b. Public facilities and services for rural areas will be provided and maintained at levels appropriate for rural use only.
- c. In recognition of the necessity to promote the conservation of energy, Yamhill County will assume a demonstrative role through the application of energy conserving practices that will support the development and operation of an efficient arrangement of public facilities and services within the County.

- d. Yamhill County will coordinate with the cities and appropriate local, State and Federal agencies in providing for the health and service needs of the public, particularly the needs of the disadvantaged, including the young, the elderly and the handi-capped.
- e. Yamhill County will encourage the consolidation of City, County and State administrative offices, public health, safety and welfare buildings, and community cultural facilities as opportunities that will promote energy conservation, provide convenient, centralized services and attractive building and openspace groupings. (168)R
- f. Yamhill County will, where practicable, encourage the consolidation of City, County, school district, utility and State works yards, shops, bus barns and equipment and materials storage yards, in order to realize economies of scale in land acquisition, development and operation and maintenance costs, and eliminate present facilities which are incompatible with sensitive residential and commercial areas throughout the County. (171)
- g. Close cooperation will be encouraged among the cities, the school districts, and the County in respect to matters of school site selection, acquisition, planning, servicing and joint use in keeping with the anticipated direction and pattern of urbanization within the urban growth boundary. (172)R
- h. Yamhill County will work with cities within the County, the Yamhill County Historical Society, the Oregon Historical Society, the Oregon State Museum of Anthropology, the State Historical Preservation Officer, the Heritage and Conservation Administration, and all other interested groups to identify and preserve sites of historic or archaeological interest. (179)
- i. Yamhill County will accommodate the location of non-profit, institutional organizations as defined by the Internal Revenue Code in the designated agriculture and forestry small holding areas on the Plan Map, provided such uses are compatible with such areas, the stated goals and policies of the Plan are fully complied with, and such uses are established and regulated as planned unit developments under the zoning ordinance. (181)R
- j. Yamhill County will cooperate with other interested agencies to identify, acquire and/or reserve in advance through appropriate openspace zoning designations suitable watershed areas and reservoir sites to serve the domestic water needs of the emerging urban and rural development areas of the County. (182)
- k. Yamhill County will encourage the dedication of major drainage-ways such as wetlands, swales, intermittent creek basins and roadside depressions for the purpose of storm water collection.
- l. Yamhill County will encourage and cooperate with regional solid waste management programs in scale with the County's needs and subject to equitable cost-sharing arrangements for each of the services and facilities developed on a regional basis. (188)R

- m. Yamhill County will assist in the organization of special-purpose districts, such as water and irrigation districts, water associations and County service districts, which would be able to utilize Federal and State funds to build reservoirs and provide the desired services to their respective communities or clientele. (183)
- n. The establishment of domestic water supply systems will be supported where such systems conform to all applicable water quality and engineering design criteria developed by the Oregon State Health Division; where the supply, storage and distribution of facilities are able to satisfy insurance fire-flow requirements and provide a given reserve for maximum daily use and emergency needs; where such systems are developed at a level consistent with the ability of the providing agency to support the services and provide qualified personnel for operation and maintenance; where the extension of water distribution lines is justified by the users' ability to support the services within a reasonable period of time; and where the extension of water distribution lines will not create development levels incompatible with the basic County goal of preserving agricultural and forestry lands. (183)R
- o. Ground water supplies will be protected from critical draw-downs or disrupted flows occasioned by surrounding land use development or activities, such as mining and logging where municipal watersheds exist; surface water supplies will be protected from unusual increases in turbidity and sedimentation caused by farming, logging, mining, excavation or grading; and both ground water and surface water supplies will be protected from contamination by subsurface sewage-disposal systems, sewage lagoons, sanitary landfill sites and other sources of pollution. (184)R
- p. Yamhill County will assist in the organization of specialpurpose districts, such as sanitary districts, sanitary authorities and County service districts, which would be able to utilize Federal and State funds to build collection and treatment facilities and provide the necessary services to their respective communities or clientele. (184)
- q. The development of sanitary sewerage systems will be supported where such systems conform to all applicable Federal and State standards pertinent to the collection, treatment, and final disposal of effluent; support will be given for the continued separation of sanitary and stormwater collection systems and the development of correction programs to reduce ground and surface water infiltration; support will be given for the separation and disposal of industrial wastes which differ significantly from normal domestic sewage in strength or composition, or which contain significant quantities of grease, chemicals or suspended metals; and the planning management criteria enunciated for domestic water systems should be applied with equal consideration to sanitary sewerage systems. (184)

- r. The development of small biological and physical-chemical plants in areas of existing or planned urban densities in rural environments will be supported, provided they are operated by a public agency or licensed private corporation or homes association and meet established Federal and State operational and water-quality standards. (185)
- s. Yamhill County will encourage, where feasible, the land disposal of treated waste effluents and will consider in land use actions around the cities of the County, the future need for such applications of treated wastes. (185)R
- t. Yamhill County will support any consolidation of water and sewer facilities to secure the potential economies of scale and organization, providing their potential environmental impacts are consistent with existing land-use plans, related urban growth goals and policies, established water-quality standards, and where separate local facilities are shown to be more expensive. (186)

B. PARKS AND RECREATION

SUMMARY

The Oregon State Parks Department, Yamhill County, Chehalem Parks and Recreation District, the school districts and the Yamhill County cities provide a variety and different levels of park and recreation opportunities for County residents and the transient population.

Most of the park land outside Yamhill County cities are accessible only by automobile.

There is a lack of water based recreational opportunities in Yamhill County.

GOAL STATEMENT

1. To provide adequate recreational opportunities in both the rural and urban environments to meet existing and projected needs.

POLICIES

- a. Yamhill County will cooperate with all governments and recreation agencies within the region to identify recreation, open space, and scenic resources; determine resident and nonresident needs and formulate and implement measures for providing recreation services.
- b. Yamhill County will seek the cooperation of the cities, school districts and Chehalem Park and Recreation District in the joint acquisition, development, operation and maintenance of combined school and neighborhood park and playground sites in harmony with projected neighborhood needs and surrounding uses. (175)
- c. Yamhill County will seek to offer greater opportunities for waterbased recreation on the Willamette and South Yamhill Rivers and their tributaries. (175)R

- d. Yamhill County will encourage the location of urban parks in scenic areas which are easily accessible to much of the urban population and which can be developed to provide recreation opportunities for a variety of age and interest groups. (176)
- e. Yamhill County will encourage the development of rural parks with appropriate spacing to serve the needs of County residents on sites which have unique aesthetic value, appropriate access by road or path, and are otherwise suitable for picnicking and water-related activities. (176)
- f. Yamhill County will encourage an appropriate amount of park and recreation development designed to meet the needs of the transient and regional population. (177)R
- g. Yamhill County will promote the development of an integrated bicycle and pedestrian trail system to provide recreational opportunities and to link open space, Yamhill County communities and park areas. (178)R
- h. Yamhill County will explore the possibilities of placing a greater share of the burden of park acquisition on new residents of the County who generate an increased demand for parks and open space. (178)
- i. Yamhill County will encourage cooperation among government agencies to increase recreation opportunities, programs and facilities for County residents, and will explore the possibilities of providing recreation programs for the small towns and rural areas of the County. (179)
- j. For the purpose of implementing recreation programs and development, Yamhill County will investigate funding alternatives such as tax levies, bonding grants in aid, user fees and subdivision ordinance stipulation.

C. WILLAMETTE GREENWAY

SUMMARY

The Willamette River is a valuable resource, offering unique scenic and recreational opportunities.

A sound management program will ensure that the Willamette River remains valuable for all to enjoy.

GOAL STATEMENT

- 1. To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River.

POLICIES

- a. Yamhill County will cooperate with appropriate governmental agencies and special districts to protect all Willamette Greenway lands and resources.

- b. Yamhill County will identify a Willamette Greenway Boundary on the County Comprehensive Plan and zoning maps, and will develop and adopt a Greenway ordinance, providing for the review of intensifications, changes of use, or developments within the Willamette Greenway Boundary to ensure compatibility with the goal.
- c. Yamhill County will continue to cooperate with the Oregon Department of Transportation in examining the feasibility of future acquisition plans within the Willamette Greenway Boundary.

SECTION V

ENVIRONMENTAL QUALITY

A. AIR, WATER AND LAND RESOURCES QUALITY

SUMMARY

Yamhill County has retained an overall high-quality natural environment, yet the impact of human activities on the environment has upset the natural ecological balances and the high aesthetic quality of the County in the past, and poses the threat of future deterioration in the future.

The increasing demands put upon the air resources of the County affect the capability of those resources to provide for a clean, enjoyable and safe environment.

The Willamette Valley is prone to air pollution as a result of climatic and physiographic conditions.

Suspended particulates from a number of sources, including automobiles, dust, field and slash burning, and industry process losses, pose the largest air pollution problem for Yamhill County.

GOAL STATEMENT

1. To conserve and to protect natural resources, including air, water, soil and vegetation and wildlife, from pollution or deterioration which would dangerously alter the ecological balance, be detrimental to human health, or compromise the beauty and tranquility of the natural environment. (189)

POLICIES

- a. Yamhill County will cooperate with the State Department of Environmental Quality in enforcing State and Federal regulations designed to achieve high air quality. (189)R
- b. Yamhill County will, in making land use decisions relative to industrial or other uses likely to pose a threat to air quality, consider proximity of the proposed use to residential areas and meteorological factors such as seasonal prevailing wind direction and velocity. (190)
- c. Yamhill County will cooperate with the State Department of Environmental Quality in implementing noise control regulations. (192)
- d. Consideration will be given to adopting an ordinance requiring environmental impact review of all major public and private development proposals and the social and economic costs and benefits associated with any particular development proposal will be properly evaluated prior to public endorsement or approval. (196)
- e. In order to maintain and improve the quality of the County's air, water and land resources, Yamhill County will seek to minimize irreversible and other long-term impacts in its development of energy resources; support efforts, where feasible, for the appropriate and efficient recovery of energy as a means

to reduce waste problems; and encourage a program to recover and recycle used motor oil.

GOAL STATEMENT

2. To preserve and enhance the charm and amenity values of the County, while accommodating change, through ensuring harmony between urban development and the natural environment, at the same time cultivating more attractive urban environments in which to live, work and play. (193)

POLICIES

- a. Yamhill County will, in cooperation with the cities, work to establish high standards for urban development and redevelopment, initiate incentives and regulatory programs to achieve such standards and seek abatement of the aesthetic degradation of the environment resulting from conflicting land uses and blighted neighborhoods, indiscriminate waste disposal, offensive outdoor storage and advertising, and the lack of adequate natural and landscaped open space. (193)
- b. Yamhill County will work to maintain a healthy natural balance among the many life forms existing together within the region. (192)

VI. ENERGY CONSERVATION

SUMMARY

At the present time Yamhill County residents depend on oil, natural gas and electricity to meet 95 percent of their fuel and utility needs.

All of these primary fuels are imported into the County, which means taking more capital out of local circulation to pay for energy use.

Over 50 percent of the energy Yamhill County residents purchase is lost, largely through inefficient and inappropriate use.

Energy resources that are efficiently and appropriately used offer numerous benefits including: prolonging existing rates, reducing energy-related expenses, conserving and creating local jobs, reducing pollution, and preserving natural resources.

Solar energy is available in Yamhill County to provide substantial portions of the residential and commercial heating needs.

Sufficient wind energy is available at sites in Yamhill County to generate electricity cheaper than the cost of thermally (coal or nuclear) produced electricity.

Water power and biomass wastes, including logging and mill residues, also offer potential energy sources to Yamhill County residents.

GOAL STATEMENTS

1. To reduce the per capita use of fossil fuels and other non-renewable sources of energy through the efficient and appropriate use of all energy.
2. To promote the conservation of existing depletable energy resources and the development of local, renewable resources to ensure that an adequate supply will be available to Yamhill County citizens at a reasonable cost.

POLICIES

- a. Yamhill County will encourage and support the highest possible current and future energy efficient design standards in all land use issues.
- b. Yamhill County will identify, monitor and protect sites of energy supply, especially, but not limited to, wind and water power.
- c. Yamhill County will support efforts to investigate and establish appropriately scaled units of renewable energy production.
- d. Yamhill County will promote development of renewable energy resources, including but not limited to, solar, wind, water and biomass.

- e. Through the services of the Yamhill County Energy Committee, Yamhill County will continue efforts of cooperation and communication between citizens, utilities, local governments and state and federal agencies concerning energy-related issues and programs, and will participate in formulating state and regional policies that determine how energy is to be produced and consumed locally.
- f. Yamhill County will continue to provide information, technical assistance and otherwise demonstrate energy conservation.
- g. Yamhill County will continue its energy conservation planning program, amplifying its energy-related inventories, proposals, programs and plans, in efforts to guarantee a reasonable level of energy self-sufficiency.
- h. Yamhill County will establish standards to guide the appropriate and efficient use of energy in its programs, purchases and practices.
- i. Yamhill County will establish standards to conserve energy in its motor pool vehicles and practices.
- j. Yamhill County will analyze and minimize total life-cycle costs in its new and remodeling programs, and other capital investments.
- k. Yamhill County will encourage programs for resource recovery and recycling of solid wastes.
- l. Yamhill County will assist local governments to promote the use of conservation, solar and other renewable sources of energy supply.

SECTION VII

IMPLEMENTATION, EVALUATION AND REVIEW

A. CITIZEN INVOLVEMENT

SUMMARY

Extensive efforts were made to involve Yamhill County citizens during the development of the 1974 County Comprehensive Plan.

The County has a citizen involvement program composed of eight Planning Advisory Committees which meet regularly to review land use proposals in their respective areas.

The County's citizen involvement program has been approved by the Land Conservation and Development Commission.

POLICY

- a. Yamhill County will continue to implement an ongoing citizen involvement program that provides County residents opportunity to be involved in all phases of the planning process.

B. REVIEW AND UPDATE

SUMMARY

Changing needs and conditions will necessitate future review, evaluation and updating of the Comprehensive Plan and its supporting documents.

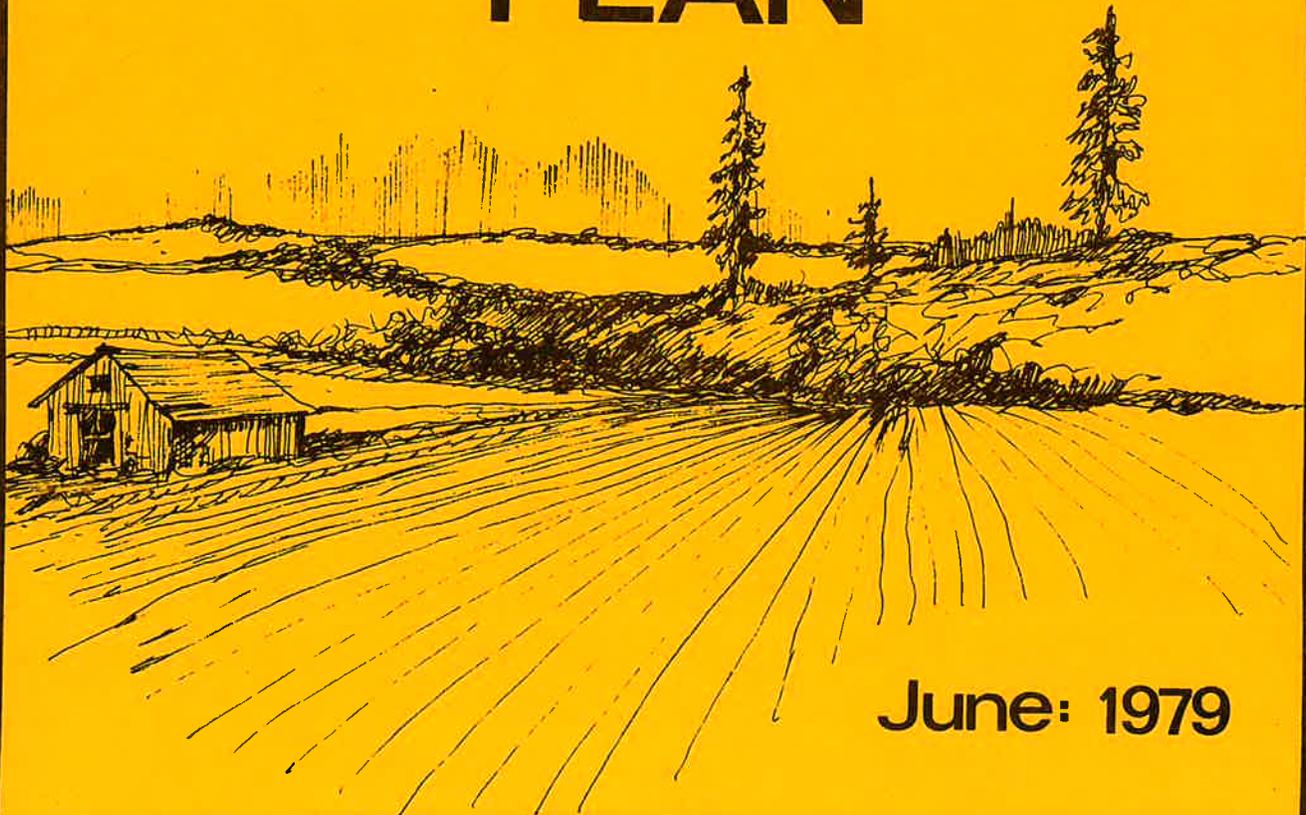
Intergovernmental coordination of all planning activities affecting land uses within the County are necessary to assure an integrated comprehensive plan for the entire area of Yamhill County.

POLICIES

- a. Yamhill County will review any development concepts or proposals which conflict with the Plan Map, goals or policies in light of changing needs and conditions and in keeping with established procedures for Plan evaluation, amendment and update.
- b. Yamhill County will undertake a major update of the Comprehensive Plan and review of all supporting documents every five years to ensure that an adequate factual basis for planning decisions is maintained.
- c. Yamhill County will encourage federal, state and regional agencies and special districts to coordinate their planning efforts with those of the County.

BACKGROUND INFORMATION

YAMHILL COUNTY COMPREHENSIVE PLAN



June: 1979

INTRODUCTION

This material was compiled by the County planning staff as the background for Ordinance No. 206, Revised Goals and Policies-Yamhill County Comprehensive Plan.

As supplemental information to the County's 1974 Comprehensive Plan, the main purpose of this document is to provide information required by the Statewide goals. In some cases, the information is new; in other cases, the information is an update of the 1974 Plan text.

During the plan development of city comprehensive plans and throughout the County Plan revision process, several agency representatives were extremely helpful to the County planning staff. The staff would like to especially thank Rod Bardell of the State Forestry Department, Roger Ellingson of the State Parks and Recreation Division, Don Thurston of the State Highway Division, Dan Wallenmeyer, Bill Floyd and Steve Matz of the Yamhill Soil & Water Conservation District, Fred Ringer of ASCS, Sam Allison of the State Water Resources Department, and John Haxton and Neil TenEyck of the State Department of Fish and Wildlife.

GROWTH POLICIES FOR CITIES IN THE COUNTY

The growth policies for the existing urban centers of Yamhill County are the outgrowth of policy decisions set forth in the individual city comprehensive plans. These plans, which are to be considered in conjunction with the county plan, establish the growth boundaries of these urbanized areas taking into account their supporting urban service patterns, and the suitability and need of surrounding lands for urban development. In response to LCDC's Goal 14, and through the comprehensive planning process, each of the ten cities of the County has established, or is in the process of establishing, an urban growth boundary. These boundaries designate sufficient amounts of urbanizable land to accommodate each city's need for urban expansion to the year 2000. The boundary defines which lands the City is willing to annex and thereby provide city services. Through the adoption of urban growth boundaries and city growth policies relating to future development of those urbanizable lands within these boundaries, an orderly and efficient transition from rural to urban land uses is assured.

A potential conflict that could arise from the development of urban growth boundaries centers on the administrative and jurisdictional authority of the urbanizable lands that they create. Urbanizable lands are those lands within an urban growth boundary but outside the incorporated city limits. It is clear by virtue of their inclusion within the urban growth boundary that the city has earmarked these lands for annexation at some later time, but for the present, these lands are still part of the County and subject to County control. The cities and Yamhill County must recognize the need for coordination and cooperation in the management of growth on these urbanizable lands. It is essential that inter-governmental coordination be established and maintained to assure citizens of the cities and the County that growth occurs in an orderly and efficient manner. Such coordination also safeguards against development proposals in the urbanizable zone which may present conflicts between city and county plans and policies regarding the transition from rural to urban uses.

The individual city comprehensive plans are intended to direct each city's growth and development to the year 2000. The growth policies outlined in these documents have a direct bearing on the destiny of County lands adjacent to the cities. Furthermore, the policies set forth in the city comprehensive plans will help shape the overall land use pattern of Yamhill County through the future.

To date, only the City of Dundee has fully completed its comprehensive plan and received formal acknowledgement by the LCDC. The other nine cities in the County are well along in the planning process, and only the City of McMinnville still falls short of city council adoption of a completed comprehensive plan. Even though some decisions must still be made by local governing bodies, all city plans have progressed to a point sufficient to gain a perspective on each city's future growth needs. Of particular concern relative to this matter is the determination of urban growth boundaries which identify and separate rural land from urbanizable land. The outlook for each city's growth and its relationship to surrounding County lands is briefly described on the following pages.

AMITY

The Amity Comprehensive Plan provides the mechanisms to be used in directing the future growth of the City in an orderly, economic and timely manner. The Plan's policies emphasize a compact growth pattern which is essential due to the economics of providing services through undeveloped land and receiving revenue from the land. The Plan also represents the citizens' desires to maintain the small town rural atmosphere that the City presently enjoys.

When the City established an Urban Growth Boundary, it was determined that there basically is sufficient lands within the City to accommodate the future growth needs to the year 2000. The Urban Growth Boundary follows the City limits except for a small enclave in the northern area consisting of approximately 10 acres.

A substantial amount of projected residential growth is expected to occur through in-filling. The City desires to protect existing agriculture lands until such lands are needed for development. The protection of the agriculture use lands is accomplished through the establishment of agricultural holding zones.

The commercial development in Amity has occurred along U.S. Highway 99W. Adequate commercial lands have been designated for the future needs to the year 2000. The City wants to maintain a concentrated commercial area.

Amity's industrial area follows the railroad tracks which pass through the western portion of the City. The City feels that the industrial land that presently exists is adequate and has chosen not to designate additional industrial lands for future use.

CARLTON

The recently adopted comprehensive plan for Carlton establishes the City's pattern for growth and development to the year 2000. The plan envisages phased development with large tracts of agricultural and open space land on the outlying areas of the city designated as holding zones. Land within these zones will remain in open space or agricultural use until there is a demonstrated need for conversion to other urban uses. Most residential growth is projected to occur as infill within existing residential areas or along major arterials leading to and from the community. Light industrial land has been designated adjacent to Highway 47 and the Southern Pacific Railroad on the north edge of the city.

Carlton has sufficient buildable lands within its city boundaries to accommodate its projected land needs to the year 2000. For this reason the city has adopted its city limits as the Urban Growth Boundary. Expansion of the urban area beyond this boundary is not expected before the year 2000. However, very low density residential development is provided for west of Carlton along the north side of Meadow Lake Road to West Side Road overlooking the old Carlton Lake bed, and east of the city to County Road 305.

DAYTON

The City of Dayton has developed and adopted a Comprehensive Plan. The Plan states the community's objectives and sets forth a framework that the City will utilize in accomplishing the objectives.

Dayton wants to actively encourage growth and to establish a strong economic base. The development of an industrial park has been a primary concern of the City.

During the Plan's development, the City found that there are insufficient lands to meet the City's growth needs to the year 2000. Dayton has expanded its Urban Growth Boundary to include land south of the City to Plamer Creek; land north of the City to the Yamhill River, and a 50-acre parcel of land northeast of the City beyond the Yamhill River.

Dayton's Plan emphasizes a compact commercial core. Areas near the business area has been zoned multiple-family with single-family designations near the peripheral areas.

Lands outside of the City limits are designated for residential and industrial use on the City's Plan Map. Future growth outside of the City is expected to occur south of the City limits.

DUNDEE

The Comprehensive Plan for Dundee has established a development phasing pattern and an on-going planning program for the City.

The Plan designates the existing city limits with the exception of a natural hazard area along the Willamette River, as the Urban Growth Boundary. Lands east of U.S. Highway 99W have been placed in an agricultural holding zone designation. The land will be rezoned incrementally for residential use when the need is established. Agricultural and undeveloped lands on the lower terrace near the Willamette River will be preserved for farm uses with an exclusive farm use zone.

At the present time there is felt to be sufficient lands zoned for commercial and residential uses within the City. However, additional lands of currently designated residential development will be reserved for probable future commercial and industrial expansion.

The Plan reveals a preference for low-density residential use within the City. A medium-density residential zone that lies parallel to U.S. Highway 99W allows provisions for multi-family dwelling. Residential planned unit developments are also allowed in certain areas within the City.

LAFAYETTE

The City of Lafayette has adopted a comprehensive plan which dictates how future growth will be accommodated to the year 2000 and provides a framework for an on-going planning program.

It was determined that there are sufficient lands available within the City to meet the development needs to the year 2000. Therefore the City limits were established as the Urban Growth Boundary.

Lafayette's commercial development exists along U.S. Highway 99W. The Plan emphasizes a compact commercial area and encourages in-filling within the core area. A new zone designation was created to allow a combination of residential and commercial uses. The combination zone serves as a transition area and provides incentive for a vital core area through the allowance of multiple uses.

Within the existing residential zones that are built up, there is a substantial amount of land available for in-filling. The city, through its plan, is encouraging residential in-filling before developing vacant lands outside of the built-up areas.

A limited residential zone is applied to lands outside of the urban area that are primarily under agricultural uses. The intent of this zone is to phase future development within the City by encouraging maximum utilization of lands and services within the urbanized area before expanding into underdeveloped areas.

Approximately forty acres of land designated for industrial use is located south of the railroad tracks in the southeast corner of the City. The industrial land is undeveloped at this time and is more than adequate in area according to the projected industrial use needs.

McMINNVILLE

The projected urban development pattern for McMinnville, which is undergoing examination by the city planning bodies, focuses on the location and rate of growth of industrial uses as the primary factor in shaping the City. An in-depth study of the local economy including, expansion potential of existing industrial concerns, population spin-off effects of export industries, and changes in industrial land development techniques including the trend towards land banking, are among the many variables being considered in determining the amount of land needed. The future location of industrial uses has been narrowed to three areas: east of Lafayette Avenue and north of Riverside Drive; south of Three Mile Lane, mostly within the designated planned unit development (PUD) area; and south of Highway 18, east of Highway 99W for a proposed industrial park.

The projected population growth rates developed for McMinnville in previous plans have been exceeded. An average 4.5% annual rate in the last eight years evidences the potential for growth. Survey results, however, have indicated that a majority of the existing population wishes to continue the "small town atmosphere" of the community and to continue slow, orderly growth.

The above issues are being considered in the development of the McMinnville Comprehensive Plan. The Plan is expected to be completed by the end of 1979.

In general, the plan will project most new urban growth westerly on a broad front toward Hill Road, with residential uses predominating; northerly towards the Baker Creek drainage course, with considerable infilling of commercial uses along Highway 99W and residential development beyond; and easterly along Three Mile Lane to Airport Road, with the designated PUD area on the north side of the road to be comprised of a mixture of residential densities and neighborhood commercial uses. The urban growth boundary area will be checked by intensive agricultural large holding development, the constraints of topography, drainage and flood hazard areas and service boundaries for sewers.

The development pattern being considered for McMinnville recognizes the need to accommodate projected growth for the community within the urban areas, where urban services are available and the most efficient utilization of land can take place. The pattern also will recognize the need to set aside a substantial reserve of developable land in each major category of land use. These lands will be designated on the plan and ultimately zoned and serviced in advance of actual need.

NEWBERG

Newberg is a small but rapidly growing community. Attracted by the community's high quality of life and its location in relation to the Portland metropolitan area, increasing numbers of people will choose to live in Newberg while commuting to Portland or other areas for employment. The expansion and diversification of the City's economic base will also add to population increases. Population growth in Newberg has meant new housing, new commercial areas, additional parks and recreational facilities, and the expansion of a variety of other uses as well. The result has been a rapidly changing land use pattern.

Most of the City's new residential growth will occur to the North. The Newberg Comprehensive Plan designates three specific types of residential areas. Density rather than housing type is the most important development criteria and is used to classify different types of residential areas on the plan. The three residential density classifications are as follows:

<u>Classification</u>	<u>Units Per Gross Acre*</u>
Urban Low Density	4.4
Urban Medium Density	8.8
Urban High Density	21.8

*Includes a 25% allowance for streets.

In order to provide for the most orderly and efficient means of developing residential land, new developments will be permitted only when all urban services become available. These services will include public water and sewers, electric power, solid waste collection, streets, parks, schools, police and fire protection.

Commercial areas are designated and found primarily abutting State Highway 99W. New commercial areas within the City will be encouraged to be developed in clusters and on sites large enough to provide landscaping and off-street parking. The objective of the commercial land use designation on the Newberg Comprehensive Plan is to provide for a wide variety of commercial activities.

There are four main Industrial areas designated on the comprehensive plan map. The first area is designated in the southern portion of the comprehensive plan map; the land is primarily owned by Publishers/Spaulding Pulp & Paper. The second area lies north of the old downtown core area and abuts the railroad tracks. These lands are primarily broken into smaller industrial sites which are, for the most part, already developed. The third major area abuts the Southern Pacific Railroad tracks in the northeasterly area on the comprehensive plan map. This area consists of the A-Dec Industrial Park and moderately sized tracts of land. The fourth area is located abutting and south of Highway 99W, being east of Springbrook Road. The bulk of this area is currently under one ownership. Public sewer and water are presently available to the property. The objective of the Industrial designation on the plan map is to provide for a wide variety of industrial type uses. Industrial expansion will be located and designed to minimize impacts on surrounding land uses, and will be encouraged to locate in industrial parks offering good access, buffering and landscaping.

Urban Growth Boundary

The Urban Growth Boundary was established to separate urban and urbanizable areas from lands which are to remain in rural uses through the year 2000. In the comprehensive plan, the boundary contains approximately 3,577 acres as compared with the current City area of approximately 2,300 acres. This would allow 1,277 acres for future expansion through the year 2000, in addition to those vacant lands or agricultural lands currently within the city limits.

The adopted boundary was based on anticipated needs for housing, commercial and industrial development, and included lands intended to be used for recreational purposes, public or quasi-public uses, and general open space lands. The boundary was designed to accommodate a projected population of 18,000 people, using city urban densities. The boundary was also designed to allow for the orderly and economic development of public facilities and services, and to provide for the maximum efficiency of land uses both within and on the fringe of the existing urban area. Overall, the boundary was based upon a service area concept. While providing adequate space for anticipated land use needs, nearly all of the land within the adopted boundary is within the drainage basin of the existing sewage treatment plant.

SHERIDAN

The City of Sheridan has completed and adopted a Comprehensive Land Use Plan which outlines its growth and development to the year 2000. The Plan prescribes a phased growth policy by designating residential development in and adjacent to the existing urban core. Holding zones for needed future residential and industrial lands are provided to varying degrees on all sides of the city. These zones encompass areas designated on the 1974 County Planning Map for either industrial or very low density residential use. Such areas lying to the north, east and west of the community have been included within Sheridan's Urban Growth Boundary. The city's future urban configuration is generally based on the present city limits to the west and southwest, Highway 18 to the south, the city limits and Cherry Hill Road to the east, and the old platted Yamhill Walnut Groves Subdivision to the north. Very low density residential development is provided west of Sheridan along old Highway 18. Due to failing septic systems in the West Main area, and the health hazard this imposes on residents there, the city may be forced to extend sewer service to this area. This action would channel further development into this area.

WILLAMINA

The Willamina Comprehensive Plan provides for urban in-fill within the existing developed area of the City. Future residential growth at medium and high densities is anticipated to occur northerly to the City limits. Low density residential growth is directed to an area west of the City limits but within the Urban Growth Boundary.

The commercial area has been expanded by enlarging the commercial zone and by establishing a residential-commercial zone. Both zones are bisected by Highway 18.

Existing industrial development has been included within the Urban Growth Boundary, and future industrial expansion is planned for sites adjacent to existing commercial or industrial sites.

Steep topography and forested lands to the west and north of the City will limit urban expansion outside Willamina's Urban Growth Boundary. Agricultural land lies to the south of Willamina and heavy industrial operations occur to the east of the City. The City contains adequate vacant land within the Boundary to accommodate future urban development to the year 2000.

YAMHILL

The Yamhill Comprehensive Plan directs the city's future development into a compact urban growth pattern. The Plan outlines the need to include 18 acres south of the city into its Urban Growth Boundary in order to accommodate its projected land needs to the year 2000. All areas of the city with substantial tracts of vacant or agricultural land are designated for residential development. However, poor drainage and flood hazard conditions in the southwest section of the city will restrict growth into this area. Provision for limited very low density residential development has been made west, south and east of the city. Large scale intensive agricultural development on all sides of Yamhill should operate to contain any possible sprawl outward from these limited residential zones. The several existing small industrial uses flanking the Southern Pacific Railroad to the east of the community are not expected to expand appreciably owing to the lack of services.

POPULATION TRENDS and PROJECTIONS

Since 1970 Yamhill County has experienced a steady growth rate consistent with other areas of the Willamette Valley. The County showed an estimated 25 percent increase between 1970 and 1978 with 17 percent of this increase occurring within the last five years. Increases in the County's population have largely been the result of net in-migration. Between 1970 and 1977 the percentage share of population increase due to net in-migration was nearly three times that due to natural increase. The influence of these two factors on the population growth for the State deviates only slightly from that of the County.

Components of Population Change

Natural Increase and Net In-Migration

Yamhill County and Oregon, 1970-1977

		<u>Population Change</u> 1970-1977		<u>Percent of Total</u> <u>Pop. Change Due To:</u>	
		Natural	Net	Natural	Net
	Number	Increase	In-Migration	Increase	In-Migration
Yamhill Co.	6,987	1,862	5,125	26.6	73.4
Oregon	380,615	106,980	273,635	28.1	71.9

Source: Derived from Vital Statistics Data, Oregon Department of Human Resources

Growth in the Incorporated Areas

Population growth in Yamhill County since 1970 has been heavily influenced by spillover from the expanding Portland metropolitan area. The northeast part of the County has absorbed the brunt of this growth pressure. In recent years the three cities located in this region, Newberg, Dundee and Dayton, have shown the highest growth rates among all cities in the County. The City of Dundee, for instance, is estimated to have more than doubled its population in the past eight years, while both Newberg and Dayton have grown by over fifty percent over this time period. (See Table 2)

The City of McMinnville, the largest incorporated area in the County, has also shown substantial growth since 1970 although its growth rate was noticeably below that of the northeast sector. The City's growth rate has slackened since the early part of this decade when a vigorous program of industrial expansion brought many new employment opportunities into the community. This, coupled with some major annexations, resulted in a 7 percent average annual growth rate from 1970 to 1973. The annual growth rate since that period has averaged to only half that amount.

Amity, Carlton and Yamhill are located off the main Highway 99W-18 arterial which transverses Yamhill County; consequently, these communities have experienced little impact from Portland area growth. The latter two cities have shown steady but moderate growth since 1970. Amity, on the other hand, has experienced about twice the annual growth rate of the other two communities. The relatively high percentage of persons aged 65 and over living in Amity and Yamhill (an estimated 27 and 21 percent respectively in 1976) indicates that they are popular as retirement communities and/or are experiencing severe outmigration of their younger people.

Lafayette's population growth since 1970 falls in the mid-range among that of other cities of the County. This community also shows a high percentage of persons aged 65 and over (an estimated 27 percent in 1976) as well as a very low percentage of pre-school aged children. Much of the City's population increase has been the result of people working in McMinnville and other employment centers moving into the community.

Sheridan and Willamina showed only modest population gains between 1970 and 1978 relative to other incorporated areas of the County. Declines in the forest products industry has been partially responsible for this situation. However, since the latter half of 1978 both cities have witnessed a surge in housing developments. This building boom is expected to continue through 1979 in order to meet a housing shortage that has plagued these communities for quite some time. It is anticipated that once housing demand has been satisfied, population growth in Willamina and Sheridan will taper off to the level of the early part of this decade.

Since 1970, Yamhill County's incorporated population has increased by 43 percent while its unincorporated population has decreased slightly. The shift from rural farm areas to urban centers was very prevalent in the early part of this decade but has slowed considerably in more recent years. A desire by many people to seek greater privacy and open space in which to live has created renewed demand for rural homesites in the County. This has meant an increase in non-farm rural development throughout the County, occurring usually at the edges of urban areas.

Future Population

Growth of the Portland metropolitan area is expected to have the greatest influence on Yamhill County's future population growth. Although commuter costs will undoubtedly rise in the years ahead, comparatively low land values, a rural environment, and a perceived small town atmosphere are expected to attract an increasing number of Portland area commuters to the northeast part of the County. Dundee is expected to experience the greatest growth by the year 2000, virtually doubling its 1978 population. Newberg is projected to grow by nearly 80 percent of its 1978 population during this time

RESIDENTIAL DEVELOPMENT

As indicated in Table 2, Yamhill County as a whole is expected to achieve a 60% population increase by the year 2000. In keeping with the urban containment goals and policies set forth in the 1974 Comprehensive Plan, most of the population growth is expected to occur within the cities. The 1974 Plan spoke strongly of the need to prevent sprawl type development by encouraging urban growth to take the form of a series of compact, balanced communities. However, the Plan also allowed for rural residential development but restricted the type, location and scale of such development.

With the establishment of urban growth boundaries around each incorporated city of Yamhill County, the distinction between urban and rural areas is more clearly defined. Residential development occurring within the Urban Growth Boundary is easily recognized as urban while such development occurring outside the boundary is rural.

The County Plan map identifies areas which have been designated for rural residential development. These plan designations include AFSH (Agriculture/Forestry Small Holding, 10 acres minimum lot size); VLDR (Very Low Density Residential, 5, 2.5 and 1 acre minimum lot sizes; and LDR (Low Density Residential, 12,000, 9,000 and 6,750 square foot minimum lot sizes.) An intensive study of these areas to determine their need, suitability and appropriateness for rural residential development was undertaken by the County planning staff. The results of this study are documented in the report entitled "Exceptions Statement" which is included as part of the County Plan update material. This report should be consulted for further details on rural residential development areas in Yamhill County.

Table 1

POPULATION OF INCORPORATED AND UNINCORPORATED AREAS OF
YAMHILL COUNTY, 1940-1970 and 1973, WITH PERCENTAGE CHANGES¹

	1950	1960		1970		1973		1978	
Amity	672	620	- 8%	708	+14%	840	+19%	1,055	49%
Carlton	1,081	959	-11%	1,126	+17%	1,270	+13%	1,385	23%
Dayton	719	673	- 6%	949	+41%	1,110	+17%	1,445	52%
Dundee	308	318	+ 3%	588	+85%	880	+50%	1,210	106%
Lafayette	662	553	-16%	786	+42%	1,000	+27%	1,050	34%
McMinnville	6,635	7,656 ²	+15%	10,125 ³	+32%	12,250	+21%	14,350	42%
Newberg	3,946	4,204 ⁴	+ 7%	6,507 ⁵	+55%	8,020	+23%	10,000	54%
Sheridan	1,922	1,763	- 8%	1,881	+ 6%	2,035	+ 8%	2,360	25%
Willamina	1,614	960	-11%	1,193	+24%	1,280	+ 7%	1,445	21%
Yamhill	539	407	-24%	516	+27%	555	+ 8%	640	24%
Total In- corporated	18,098	18,113	0%	24,379	+35%	29,240	+20%	34,940	43%
Total Unin- corporated	15,386	14,365	- 7%	15,834	+10%	14,160	-12%	15,160	- 4%
County Total	33,484	32,478	- 3%	40,213	+24%	43,400	+ 8%	50,100	25%

¹U.S. Census, Number of Inhabitants, and Center for Population Research.

²Includes 200 persons added by annexation 1950-1960 (21% of net increase).

³Includes 326 persons added by annexation 1960-1970 (33.5% of net increase).

⁴Includes 338 persons added by annexation 1950-1960 (more than total overall increase).

⁵Includes 641 persons added by annexation 1960-1970 (28% of net increase).

period. Due to a vigorous policy to attract additional industry into the City, McMinnville will also see a rapid growth rate to the year 2000. It is anticipated that this community will achieve a population of 27,000 by the end of the planning period. This represents an 88 percent increase over its existing population. The communities of Amity, Carlton, Lafayette and Yamhill are expected to have comparatively modest growth in the years ahead, while Dayton, Sheridan and Willamina's projected population increases range from 66 to 75 percent of their existing population.

Table 2

YAMHILL COUNTY

POPULATION PROJECTIONS - CITY AND COUNTY

(Certified)	1978	1980	1985	1990	1995	2000	%Change 1978-2000
Amity	1,055	1,137	1,239	1,320	1,406	1,478	40%
Carlton	1,385	1,690	1,842	1,963	2,090	2,200	59
Dayton	1,445	1,568	1,703	1,810	1,923	2,400	66
Dundee	1,210	1,231	1,478	1,724	1,970	2,216	98
Lafayette	1,050	1,318	1,436	1,531	1,630	1,714	63
McMinnville	14,350	14,950	17,000	19,780	23,100	27,000	88
Newberg	10,000	11,300	13,100	14,600	16,000	17,784	78
Sheridan	2,360	2,409	2,744	3,125	3,559	4,054	72
Willamina	1,445	1,857	2,005	2,165	2,338	2,525	75
Yamhill	640	676	737	785	836	879	37
Total City	34,940	38,136	43,284	48,803	54,852	62,250	78
=====							
Rural County	15,160	16,612		17,279		17,946	18
Total	50,100	54,748		66,082		80,196	60

YAMHILL COUNTY PLANNING DEPARTMENT

June, 1979.

NATURAL HAZARDS

Physical geography has always been an important, and many times a limiting factor in the determination of suitable locations for development. The physical elements of ground water, geology, terrain, soil conditions, and surface water-bodies and drainage patterns are factors which must be considered prior to development due to the limitations the elements may impose on development. Natural hazards associated with each of these elements pose potential dangers to life and property. In order to avert or reduce the potential loss of life or property, natural hazard areas should be inventoried and development should be regulated in such areas.

Potential natural hazard areas in Yamhill County, including flood plains, areas of geologic hazard, and areas with severe soil limitations for building sites, have been identified. The following sections describe the nature and extent of the natural hazards existing in Yamhill County. Maps number 2A, B and F.H. delineate the areas of known natural hazards within the County.

Flood Plains

Flood plains are those areas of generally level land which are dry during some seasons of the year but may be inundated when heavy rains, melting snow, or other similar conditions cause adjacent water-bodies to overflow their banks. Because of the flat terrain and proximity to water, such areas historically have attracted urban development. However, the location of development in such sites often results in severe property damages or loss of life. In Salem, for example, the floods of the 1964 season alone resulted in property damages and losses of \$8,482,000.¹

Within the last fifty years, attempts have been made to reduce flood damages through structural control of the floodwaters. Such projects as dams and reservoirs, levees, revetments, and channel improvements have been used for this purpose. In addition, flood forecasting, evacuation and floodproofing have also been used to reduce flood damages. While all of these efforts have been of value in reducing flood losses, flood damages have continued to rise because of increased development in flood plains. This indicates that control of floodwaters is not the total solution to flood damage reduction. Increasing recognition is being given to the need to keep man away from the floodwaters.

Yamhill County recognizes the problems associated with increased development in flood plains. With County participation in the National Flood Insurance Program, it is incumbent upon the County to specify by ordinance all known natural hazard areas and prohibit uses in areas which are intolerant of any hazards that may occur. Through preparation and implementation

of a flood plain management plan and ordinance, long-range hazards and losses of prime natural resources will be reduced. A flood hazard boundary map, which is a result of the study conducted through the assistance of the U.S. Department of Housing and Urban Development, will become a special supplement to the County zoning map.

The flood hazard boundary map was developed through a variety of methods, and may be further refined as new research methods are devised. Until such modifications occur, the Flood Hazard Base Map distributed through the National Flood Insurance Program will serve as the official flood hazard boundary map of Yamhill County.

Geologic Hazards

Oregon, along with the other Pacific Coast States and British Columbia, is located within the circum-Pacific belt of crustal instability. In the past this area has received violent earthquake shocks, particularly in California and Alaska. Although Oregon has received fewer earthquakes than the other Pacific Coast States, the total number recorded for the State is significant. Since 1841, there have been 167 earthquakes recorded in Oregon; 47 of which were centered in the Portland area

Primarily three areas of faulting occur in Yamhill County. Map number 2A,B shows the location of the faults existing in the County. Several faults are found throughout the western portion of the County, in the Coast Range. To the east of Newberg, along Parrett Mountain, a series of north-south trending faults exist. In addition, two northwest-southeast trending faults exist in the Red Hills of Dundee. Other faults are found throughout the County.

Although the faults found in Yamhill County are inactive, the hazard potential continues to exist. The degree of damage which could be caused by seismic activity is effected by several factors. In addition to the magnitude of the earthquake and the distance from its source, such factors as topography, soil type and presence of surface and subsurface water make certain areas more susceptible to damage from seismic activity. In order to reduce the chance of damage caused by such activity, areas susceptible to such hazards should be avoided.

In addition to the hazard potential associated with faultlines found in the County, is the danger of property loss as a result of landslides. Several factors cause the movement of earth down slopes. Steep slopes, when combined with certain soil conditions, can result in soil movement. Cliffs or headwalls can collapse. Areas can become saturated with water and slump. Landslides can occur when soil and other material on a slope becomes loosened from conditions of weathering, or when the toe of the slope is removed. These are the major forms of mass wasting which occur in the County.

The known landslide areas of the County are shown on map number 2AB. Landslides occur primarily in the Coast Range where slopes frequently exceed 60 percent. Portions of the Chehalem Mountains also exhibit areas where the hazard from landslides exist. In addition, some steeply sloped areas in the Amity-Eola Hills are susceptible to slides.

Soil Limitations

Among the factors which should be considered prior to development are the hazardous characteristics of soil. Such characteristics as composition, slope, bearing strength, shrink-swell potential, high water table, drainage and depth to bedrock all can affect the building suitability of soils. Soils with severe limitations for building can create hazards which result in severe property damages. Soils with a high shrink-swell potential, for example, can crack and dislocate foundations, retaining walls and driveways. A soil having a low shear strength can cause the dwelling to settle unevenly. If this situation is severe enough, extensive damage could be caused. Poorly drained soils or soils associated with a high water table also present problems to development. The wetness of the soil can affect the foundation of the house by causing corrosion, cracking or even collapse of the dwelling foundation. These situations can be avoided through proper knowledge of soil conditions.

Building suitability has been rated for each soil type in the County based on the various soil characteristics present. The ratings of slight, moderate, and severe soil limitations were taken from SCS data and refer to structures not more than three stories high. Map number 2AB delineates the areas of slight, moderate, and severe building limitations within the County. For a more detailed examination of these areas, Yamhill County refers to The Soil Survey of Yamhill Area, Oregon as prepared by the USDA-SCS, January, 1974. This survey maps soils at a workable scale of 1:20000. Specific characteristics and limitations of each soil type found in the County are documented in the Soil Survey, and this information assists in determining building suitability for specific sites.

As noted previously, it is imperative that areas subject to natural hazards be regulated in order to protect life and property. Yamhill County recognizes this need and will continue to plan for land uses which are the most appropriate for such areas.

¹ U.S. Army Corps of Engineers, Portland District; Post Flood Natural Hazards Report - December 1964 and January 1965.

Commercial Land Use

The County currently has a variety of "Core Commercial Centers" that serve as a main drawing focus for the retail market in the County. All of Yamhill County's communities have core commercial areas, of which McMinnville and Newberg are the most dominant. The small town retail centers serve as the commercial focus for Yamhill County's small communities and surrounding rural areas.

"Suburban" commercial activity associated with suburban housing and apartment development is limited in the County. Presently, suburban commercial development is confined to small shopping centers in Newberg and McMinnville. Large grocery store outlets serve as major retail anchors for this type of commercial activity. Generally, this kind of development seeks sites on major roads, ignoring core commercial locations. This situation has contributed to strip development along Highway 99W in both Newberg and McMinnville.

Recreation Commercial exists to serve recreation activities in Yamhill County. This land use includes golf courses, motorcycle hill climbs and athletic facilities and is found located both in and outside city limits.

Highway Service Commercial serves the transient public in those locations offering high access and exposure on major roads. This land use includes gas stations, fruitstands, gift shops, and cafes.

Community or Neighborhood Commercial serves the shopping needs of a localized neighborhood geographical area. Community or neighborhood commercial land use include small grocery stores and combination gas stations and cafes. These are found in limited numbers in McMinnville and Newberg. This type of development also provides the focal point for unincorporated urban areas within the County.

Characteristics of Yamhill County Commercial Areas

McMinnville

Presently there are 341 acres of commercially zoned land in McMinnville. However, only 137.12 acres are actually in commercial use, leaving 203.9 acres zoned commercial but in residential, industrial or other use. There are about 40 acres that are zoned commercial and vacant. Presently, McMinnville possesses adequate commercial land to meet future expansion.

Newberg

There are more than 250 acres of land zoned for commercial use in the City. This figure seems high when compared with an actual use figure of only 50 acres. For the land to be utilized within the planning period, commercial use would have to increase at a rate four times higher than the population.

Actual use of commercial land in Newberg is as follows: C-1 16%; C-2 47%; C-3 29%. This indicates that the downtown area, which is zoned C-2, is still the predominant commercial area of the City. As vacant C-3 lands are developed, the downtown may lose tenants to newer areas, resulting in some deterioration of the core. In the past it has been easier to develop a vacant parcel, than to rehabilitate an existing structure.

The C-3 zone has the largest amount of vacant land, 52 acres. The C-1 zone has less than 1 acre vacant, while the C-2 zone has 12 acres vacant.

Dundee

Within the City of Dundee, there are 16 acres of land designated for Commercial use. Of this, six acres, or 36 percent, is currently utilized for commercial purposes. The bulk of commercial development occurs along Highway 99W. While the amount of commercial land along 99W is still relatively small, future development could create "strip" development. The Dundee Comprehensive Plan recommends an additional 10 acres be added to the City's commercial land inventory to meet projected growth to the year 2000.

Amity

The commercial area in Amity is located along the major transportation corridor in the City, which is Trade Street (Highway 99W). The commercial core is unevenly developed, with vacant buildings and lots located throughout.

Presently there are 2.20 acres of commercial land in Amity, of which less than one acre is undeveloped. The commercial core appears to be inadequate to meet the needs of the community to the year 2000. The core will need substantial upgrading as well as a greater variety of available services to attract area shoppers to the city. Projections estimate that Amity will require an additional 1.34 acres of commercial land to meet needs to the year 2000.

Carlton

Carlton's commercial development is largely confined to the downtown core area along the City's two main arterials, Main Street (State Highway 47) and North Yamhill Street (State Highway 47). Vacant and agricultural lands are found on all sides of the City's commercial core. Some vacant parcels are scattered among residential developments.

Presently, the commercial area has about 3 acres of commercial land in use. There is only about one acre of vacant land in the City's commercial zone. The General Commercial zone contains approximately 0.6 acres of vacant land, while the Commercial-Industrial zone has approximately 0.4 acres vacant.

Carlton's Comprehensive Plan has increased the availability of commercial land by approximately 6.5 acres. Approximately 2.5 acres was added to the General Commercial zone and 4.0 acres was added to the Commercial-Industrial zone. However, most of the land added is in residential use and conversion will have to occur over time.

Lafayette

Lafayette's commercial core is located along Highway 99W, which is also the major transportation corridor of the City. The commercial core is unevenly developed with several vacant buildings and lots. Approximately one-half of the commercial and industrial structures in Lafayette are in good condition and the remaining are divided equally into fair and poor conditions.

Presently, there are 2.37 acres of land in commercial use, and projections to the year 2000 call for an additional 2.02 acres. However, present commercial zones have more than enough undeveloped lands to accommodate the City's projected commercial land requirements. Excluding rights-of-way, the commercial zone areas account for approximately 5 percent of Lafayette's planning area.

While sufficient land is available to meet projected land use requirements, the commercial core will need substantial upgrading as well as a greater variety of services to remain competitive with nearby community shopping facilities.

Dayton

Within the City there are 2.2 acres of commercial land use. The existing commercial core is located along the City's main arterial, Ferry Street (Highway 18). The core area does not contain the amount of undeveloped land necessary to accommodate the City's projected commercial needs. The undeveloped lands which do exist in the City's commercial area include only five vacant lots. Vacant buildings also exist in the commercial area, but they do not supply the City with the space necessary to accommodate projected commercial needs.

The Dayton Comprehensive Plan has zoned additional commercial land to meet projected requirements. Most of the zoned land is being used for residential purposes at this time. Conversion to commercial use is expected to take place over time as needed.

Sheridan

Commercial development in Sheridan is largely confined to the downtown area along South Bridge and Main Streets, with a few commercial businesses scattered among residential areas. Vacant and agricultural lands are found on all sides of the City core with the majority of these lands located in the northern section of the City.

Presently, approximately seven acres of land are in commercial use. However, an additional zone designation of Residential-Limited Commercial (R.L.C.) provides some limited commercial possibilities, such as small neighborhood grocery stores and professional offices.

There are approximately four acres of vacant land in the City's commercial zone. If vacant structures which now exist in this zone are considered, there should be sufficient lands to meet projected commercial needs.

Yamhill

The commercial core of Yamhill is located along the City's main arterial, Maple Street (State Highway 47). There are approximately 1.56 acres of land in commercial land use. However, several vacant buildings and parcels in the commercial are, if utilized, would provide sufficient land to meet projected commercial needs for the City.

Willamina

The existing commercial core of Willamina is located along the old route of Highway 18 which is the major transportation corridor of the City. The level of commercial outlets in the City appears to provide a basic level of commercial services. Presently there are 4 acres of commercial land in use. The City's commercial zone also shows approximately 1.2 acres as vacant or underutilized. A Residential-Commercial zone provides additional opportunity for limited commercial activity to occur.

County Commercial Lands

There are 367 acres of zoned County commercial land outside urban growth boundaries. The figure includes 38 acres of Community or Neighborhood Commercial, 7 acres of Highway/Service Commercial and 322 acres of Recreation Commercial lands. (See Table 1.)

The Recreation Commercial zone includes large parcels of land utilized for resorts, golf courses and motorcycle tracks and hill climbs. Recreation Commercial land is specialized in its function and is not intended to provide a broad range of goods and services typically found in other commercial zones.

Most of the other commercial development is found along Highways 99W and 18, from Rex Hill to McMinnville and from McMinnville to Sheridan, as well as Highway 221 from Dayton south to the Yamhill-Polk County line. Along these arterials there are approximately 45 acres of commercial land. Most of these parcels are one acre or less, except for three parcels that are not fully utilized that comprise 30 acres.

As a rural county, Yamhill County exhibits balanced commercial development. While McMinnville and Newberg serve as the major commercial points for the County, the smaller cities continue to play an important role as rural service centers for their respective geographical areas.

Contributing to the rural quality of the County is the small amount of commercial development along the major arterial highways, and the small amount of tourist commercial development. The appearance of commercial development generally strung out along the major arterials within the larger urban areas of the County provide an observer with the familiar qualities of urban, strip development found in more populated counties of the state.

TABLE 1.

	Land in Use 1979 (acres)	Zoned Commercial Land (acres)
McMinnville	137.12	341.00
Newberg	50.00	250.00
Dundee	6.00	16.00
Amity	2.20	12.00
Dayton	2.20	15.00
Carlton	3.00	9.50
Lafayette	2.37	6.30
Sheridan	7.00	15.30
Willamina	4.00	15.00
Yamhill	<u>1.56</u>	<u>7.65</u>
	215.45	687.75
County Commercial lands excluding Recreational Commercial lands	<u>45.00</u>	
Total Commercial Lands in Use	260.45	

INDUSTRIAL

One of the factors of positive economic growth is the existence of a sound and diverse industrial base. However, industry also makes great demands upon community sources such as sewer, water and roads.

A balance between industrial development needs and environmental quality protection is important to the general safety and welfare of the community. Industry's presence can spark increased growth, population redistribution, housing improvements and better community services. New industry can generate secondary jobs in the retail wholesale and service trades. Industry is also highly dependent upon community services and an educated labor force which is a product of the community school system.

The important planning issues for industry are also location, scale and environmental quality.

1. An industrial developer requires a buildable site in an efficient location at a competitive price.
2. Industry's functional requirements and community impacts relate to the scale of each industry type. Space must be provided for a variety of industrial users in various sizes and at competitive prices.

3. Industry is a major consumer of energy. Conservation measures through design can have a major affect on the County's overall energy consumption.
4. Also, the community must be protected from adverse impacts such as air, water, and noise pollution to assure the quality of environment desired by the residents of Yamhill County.

Definitions

Economic Development: Economists consider industrial activity (that is, manufacturing and wholesaling) to be the basic sector of a local economy. It is called basic because it produces the goods that the local area sells to the outside areas to bring wealth into the area. It provides not only direct employment, but also indirect economic activity through purchase of materials and services, housing, food and services for employees. The non-industrial sector of a local economy is called the "non-basic" or support sector.

The economic health of an area depends upon many relationships within and between its basic and support sectors. Diversity or variety of types of manufacturing firms within the basic sector is important for maintaining stability in the area despite the fluctuations in a particular industry. Diversity in the area also means that producers of finished goods have ready access to primary components and vice versa. These relationships back and forth between industries are called linkages.

There are also linkages between the basic and support sectors. These linkages are the most important for land use because they involve the relative location of industrial, commercial and

Characteristics
of the Yamhill County Sites

Most of the industrial development in the County has taken place within, or immediately adjacent to, the two larger urban centers of McMinnville and Newberg. Although rail access has become a less critical industrial location in recent years, most industrial development is still located on rail. The only significant exceptions are some of the agriculture - and most of the resource - oriented uses, such as the food processing plants on Highway 221, south of Dayton and the many quarry sites and sand and gravel operations throughout the County.

The industrial land use classification is based broadly on the sale of the operation in question, its performance characteristics, and whether or not manufacturing activity is carried on the categories established include the following:

Light--Small-scale wholesaling and warehousing; and light manufacturing, fabricating or processing, such as welding and machine shops, upholstering, auto body and repair shops and food processing plants.

General--Large-scale wholesaling and warehousing, servicing of large equipment and heavier storage of processing activities.

Heavy--Heavy manufacturing, such as lumber and plywood mills, paper and steel mills, and wrecking yards.

residential uses. Linkages raise many planning issues such as matching the location, type and price of housing with the requirements and financial limitations of the labor force.

For almost every type of industry there is a great variety of sizes and technologies among individual firms. A firm's land use requirements and impacts may depend upon size and technology as much as upon type of industry.

In general terms, an industrial developer requires a buildable site in an efficient and effective location for the particular industry at a competitive price.

A buildable site embraces the following features:

1. Flat: Slopes of less than 6%;
2. Stable foundation conditions: High bearing strength;
3. Drained: Outside the 100 year flood plain; (would rather see industry in flood plain than houses);
4. Services available: Water, sewer, energy, communications, drainage, (industry could provide these at time of development);
5. Local access: Good connections with adjacent road and rail system.

The efficiency and effectiveness of a location for a particular industry involves the following consideration:

1. Access to main arterials.
2. Rail service. Many, though not all, industries require proximity to a trunk line.
3. Linkages and trend areas: Depending upon the industry, proximity to clients suppliers or competitors may be important.
4. Natural resources: Wood products and mineral extraction are special examples of the linkage case. Gravel mining must occur where there is gravel. Water must be available; however, it may be limited by environmental regulation. In addition, airshed restrictions could

limit the developability of an area;

5. Labor force: The site must be accessible to a trained pool of workers;

The price an industrial developer pays for a site is related to the factors mentioned. The items listed below are examples of the way these factors interact to affect the competitive price of a site.

1. Site assemblage: This is the cost of piecing together or breaking off the proper size site. Given the same quantity of land in two different locations, there is an advantage to the one that can be purchased as a unit.
2. Zoning and development regulations: These can affect the risk and uncertainty of investment by increasing the time between commitment of funds and plant operations. Explicit standards and requirements are an aid to the developer.

FINDINGS: INDUSTRIAL LANDS

NEWBERG

The City of Newberg has 64.24 acres of industrially zoned land. Approximately 50% of this land is being utilized for industrial purposes. The major use is within the light industrial category.

The Newberg Comprehensive Plan has designated an additional 536 acres of land within the Urban Growth Boundary as available for industrial use.

Of this land, 160 acres are presently utilized or held by Publisher's Paper, and another 180 acres are presently designated or under industrial use.

Industrial land within the Planning area but outside the city limits is for the most part large-lot residential and small scale agricultural. A variety of other uses exist, but do not comprise a majority of the uses.

Within Newberg there appears to be a sufficient amount of vacant land to fulfill the current market needs. However, a commitment to a major industrial expansion program would require conversion of planning industrial areas. For such a commitment to be successful an active effort would be required. Such an effort would require the purchase of an industrial site, or the establishment of an incentive program.

MCMINNVILLE

The City of McMinnville has approximately 502.91 acres of zoned industrial land. Of this land, 295.65 acres are in industrial use, and 41.18 acres are under commercial, residential, and public use. (See Table 1). This leaves a total of 170.66 acres of available industrial land. However, this figure is qualified by the following observations.

Four industrial firms (Hewlett-Packard, Bendix, Evergreen Helicopter and Skyline) own 137.82 acres of industrially-designated land. Approximately 30 acres mostly in small parcels adjacent to Lafayette Avenue are zoned industrial but are not used for industrial purposes. The relatively small size of the parcels combined with the costs of demolishing the residences has prevented the conversion of this land to industrial uses. Therefore, approximately 30.06 acres of industrial land is available for industrial use.

INDUSTRIAL ACREAGE

Existing Land Use

Zone	Total Land Area	Industrial	Commercial	Residential	Public	Undeveloped
M-1	198.50	71.44	-	1.10	-	125.96
M-2	291.34*	216.0	3.09	14.23	37.9	44.7
	489.84					
G-I (County zone)	13.07	8.21	-	4.86	-	-
TOTAL	502.91	295.65	3.09	20.19	37.9	170.66

*Does not include airport; includes Evergreen Helicopters.

Therefore, there is a shortage of zoned Industrial land in the McMinnville area. The new industry that has settled has depleted the appropriately zoned sites.

There are presently two proposals pending to increase the amount of available industrial land in the McMinnville area. The first is the South McMinnville Industrial Park that would provide for the acquisition and development of 230 acres south of McMinnville. This proposal has been developed by McMinnville Industrial Promotions, a private community group who have, since 1953, promoted industrial expansion in the McMinnville area. Presently the land in the M.I.P. proposal is County zoned Agricultural Large Holding.

The second proposal developed by the McMinnville Citizen Advisory Committee and the McMinnville Planning Advisory Committee is to include 250 acres of County zoned Light Industrial Park land in the Riverside Drive area.

Either or both of the proposals may be adopted as part of the McMinnville Comprehensive Plan. Thus, in the near future, an additional 200 to 500 acres of industrial land will be included within the McMinnville Urban Growth Boundary.

CARLTON

Presently, Carlton has about 8 acres of land in industrial use. Industrial development in the City occurs mainly along the Southern Pacific Railroad tracks which run through the center of town. Some industrial activities are also concentrated in the area of West Main and South Yamhill Streets.

Industrial activity occurs mainly in the Light Industrial category, including for the most part, the processing of

agricultural products.

Approximately 17 additional acres of developable industrial land has been designated on the City's comprehensive plan map. This should be sufficient land to meet the city's needs to the year 2000. None of this land falls outside the City limits.

DUNDEE

Industrial development in Dundee occurs along the Southern Pacific Railroad tracks. There are presently 84 acres of designated Industrial land within the Urban Growth Boundary. Industrial uses in Dundee are largely confined to the processing of agricultural products. The comprehensive plan of the City does not foresee a major increase in light industrial use within the next 10 years and foresees no heavy industrial uses. However, provision in the City's comprehensive plan has been made to accommodate further industrial expansion should it be desired. Dundee's comprehensive plan also calls for retaining approximately 20 acres of currently planned residential land in "reserve" for potential industrial development.

DAYTON

Within the Dayton planning area 23.2 acres is designated as being under industrial land use. Within Dayton's comprehensive plan, an additional 50 acres has been designated for industrial use. Most of the land presently under industrial use falls within the light industrial category.

LAFAYETTE

Presently there is 2.5 acres of land in industrial use in Lafayette. In addition, there is approximately 60 acres of land designated as industrial land on the Comprehensive Plan map.

SHERIDAN

Industrial development in Sheridan occurs mainly along the Southern Pacific Railroad tracks which run through the center of town. Some industrial activities are also scattered along Main street and in the commercial core area.

There are approximately 40 acres of industrial zoned land within the City. The industrial uses fall within the light industrial category.

An additional 31 acres of Industrial land has been designated on the City's comprehensive plan map.

Approximately 21.2 acres of designated industrial land is outside the city limits but within the Urban Growth Boundary.

WILLAMINA

Willamina presently has 15 acres of designated industrial land. Industrial development has occurred mainly along the railroad tracks which run through the center of town and along its eastern boundary. Some industrial activities are also scattered among the commercial core area.

In addition, within the Urban Growth Boundary there is 105 acres of land County zoned as Heavy Industrial.

YAMHILL

The City of Yamhill presently has no designated industrial land within the City's comprehensive plan, but some businesses are considered light industrial, i.e. Zimmerman Grain Company. Yamhill expresses the desire to direct future industrial growth to the heavy industrial zoned County land immediately east of the City.

There are presently 462 acres of County zoned industrial land outside the Urban Growth Boundaries of the cities. There are 282 acres of Heavy Industrial, 62 acres of Light Industrial and 118 acres of Resource Industrial land.

Table 2 indicates the breakdown of presently designated industrial lands within the cities and additional lands that have been designated as available for industrial expansion within their respective comprehensive plans.

Table 2	Existing designated industrial lands	Additional lands designated within U.G.B.'s (pending adoption of McM. Comp. Plan) 200-500
McMinnville	502.91	200-500
Newberg	64.2	536.00
Dundee	84.	same
Lafayette	2.46	58.00
Yamhill	-0-	-0-
Carlton	8	17.00
Dayton	23.2	50.00
Amity	5	-0-
Sheridan	40.	31.00
Willamina	15.	105.00
	744.82 ACRES	997.00 to 1297. acres

Agriculture

Agriculture is Yamhill County's second largest industry and is a major land use within the County. According to 1974 U.S. Census of Agriculture figures, nearly 200,000 acres or 44 percent of the land in Yamhill County is being farmed. Table Number 1 shows the amount of County land which has been devoted to farm use since 1959.

Table Number 1

	<u>Farm Trends</u> <u>1959-1974</u>			
	1959	1964	1969	1974
Number of farms	2,094	2,056	1,488	1,493
Acres in farmland	260,673	254,970	227,555	199,269
Percentage of County land in farms	57%	56%	50%	44%

Source: U.S. Census of Agriculture, 1959 through 1974

As the above table indicates, there has been a decrease in the total farm acreage in Yamhill County and in the number of farms since 1959. The decline in the number of farms is generally attributed to the consolidation of smaller farms, a trend which is expected to continue. The decrease in total farm acreage, however, cannot be as easily explained. Generally, the decrease in farm acreage is attributed to changing definitions of farmland and to inaccuracies in agricultural data compilation rather than to dramatic losses in the amount of County land in farm use. Of course some County land which previously was in farm use has been taken out of production due to increased development of rural lands. The pressure to transform exclusive agricultural lands to rural residential lands continues to alter the County's agricultural character and decrease the amount of land in farm use. However, the actual amount of County land in farm use is difficult to accurately determine due to discrepancies in agricultural data.

While the total acreage of farmland in the County is difficult to determine, there are more accurate records available on the amount of harvested cropland in the County. In 1959, there were approximately 117,000 acres of harvested cropland in the County.¹ Presently there are approximately 118,000 acres of harvested cropland in the County.² This is slightly higher than the amount of harvested cropland which existed in the County in 1959, and an increase of 14 percent over the harvested acreage which existed in the County in 1970. This can mainly be attributed to the increased acreage planted in wheat during the last eight years.

The importance of agriculture to the County's economy continues to be significant. The estimated gross sales of farm products in 1978 was \$50,695,000. This reflects an increase in production and prices, particularly livestock prices, of nearly 13 percent over the estimated gross sales of farm products in the County in 1977 (See Table 11).

In addition to the increasing importance of livestock to the agricultural sector of the County's economy, crop production continues to play an important role in Yamhill County's agricultural framework. Grain, especially wheat, led the County in acres planted and, in gross sales receipts, bringing in over \$7 million in 1978. Wheat has increased in acreage from 26,000 in 1970 to 46,000 in 1978. Vegetables, led by corn and bush beans, continue to be an important commodity despite the increasing labor costs to harvest such crops. Strawberries and other berry crops have been important in Yamhill County, but they are also on the decline because of the rising costs to support manual labor. During the past eight years, the acreage in strawberry production in the County has declined by nearly 88 percent. Grape production, on the other hand, continues to be on the increase. In 1973, there were approximately 200 acres of grapes in the County, and today 500 acres are estimated to be in production. In fact, Yamhill County leads all other counties in the State in the amount of land devoted to grapes. Lands planted in orchards are also on the increase. Filberts are continuing to do very well, rising from an annual production of 1,600 tons in 1970 to 3,100 tons in 1978. Cherries also continue to be an important orchard crop, while walnut and prune production continue to be on the decline. Overall, cash sales receipts for tree fruits and nuts have risen from approximately \$3 million in 1970 to over \$5 million in 1978.

Highly productive farmlands in Yamhill County exist mainly along the bottom lands, as well as many of the southerly, easterly and westerly facing slopes below 1,000 feet elevation. The soils in these areas are mainly Class I through IV, with lesser amounts of Class VI soil present. Agricultural productivity ranges from moderate in the foothills of the Coast Range to very high in the bottom lands. Soils in the higher elevations of the Coast Range are better suited for Douglas Fir production.

Urban encroachment conflicts with agriculture lands in several of these areas throughout the County. The most pronounced agricultural-urban conflicts continue to exist in the northeast part of the County. The areas to the northwest and southeast of Newberg and the easterly part of the Red Hills continue to receive heavy development pressures. Southwest of Dundee to McMinnville, along Highways 99W and 18 and to the north of those highways, residential sprawl has eroded away at larger farm tracts. The demand for a rural residential atmosphere places increased pressures on farmlands throughout the County.

In order to preserve the agriculture character and productivity of the bottom lands and low rolling hills in the County, these areas are zoned primarily EF-40 and AF-20. Much of the land zoned AF-20 is suited for berry and vegetable crops. Orchard fruits and nuts, particularly filberts, are also important crops in these areas. In addition, the low rolling hills throughout the County provide excellent conditions for the production of grapes. The parcel size necessary for an economical farms varies for every crop, however, with high level management practices, berry and vegetable crops, as well as grapes and certain orchard crops, can be economically farmed on 20 acres in those areas of the County zoned AF-20. Areas of higher elevation in the AF-20 zone are suited for forest use rather than agriculture.

As was noted above, the soils in the agriculturally zoned areas of the County are Class I - IV. Soil resources must continue to be protected because they, together with climate and topography, form the foundation of the agriculture and forestry land base. The important role of soils dictates that they be preserved according to their agricultural capability (i.e. Class I - IV soils), and that they be protected from indiscriminate excavation, stripping, and erosion and sedimentation which may result from irresponsible building practices or poor watershed or farm management practices. Sound farming practices must be carried out which also protect the fertility of the soil from hazards of poor crop rotation, indiscriminate application of fertilizers, poor contouring and excessive use of irrigation water.

Conclusion

The agricultural land base of Yamhill County is still basically intact and the need to maintain its integrity and viability has been clearly recognized by the great majority of County residents. While the growing population and resulting land development will necessitate that a portion of Yamhill County's farmlands be consumed by urban development, concentrated rather than sprawling development will be encouraged and growth will be directed toward urban areas in order to preserve farm land.

Table II. Value of Farm Production 1970 - 1977

X 1,000

	1970	1971	1972	1973	1974	1975	1976	1977	1978*
Commodity Forage	\$ 484	\$ 738	\$ 793	\$ 1,069	\$ 1,139	\$ 1,160	\$ 1,151	\$ 1,402	\$ 985
Grain	2,479	2,825	3,701	10,304	13,252	10,926	9,903	9,342	7,396
Grass & Legume Seed	1,835	1,618	1,405	2,171	2,125	1,822	2,434	3,056	2,475
Field Crops	428	58	53	38	75	96	211	129	87
Tree Fruits & Nuts	2,956	2,651	2,247	3,076	2,674	3,463	3,019	4,449	5,078
Small Fruits	1,611	1,338	1,458	1,354	1,299	1,037	1,346	1,451	1,251
Truck Crops	2,737	2,332	2,485	4,085	6,938	4,984	4,403	3,763	4,442
Specialty Products	660	640	900	1,025	2,991	2,814	2,975	2,714	4,362
Livestock	11,542	11,501	12,376	17,446	13,631	14,821	16,624	18,577	24,619
Total Livestock	11,542	11,501	12,376	17,446	13,631	14,821	16,624	18,577	24,619
Total Crops	12,804	12,200	13,042	23,122	30,493	26,302	25,442	26,306	26,076

Total Receipts 24,346 23,701 25,418 40,568 44,124 41,123 42,066 44,883 50,695

*preliminary figures

OSU Extension Service Figures

FOREST LANDS

Forest lands cover nearly one-half the County's land area and are the base for the County's leading export economy. Along with mobile home manufacturing, covered payrolls for the lumber and wood products sector totaled 40 percent of the County's payroll in 1976. In 1978, Yamhill County received approximately \$621,000 from timber harvests on BLM land located in the County (O & C payments). For fiscal year 1979, the U.S. Forest Service estimates that about \$608,694 will be the County's share of receipts from sale and use of timber products on National Forest land.

Even more important than present economic benefits is the fact that Yamhill County forest lands are highly productive for Douglas fir propagation. Those lands designated on the 1974 Plan Map as Commercial Forestry are roughly the same lands classified as Site Class 2 and Site Class 3 forest lands. Site Class 2 lands (40,800 acres) have cubic foot potential for Douglas fir growth of 172-200 cubic feet per acre; Site Class 3 lands (226,500 acres), 152-172 cubic feet per acre.

The most recent examination of ownership of forest lands in Yamhill County is as follows:

Bureau of Land Management	39,799 acres
U.S. Forest Service	25,000 acres
City of McMinnville	5,000 acres
State of Oregon	93 acres
*Commercial Timber Holdings	77,642 acres
**Small Woodland Holdings	<u>68,254 acres</u>
TOTAL	215,788 ACRES

The County forest lands also play important roles in harboring natural resources, and offer amenities, both aesthetic and recreational, to County residents and visitors.

Increasing statewide concern over maintaining forest land for forest uses is applicable to Yamhill County's forest lands as well. The Beuter Report identifies the North Coast region of the state as capable of continuing present annual harvest (based on the annual average for 1968-1973) to the year 2000 "if public owners maintain their current allowable cuts and private owners continue trying to fill the gap between public harvest and total harvest." Yamhill County is part of the southeastern portion of the North Coast region identified in the Beuter Report.

*According to 1976-77 County tax records.

**According to 1978 Oregon State Department of Forestry records.

However, demand-supply problems are linked, to some extent, to reforestation of forest lands. On a statewide level, concern has recently been raised about Oregon's ability to restock its forest lands. At this time, no accurate picture exists concerning reforestation of both public and private forest lands in Yamhill County.

The future of the County's forest lands is also linked to the demands of various "user groups." Pressures for forest land utilization for different ends come from individual and corporate tree farmers who wish maximum protection and incentive for the growing of forest products; farmers who utilize forest lands for grazing purposes; municipalities whose watersheds are located in County forest lands; agencies and individuals who want optimum conservation of forest lands for preservation of natural resources and fish and wildlife habitat; a growing public sector that wants greater access to forest lands for leisure time and recreational purposes; and individuals who wish to have permanent residences in a forested setting.

Conflicting uses have accelerated compatibility issues concerning forest lands in Yamhill County in the past decade. The scattered resident population within the County's forest lands have shown increasing concern over the impacts of traditional forest management practices, such as spraying or harvesting practices adjacent to private, non-forest holdings.

On the other hand, increased residential settlement and use of forest lands by the public at large create forest land management problems for small and large timber owners alike.

Of special note is the general Countywide concern over the relationship of forest management practices and watershed protection and maintenance.

The need to conserve the County's forest land resources has not diminished since adoption of the County Comprehensive Plan in 1974. In fact, the areas of the County where a foothill topography exists and where marginal agricultural activity is currently practiced offer opportunity for expansion of forest land resources in the County.

Continued conservation of the County's forest lands, sensitivity to efforts to maintain a high quality forest resource, and awareness of the multiple benefits forest lands offer to the County at large are needed in the years to come.

Water Quality

Water quality is a major concern in virtually all areas of the Yamhill County Comprehensive Plan. The continued health of the County cities, the continued prosperity of our agrarian based economy and continuing recreation opportunities for Yamhill County citizens will depend largely on a plentiful supply of clean, safe water.

On the whole, water quality in the County is considered good at the present time. All major wastewater discharges are monitored by the Department of Environmental Quality and generally test within acceptable water quality standards (these standards and their origins are discussed in more detail later). Two troublesome areas within the County, chronic septic failures in Grand Ronde Agency and Cove Orchard, are formulating plans or seeking monies to remedy their situations.

Water systems providing drinking water to more than 15 services or serving more than 25 people in a public place (e.g., camps, restaurants, etc.) are monitored by the E.P.A. and with rare exception meet acceptable drinking water standards. Individual or small systems (less than those just described) for the most part have good drinking water quality. The County Sanitation Department works closely with those systems found to be exceeding safe bacteriological limits to bring them within potable standards.

The importance of sound water quality management received national recognition in 1972 when the U.S. Congress passed the Safe Drinking Water Act (Public Law 93-523) and the Federal Water Pollution Control Act Amendments (Public Law 92-500). These Acts set water quality goals and established provisions for curbing and eliminating water pollution.

The Safe Drinking Water Act

This Act regulates "out of the tap" drinking water. The EPA is the regulating and monitoring authority. Primary and Secondary drinking water standards were established with only the primary standards now in effect. These primary standards consist primarily of maximum contaminant levels, treatment techniques using the best methods available, sampling requirements and public notification of standards violation.

The Federal Water Pollution Control Act Amendments

These Amendments to the 1948 Federal Water Pollution Control Act set standards for discharges into the nation's receiving streams. Discharges were divided into two categories: point and non-point. Point sources are end-of-the-pipe discharges such as those from municipal sewage treatment plants, industries,

and some animal feedlots. Non-point sources refer to rainwater runoff (urban stormwater, agricultural, construction and forestry being some of the types of runoff), streambank erosion, septic tanks, poorly functioning landfills, or underground waste areas.

Congress gave the EPA the authority for implementing the Act but reserved for the States the primary responsibility for water pollution control through Water Quality Management Plans. The DEQ develops the Water Quality Management Plan for the State of Oregon.

The Act also provides for water quality planning to be done at three levels: 1) river basin, Section 303(e); 2) regional, Section 208; 3) facilities, Section 201.

Section 303(e)

The DEQ is the primary water quality agency in the State. Responsible for developing the State Water Quality Management Plan, the DEQ uses a river basin by river basin approach to assess the carrying capacity of local waters. This is consistent with Section 303(e) of PL 92-500 and the applicable provisions of ORS Chapter 468. The overall aim of this plan, as stated by the DEQ, is "...to set forth a program to preserve and enhance water quality in the State of Oregon and to provide for beneficial uses of the water resource while preserving environmental quality and the health and general welfare of the people."¹ Yamhill County lies within the Willamette River Basin study area. A brief look at some of the major provisions of the Plan which affect Yamhill County includes the following:

"....it is the policy of the Environmental Quality Commission to require that growth and development be accommodated by increased efficiency and effectiveness of waste treatment and control such that measureable future discharged waste loads from existing sources do not exceed presently allowed discharge loads...."

"For any new waste sources, alternatives which utilize reuse or disposal with no discharge to public waters shall be given highest priority for use wherever practicable. New source discharges may be approved by the Department (of Environmental Quality) if no measureable adverse impact on water quality or beneficial uses will occur..."

"In order to improve controls over non-point sources of pollution, Federal, State and local resource management agencies will be encouraged and assisted to coordinate planning and implementation of programs to regulate or control runoff, erosion, turbidity, stream temperature, stream flow, and the withdrawal and use of irrigation water on a basin-wide approach so as to protect the quality and beneficial uses of water and related resources."

(For a more in-depth review of policies and implementation programs, please refer to Water Quality Management Plan - Willamette River Basin).

Yamhill County has historically worked well with the DEQ toward these policies and the applicable standards and rules set forth in OAR 340. The County Sanitation Department is the DEQ designate agency for issuing on-site sewage disposal system permits. An acceptable means of sewage disposal, either by sewer system hook-up or on-site permit suitability, is required before building permits are issued. (This is consistent with ORS 447.140 and OAR 340, Division 71). Additionally, the cities of the County participate in the National Pollution Discharge Elimination System (NPDES). This involves annual discharge permits issued by the DEQ (consistent with federal standards) with limits set for pH, temperature, biochemical oxygen demand, suspended solids, fecal coliform bacteria, and, where appropriate, toxic chemicals. Major industrial waste dischargers (city and county) that do not utilize a municipal wastewater treatment facility also participate in this permit system. Where present treatment or control is inadequate, a specific, detailed program and timetable for providing fully adequate treatment is written into the waste discharge permits.

A recent addition to the DEQ's management program is the requirement for a "statement of suitability" from local jurisdictions before issuance of permits or funding approvals on new or expansion projects. The intent is to assure the Department (EQ) that its actions are consistent with the Statewide Planning Goals and are compatible with local comprehensive plans. This will provide Yamhill County additional opportunities to ensure that its water quality concerns are considered.

Section 201

All new sewerage systems and existing system expansions must submit plans for review by the DEQ before construction begins. Systems that seek federal grants (Section 201, PL 92-500) to upgrade treatment capabilities are subject to annual prioritization by the DEQ. Several cities and a few unincorporated areas in the County have applied for system improvements. In fiscal year 79-80, two cities, Dundee and Willamina, have been selected for funding.

Section 208

To this point discussion has focused on "point" source pollution but the Federal Water Pollution Control Act Amendments mandated examination and treatment of "nonpoint" pollution sources as well (Section 208). For Yamhill County, the Mid Willamette Valley Council of Governments (COG) has been designated as the Section 208 regional planning agency. Scrutinizing both point and nonpoint source pollution, the COG developed three sub-plans

to address the major problems of the region (Yamhill, Polk and Marion Counties). These sub-plans are the Master Sewerage Plan, the Individual Waste Disposal Subplan, and the Soil Erosion and Sediment Control Subplan. A fourth plan examining urban storm water pollution has also been written but its scope is essentially the Salem urban area. A summary of County water quality problems depicted in the subplans follows.

Master Sewerage Plan

With the possible exception of McMinnville, all the cities in the County will need to upgrade their sewerage systems by the year 2000 to meet state and federal discharge standards. Two unincorporated areas in the County, Cove Orchard and the Grand Ronde Agency area, have acute problems with failing septic systems and pose potential health hazards.

To date, all of these areas are seeking monies or planning solutions to their pollution problems.

Individual Waste Disposal Subplan

As mentioned above, Cove Orchard and the Grand Ronde Agency area were noted as the major problem areas for failing subsurface sewerage systems. A third area of concern is the West Sheridan area. This area is currently being studied by the County Health Department, the DEQ and the State Health Division for mandatory annexation as a "health hazard" area.

Cove Orchard has recently completed an engineering study of disposal alternatives and awaits EPA funding, while the Grand Ronde Agency area is still formulating a solution that is economically feasible.

Soil Erosion and Sediment Control Subplan

The thrust of this subplan is nonpoint sources of water pollution. Three types of nonpoint sources were examined: streambank erosion, public road maintenance and agricultural crop production practices. The Water Pollution Control Amendments call for nonpoint pollution sources to be first, identified and inventoried and, second, corrected through the use of Best Management Practices. The South Yamhill River Basin was chosen for a pilot study.

The COG study found that streambank erosion accounted for much of the sediment pollution in the basin study area. Natural erosion aside, sources of streambank erosion were identified as: livestock disturbance of riparian vegetation, displacement of soil by livestock walking on banks, trees falling from undercut channel banks and diverting water against the bank, agricultural cropping through small, intermittent streams thereby exposing soil to winter runoff, and removal of protective riparian vegetation.

Public road maintenance problems seem to be associated with ditch cleanout exposing soil to erosion. To a larger extent, road cuts made by private logging and quarry operations are responsible for stream sedimentation. This is a result of the heavy equipment used on them and the large amounts of cuts made into hillsides. Culverts improperly installed and maintained also contribute to the overall sediment load.

Agricultural practices that create nonpoint source pollution problems generally stem from irrigation return flows, improper tillage patterns and disrupted riparian vegetation.

In March of 1976, the DEQ was appointed the "lead" agency for Section 208 planning in Oregon. At the initial stages in 1976, the DEQ designed a series of projects encompassing the most evident nonpoint polluting activities; forestry and agriculture practices loomed as the most critical problem sources. The "Oregon Plan" was to identify nonpoint source problems, designate management practices (BMP's) and develop an implementation plan.

Of particular note to Yamhill County are the DEQ maps illustrating water quality problem areas and their severity. (see attached maps) Types of problems investigated were sedimentation, water withdrawal, streambank erosion, algae and nuisance aquatic growth, debris, and water temperature; two, debris and streambank erosion, were noted as the most severe.

Groundwater

A sometimes overlooked area of water quality management is ground water. Mention should be made of the State Water Resource Department's (WRD) programs to protect it. By statute, ORS 537, it is unlawful to use a well as a depository for pollutants; WRD is the enforcing agency. Similarly, the WRD utilizes a well inspection program to ensure that wells are constructed properly and, thus, not a source of ground water pollution.

Summary

The overall water quality of Yamhill County is considered fairly good. In the main, the most significant quality problems are nonpoint source related. The DEQ monitors point source discharges closely through the NPDES permit system. With the recent completion (1978) of the DEQ's Section 208 inventories, implementation programs can now be developed to abate the broad scope of nonpoint source pollutants. Yamhill County applauds the vast amount of work contributed in this direction by the DEQ, the Soil Conservation Service and the State Soil and Water Conservation District.

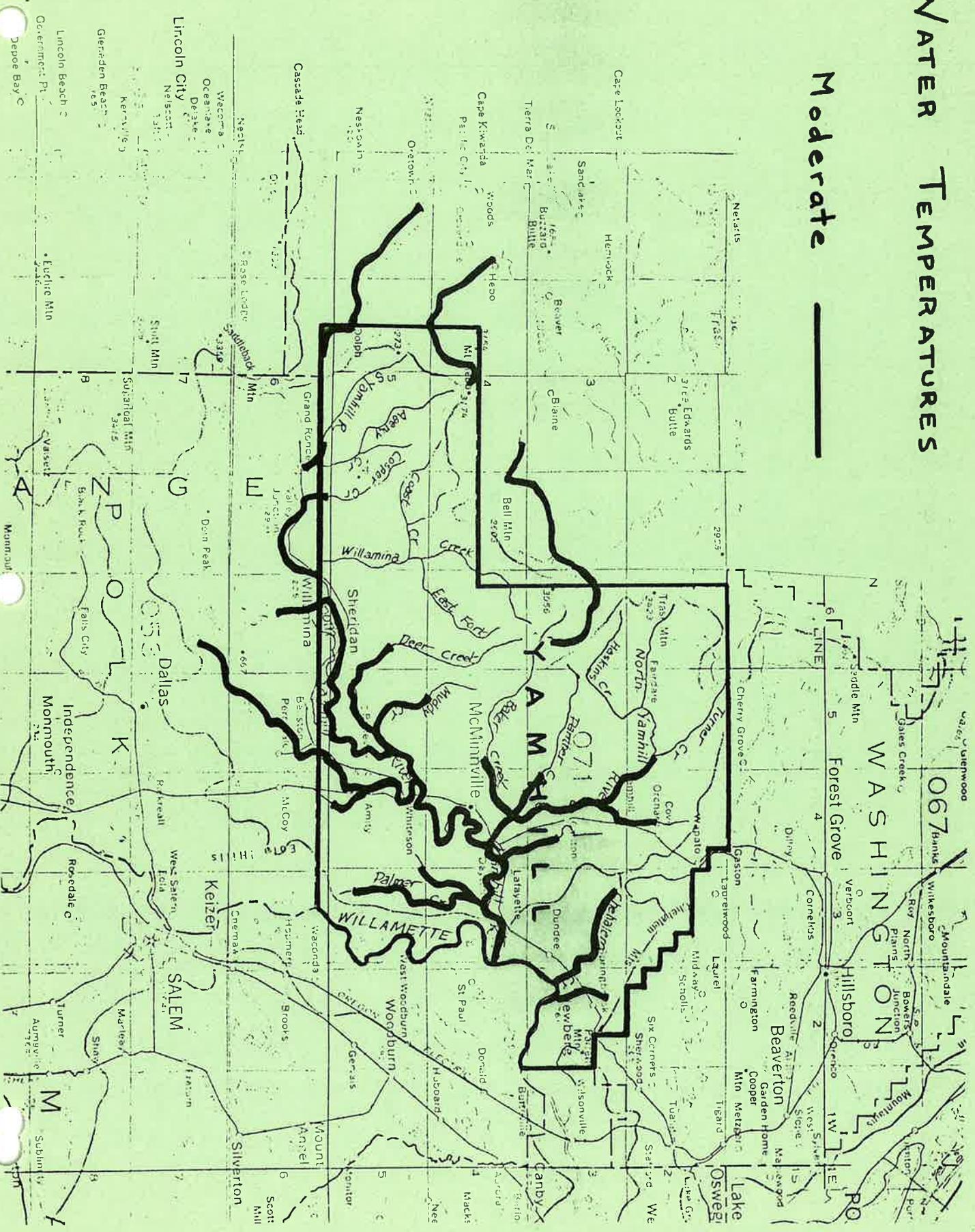
Chronic septic system failures in Cove Orchard and the Grand Ronde Agency area constitute the most pressing needs in the County. Yamhill County encourages the DEQ to acknowledge these potential health hazards in the EPA facilities grant prioritization.

Perhaps the worst enemy of water quality control in the County is the loss of stream flow to consumptive uses. In a 1975 status report titled "Water Quality Control in Oregon", the DEQ states, "No water quality control program can remain successful, even with (the) best presently available waste treatment technologies, if the receiving stream flows are inadequate to provide necessary assimilative capacity for treated effluents." Yamhill County supports the establishment of minimum stream flows for their effluent dilution benefits.

Finally, water quality planning and management are ongoing processes. A better understanding of the County's water resources makes for more intelligent and informed land use actions. To this end, Yamhill County supports the efforts of the DEQ's Water Quality Management Plans and urges the DEQ to continue monitoring the quality of the Willamette River and other Yamhill County streams.

WATER TEMPERATURES

Moderate



SEDIMENTATION

Severe



Moderate



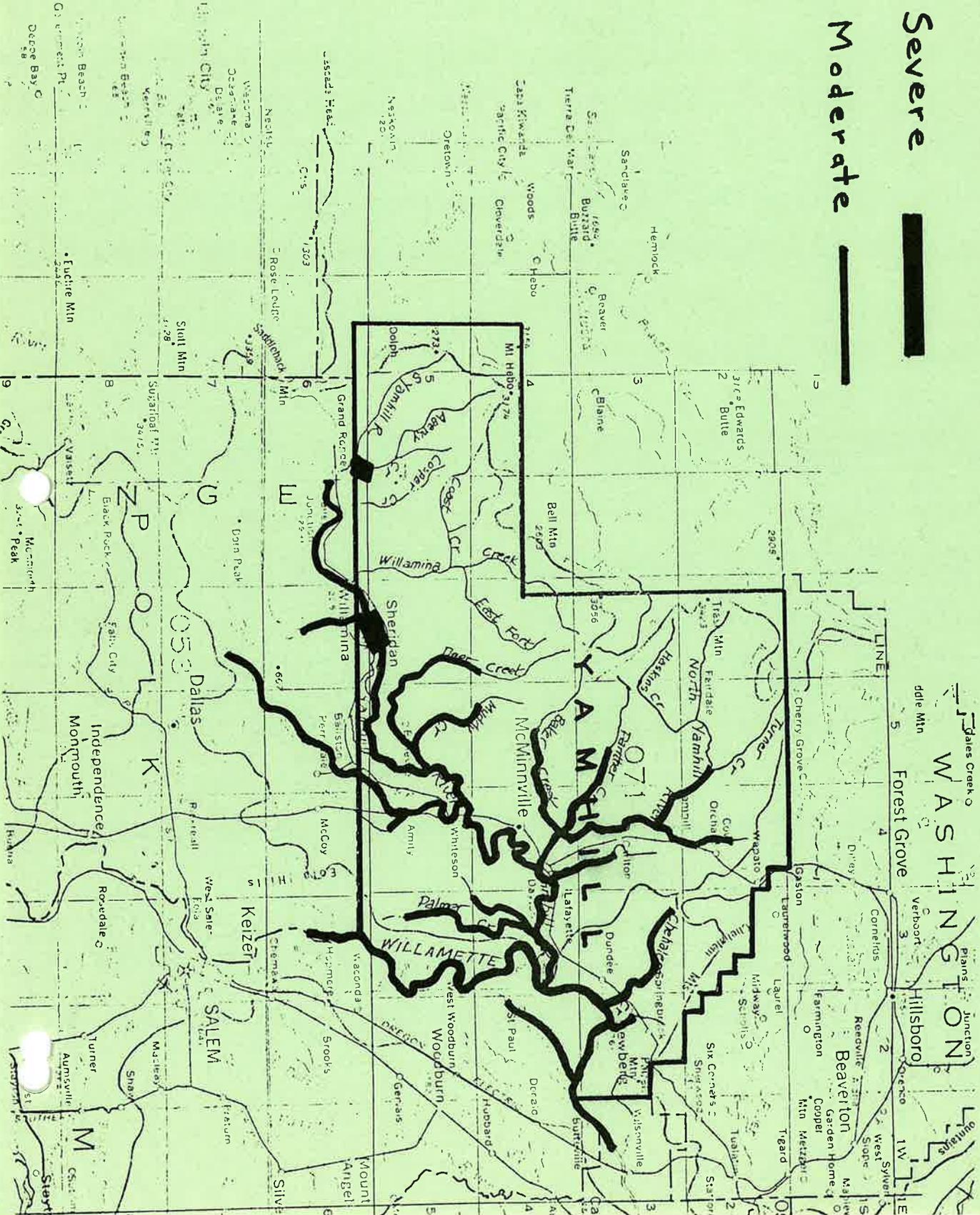
MOOK



ALGAE AND NUISANCE AQUATIC GROWTHS

Severe 

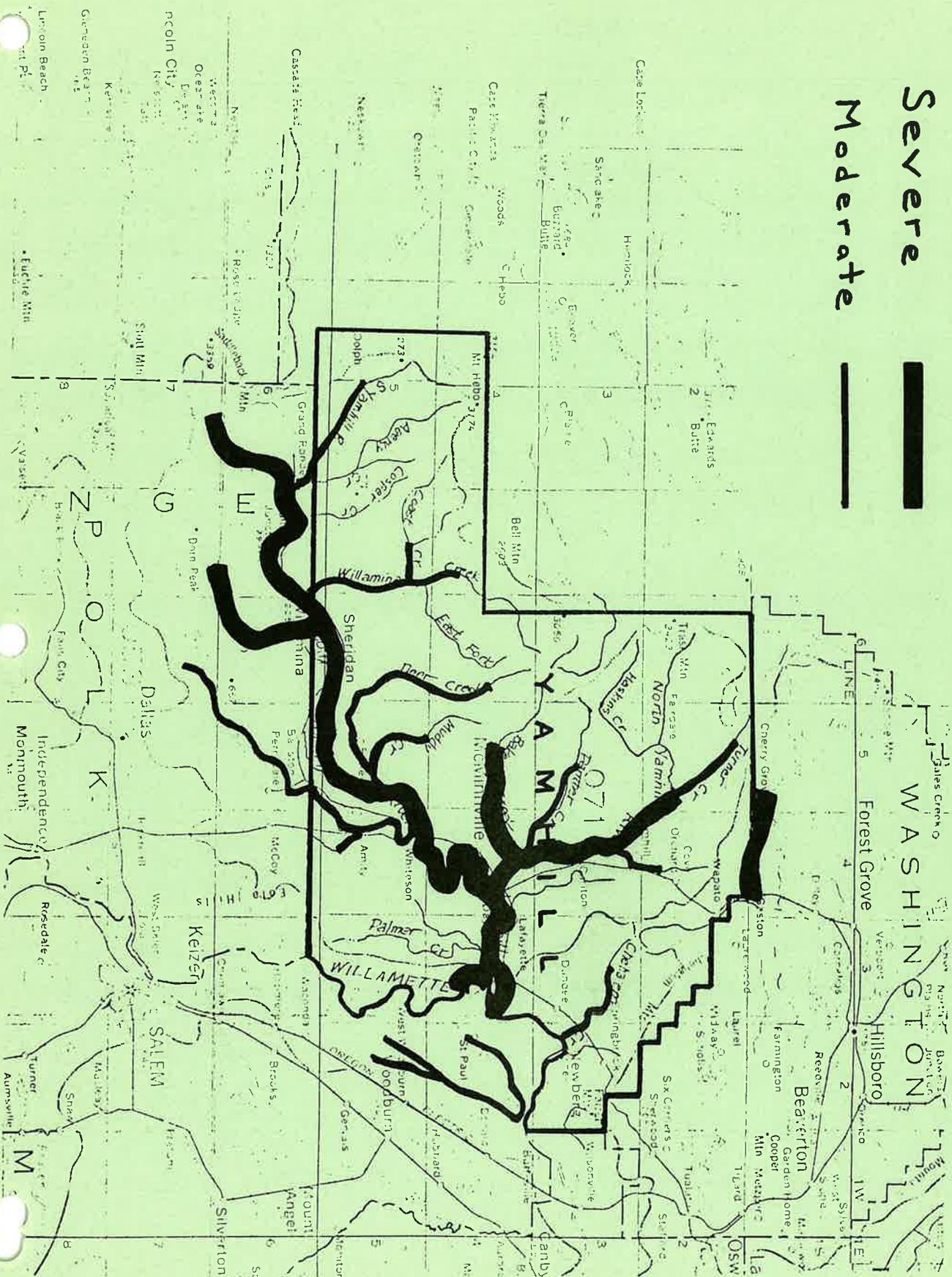
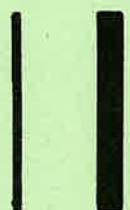
Moderate 



STREAMBANK EROSION

Severe

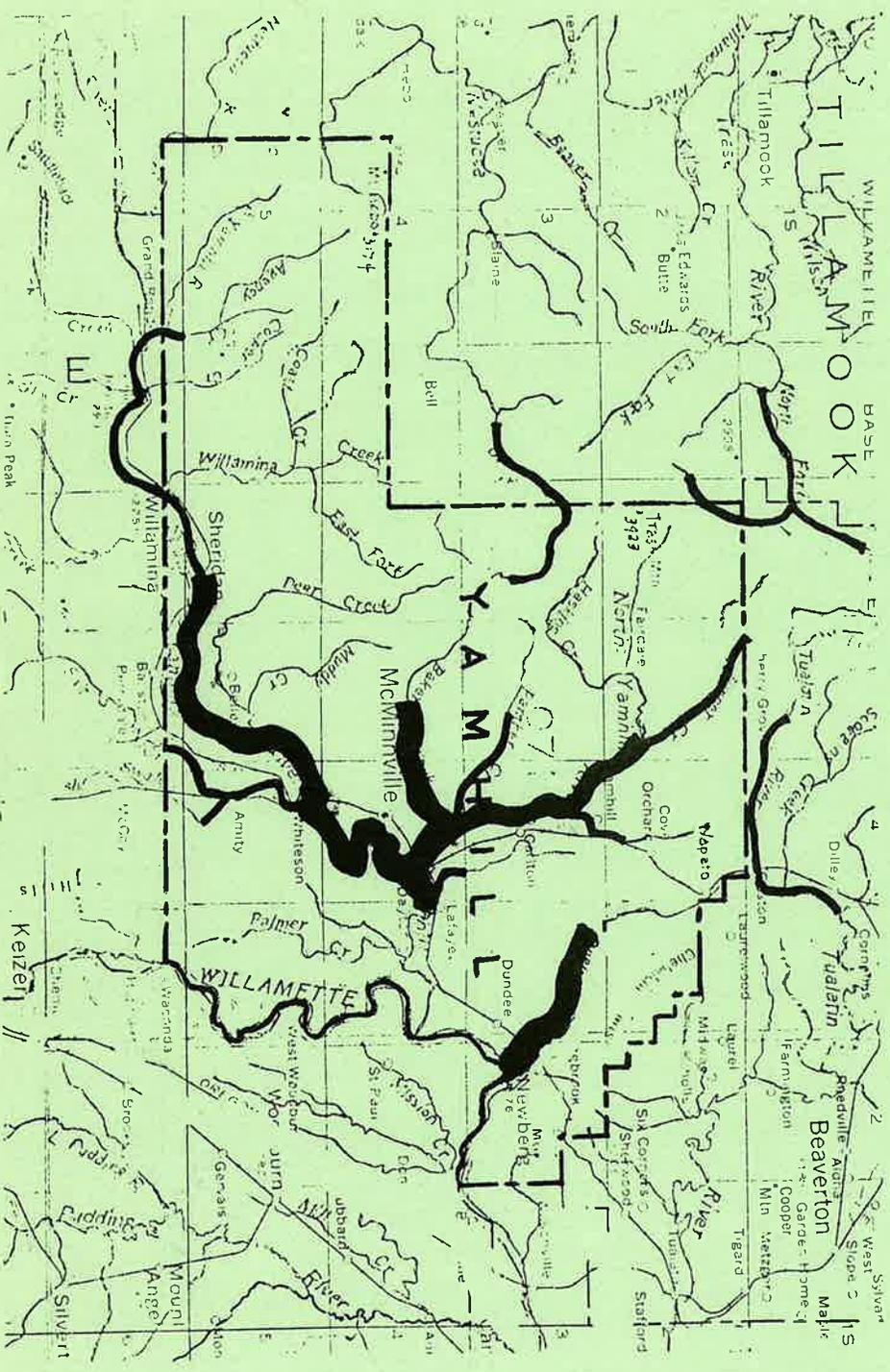
Moderate



DEBRIS

Severe

Moderate



Wildlife Text and Mapping Procedure

Yamhill County's varied wildlife population is important both because it reflects a diversity of life forms essential to a healthy ecological balance, and because it provides recreational hunting and fishing opportunities. Visitors from a large region come to hunt deer, upland game and waterfowl. Fishing in the Willamette River tributaries is very popular, and could be increased through improvement of habitat/stocking programs and increased access.

Wildlife preservation and control are closely related to the policies for other natural resources. and sound management of the forest, open space and water is essential to achieving a healthy wildlife population balance.

Within Yamhill County the basic problems of wildlife conservation are essentially fivefold:

- 1) Problems of ownership;
- 2) Hunting pressure;
- 3) Pollution;
- 4) Land Use; and
- 5) Public apathy.

Problems of Ownership:

One of the basic problems in management of wildlife stems from the change in ownership. By common law, the States hold wildlife in trust for all the people and the people have the right to use wildlife subject only to restrictions set up by the State and Federal government for good game management.

Hunting Pressure:

In general, hunting pressure is greatest where the population is highest, but the percentage of population that hunts and fishes is in inverse ratio to population density.

Pollution:

Population is again an inherent factor to the problem of pollution. The rendering of streams and lakes uninhabitable to fish because of pollution is a problem of considerable magnitude. Pollution is a critical factor in the disruption of interdependence of wildlife and their habitat.

Land Use and Public Apathy:

Among other conditions affecting the welfare of wildlife are the overgrazing of forested lands and the burning, both intentional and accidental, of forests, range, swamp, and other

wildlife habitat.

Yamhill County's fish and wildlife resource is composed of the following six categories:

- 1) Fish habitat;
- 2) Big game;
- 3) Upland game;
- 4) Waterfowl;
- 5) Furbearers; and
- 6) Nongame species.

Fish Habitat

Anadromous fish, resident trout and warm water game fish are the three groups of fish that are recognized as being of major importance to the sport fisheries of the County.

Anadromous fish species which utilize Yamhill County streams include chinook salmon, coho salmon, steelhead trout, and sea-run cutthroat trout.

Resource Status

Yamhill Basin: Coho Salmon

During 1970-1971 numbers of adult coho salmon entering the Yamhill River System ranged from 4,100 to 4,000. Presently it is estimated that fewer than 1,000 adult coho are now entering the Yamhill Basin. Coho have declined throughout the entire Willamette Basin. Heavy ocean harvest and early spawning are thought to be the two most significant factors affecting coho survival.

Winter Steelhead:

Winter steelhead trout entering the Yamhill Basin are early migrants. Self maintaining runs are now present in most of the larger tributaries of the North and South Forks of the Yamhill River.

Winter steelhead provide for nearly all of the recreational harvest of anadromous fish within the Yamhill system. Waters open to salmon and steelhead angling within the Yamhill Basin* include: Yamhill River mainstem, entire length; North Fork Yamhill River, 25 miles; South Fork Yamhill River, 54 miles (includes Polk County portion); Mill Creek, 13 miles (includes Polk County portion); and Willamina Creek, entire length.

*Mainstem of the Willamette River is also open to Salmon and Steelhead angling.

The Department of Fish and Wildlife has been releasing 25,000 juvenile steelhead annually into Willamina Creek in an effort to enhance the recreational fishery. Consideration has also been given to establishing a steelhead stocking program on the North Fork of the Yamhill River.

The Department of Fish and Wildlife's catch estimates indicate a relatively small harvest within the county (see table II). Fisheries on the North and South Forks of the Yamhill River, however, appear to be growing.

North Coast Basin:

Levels of anadromous fish production are presently higher in the County's coastal tributaries than they are in the Yamhill River system.

The Department of Fish and Wildlife has been releasing up to two million juvenile salmon and steelhead annually into the Trask, Nestucca, and Little Nestucca systems.

The only enhancement program the Fish and Wildlife Department undertakes within the County for North Coast Basin streams is being carried out at McQuire Reservoir where they are allowed to rear to smolt size.

Elkhorn and Cruiser Creeks (Trask), Three Rivers and Walker Creek (Nestucca) and Sour Grass Creek (Little Nestucca) are important spawning and rearing areas for Coho salmon and winter steelhead. It has been estimated that nearly 800 salmon and steelhead are utilizing these streams within the County.

Currently, the mainstem Nestucca River is the only coastal stream open to angling for anadromous specie within the County; and this is limited to steelhead. Sea-run cutthroat are taken in some coastal tributaries during the trout season.

Angler catch, recreation and economic values for anadromous fisheries in both the Willamette Valley and Coastal streams are summarized in Table 1.*

Resident Trout

Rainbow trout, although not native to the County, are stocked in a few waters within Yamhill County. "Catchable" rainbow are released in areas of high angler use in order to prolong and enhance trout angling opportunities where native cutthroat

*Economic values were computed on the basis of \$30.80/angler day for salmon and steelhead and \$28.00/angler day for Sea-run Cutthroat. Recreational values reflect net economic values (the estimated value of a sport fishery resource to a single owner who could charge for the opportunity to fish). Oregon State Department of Fish and Wildlife. . . .

populations would not be sufficient to maintain reasonable sport fisheries. The following County waters receive "catchable" rainbow:

Agency Creek: Fish are stocked along the Bureau of Land Management access road. Annual stocking -2,000.

*Flying 'M' Pond: Annual stocking - 3,000.

*North Fork, Yamhill River: Fish are stocked in the vicinity of the Flying 'M' Ranch. Annual stocking - 2,000.

South Lake: Stocked with catchable cutthroat trout. Annual stocking - 1,000 - 1,500.

Two varieties of resident cutthroat trout are found in the County's streams. A resident form inhabiting headwater areas and areas above barriers, and a migratory form. The migratory cutthroat found within the Willamette Basin differs from the anadromous (sea run) variety found in coastal streams in that these fish move upstream from the Willamette and larger tributaries during the fall and winter months to spawn in the smaller streams.

The adoption of the "Wild Fish Management Policy" by the Oregon Fish and Wildlife Commission has increased the attention that native trout species will receive in the future. The "Wild Fish Management Policy" stresses that protection of aquatic and riparian habitat will be essential if wild trout populations are to be maintained at optimum levels.

As estimated by the Oregon Department of Fish and Wildlife recreational use generated by resident trout probably exceeds 5,000 angler days; providing an economic value of over \$50,000.**

Warm-Water Game Fish

Warm-water (or spiny-raged) species inhabiting the County are restricted to the Willamette Valley. Warm-water species identified in the County include: largemouth bass, warmouth bass, bluegill, black crappie, brown bullhead, pumpkinseed, and channel catfish.

Management programs by the Department of Fish and Wildlife within the County have been limited to stocking of channel catfish in the Yamhill River and tagging of largemouth bass in Lambert Slough. Lambert Slough has also been used as a primary source of bass for the Department's statewide stocking program.

* Stocking of these waters is contingent upon the landowner continuing to allow public access.

**The Department of Fish and Wildlife places a value of \$10.60 on a recreation day spent in pursuit of resident trout.

Stocking of channel catfish has been limited to the fact that these fish do not spawn successfully in western Oregon. Since the Department has had to secure channel catfish fory from out of state, releases have not been made on a regular basis.

The Fish and Wildlife Department has been conducting the bass tagging program on Lambert Slough to better understand the seasonal migrations of bass between the slough and the main stem Willamette. Results of this study will be applied throughout the Willamette Valley.

Lambert Slough, Corey Bend Slough, Snaggy Bend Slough and the mainstem Yamhill River are some of the more heavily used warm water angling areas along the entire Willamette River.

The angler use of the County's warm water resource is not well documented, but is estimated to exceed 4,000 angler days. This fishery provides an economic value in excess of \$35,000.*

TABLES: FISH RESOURCES YAMHILL COUNTY

TABLE I

Fish Species, Location & Abundance - Yamhill County

Species	Location	Abundance
<u>Game & Food Fish</u>		
Fall Chinook Salmon	Willamette R., mainstem	Common
Coho Salmon	Yamhill R. basin North Coast basin	Common Abundant
Winter Steelhead Trout	Yamhill R. basin North Coast basin	Common Abundant
Summer Steelhead Trout	Nestucca R., mainstem	Low
Sea-run Cutthroat Trout	North Coast basin	Abundant
Resident Cutthroat Trout	Most streams throughout the county	Abundant
Rainbow Trout	Agency Cr, Flying 'M' Pd, N. Yamhill R.	Common (stocked)
Largemouth Bass	Willamette R, flood plain lakes & sloughs, private ponds, & Lower Yamhill R.	Common
Warmouth Bass	" " " " "	Low
Bluegill	" " " " "	Common
Yellow Perch	" " " " "	Common

* The Oregon Department of Fish and Wildlife places a value of \$8.82 on a recreation day spent in pursuit of warm water game fish.

Fish Resources Yamhill County- Table I (continued)

Black Crappie	"	"	"	"	"	Abundant
White Crappie	"	"	"	"	"	Abundant
Brown Bullhead	"	"	"	"	"	Abundant
Yellow Bullhead	"	"	"	"	"	Low
Pumpkinseed	"	"	"	"	"	Low
Channel Catfish	Lower Yamhill R, Willamette R. & sloughs					Low
Sturgeon	Willamette R., mainstem					Low
Shad	Lower Yamhill R. & Willamette R.					Low
<u>Other Species</u>						
Carp	Widely distributed throughout the Willamette Valley at lower elevations					Abundant
Goldfish	"	"	"	"	"	Common
Largescale Sucker	Widely distributed throughout the Willamette Valley at lower elevations					Abundant
Chiselmouth	"	"	"	"	"	Abundant
Mountain Sucker	Willamette R. & Sloughs					Low
Redside Shiner	Widely distributed throughout the Willamette Valley at lower elevations					Abundant
Peamouth Chub	"	"	"	"	"	Abundant
Northern Squawfish	"	"	"	"	"	Abundant
Sculpin	Most streams throughout the county					Abundant
Dace	"	"	"	"	"	Abundant
Pacific Lamprey	"	"	"	"	"	Abundant

TABLE II

Distribution, Abundance, Harvest, Recreational Use,
& Economic Expenditure of Anadromous Fish Species within Yamhill County (1976)

Species	Miles Inhabited	Spawning Population	Sport Catch	Recreation Days	Economic Value
Willamette River, mainstem					
Spr. Chinook	-	-	10	50	\$ 1,540
Fall Chinook	30	100	20	100	3,080
Yamhill River Basin					
Coho	188	500	10	40	1,230
Win. Stld.	171	600	25	300	9,240
North Coast Basin					
Coho	17	263	0	0	-
Win. Stld.	14	716	0	0	-
Sum. Stld.	3	4	50	175	5,400
Sea-run Ct.	18	-	150	125	3,500

BIG GAME

Habitat Requirements:

The basic habitat requirements of big game include food, water, cover, and freedom from harassment. These requirements are found in the forested areas of the county where logging practices or fires have created mixed stands of mature forest, brushlands, and clear cuttings. The most important of these habitat areas are those located below 2,000 feet elevation as outlined on the accompanying map. These are where deer, elk, and other animals concentrate for feeding during the critical winter months.

Urban sprawl, commercial development, new roads often conflict with big-game by removing habitat and increasing animal harassment. When new homes, agricultural crops, and other development occurs in areas that have good populations of deer and elk, damage to gardens and crops will intensify. These conflicts between landowners and big game are often difficult to resolve.

The sensitive areas for big game outlined on the County map are those lands important to the survival of deer, elk, and other animals during the critical winter period. The areas are:

Nestucca Drainage

Three Rivers Drainage

Buck Creek Drainage

Louie Creek Drainage

Baxter Creek Drainage

Sourgrass Creek Drainage

South Yamhill Drainage

Ead Creek Drainage

Agency Creek Drainage

Cosper Creek Drainage

Kless Creek Drainage

Willamina Creek Drainage

Ash Creek Drainage

Deer Creek Drainage

Muddy Creek Drainage

Cozine Creek Drainage

North Yamhill Drainage

Fairchild Creek Drainage

Cedar Creek Drainage

Haskins Creek Drainage

Turner Creek Drainage

Panther Creek Drainage

Baker Creek Drainage

Estimated populations and average expenditures for big game are presented in Tables III and IV below:

TABLE III Estimated Big Game Populations in Yamhill County 1976

Species	Estimated Populations
	Summer
Big Game:	
Roosevelt Elk	350
Black-tailed Deer	12,200
Black bear	165
Cougar	8

Table III (continued)

TABLE IV Average Expenditures on Big Game Resources
For One Year (1976) in Yamhill County

Species or Groups	Recreation Days	Expenditure for One Recreation Day	Total Expenditure
Roosevelt Elk	1,200	42.40	\$ 50,880
Black-tailed Deer	22,735	32.02	727,975
Black bear	396	52.60	<u>20,830</u>
TOTAL			\$799,685

Upland Game

Upland game birds are products of and dependent on agriculture for their existence. Ideal habitat includes a varied patchwork of seed-producing crops interspersed with brush fence-rows, ditches, streams and woodlots. This land use pattern provides their basic needs of food, water, and cover.

Since upland game are products of agriculture; they are generally found on most farmlands, with no area being essentially more critical than another. However, in many areas riparian vegetation is the only cover available and these thin strips are sensitive habitats.

Upland birds are affected whenever agricultural land is taken out of production through urban sprawl, road construction, industrial development, and other land clearing activities. Farming practices on existing agricultural lands also have an impact. The trend to farm as much land as possible resulting in the removal of brush fencerows, woodlots, and riparian vegetation destroys upland game habitat.

Yamhill County has low pheasant and quail populations; reasons for this are not fully understood but probably include the loss of adequate habitat.* Estimated populations and average expenditures for upland game are presented in Tables V and VI.

* Oregon State Department of Fish and Wildlife

TABLE V Estimated Upland Game Populations in Yamhill County 1976

Species:	Estimated Populations-Summer
Ring-necked pheasant	22,300
Valley quail	18,100
Mountain quail	13,000
Ruffed grouse	2,700
Blue grouse	7,000
Band-tailed pigeons	13,500
Doves	8,000
Silver gray squirrel	3,500

TABLE VI Average Expenditure on Upland Game Resources For One Year (1976) in Yamhill County

Species or Groups	Recreation Days	Expenditure for One Recreation Day	Total Expenditure
Pheasants	7,560	\$ 11.38	\$ 86,033
Quail	2,102	11.38	23,921
Grouse	2,455	11.38	27,940
Doves	2,107	11.38	23,978
Band-tailed Pigeons	400	11.38	4,552
Silver Gray Squirrel	792	11.38	9,013
TOTAL	15,416		\$ 175,437

Water Fowl

Nesting, feeding, and resting areas are the most definite habitat needs for waterfowl. Nesting is the most critical activity, occurring in late spring and early summer. Within Yamhill County, marshy areas, lakes, and slow moving streams with brushy banks provide important habitat for mallards, wood ducks, some teal and Canada geese. During the late fall and early winter, large populations of birds that nest in Canada and Alaska migrate to the Willamette Valley. Areas that have large bodies of standing water with food nearby provide ideal resting and feeding areas needed for maintaining waterfowl populations.

There are numerous areas of sensitive habitat around ponds, small drainages and swampy areas throughout the County. These areas have water available most of the year and provide both wintering and nesting habitat. The sloughs, oxbow lakes, and floodplain areas along the Willamette and Yamhill rivers are sensitive waterfowl habitat.

Estimated populations and average expenditures for water fowl in Yamhill County are presented in Tables VII and VIII.

TABLE VII Estimated Waterfowl Populations in Yamhill County 1976

Species:	Estimated Population	
	Summer	Winter
Geese	0	8,000
Ducks	4,935	29,820
Coots	0	300
Snipe	Migrant Population	
Swans	0	400
TOTAL	4,935	38,520

TABLE VIII Average Expenditure on Waterfowl Resources For One Year (1976) in Yamhill County

Species or Groups	Recreation Days	Expenditure for One Recreation Day	Total Expenditure
Geese	1,782	\$ 14.54	\$ 25,910
Ducks	6,677	14.54	97,084
Coots	204	14.54	2,966
Snipe	204	14.54	2,966
TOTAL	8,867		\$ 128,926

Furbearers

Furbearers in Yamhill County include both aquatic forms such as beaver, muskrat and mink, and forestrial forms such as skunk, fox and bobcat. They have a wide variety of habitat needs including brushy streams, wetlands, and forested areas.

Many sensitive habitat areas for furbearers coincide with those outlined for big game, upland game, and water fowl.

Land use conflicts between furbearers and other land uses are minimal in the county. The biggest problem has occurred when beaver cut desired trees, block road culverts, and flood roads and pastures.

Estimated populations and values of furbearers in Yamhill County are presented in tables IX and X.

Table 8. Estimated Furbearer Populations in Yamhill County, 1976

Species:	Estimated Summer Population
Muskrat	1,200
Beaver	2,500
River Otter	75
Mink	775
Raccoon	5,000

Table 9. Value of Raw Furs Taken in Yamhill County, 1976

Species:	*Reported Catch	Average Price Per Pelt	Total Value
Muskrat	123	2.93	\$ 360.39
Beaver	64	13.61	871.04
River Otter	4	41.97	167.88
Mink	9	7.29	65.61
Raccoon	78	15.80	1,232.40
Bobcat	13	102.94	1,338.22
Coyote	5	22.88	114.40
Red Fox	7	38.39	268.73
Gray Fox	4	20.50	82.00
Skunk	5	2.63	62.70
Opossum	38	1.65	1,354.88
TOTAL			\$5,931.40

*Only 86% of the trappers reported their catch. Unlicensed predator trappers did not have to report.

* Cities are classified as predators but as furbearers.

Nongame Species

Because of the large diversity of nongame wildlife species in Yamhill County their habitat requirements vary considerably depending on the individual species concerned. The habitat requirements outlined for other wildlife groups listed previously are applicable to nongame wildlife.

Yamhill County contains important populations of hawks, owls, songbirds, small mammals, and numerous other nongame wildlife species. Most of the nongame birds found in northwestern Oregon are protected.

One of the most important values of nongame wildlife is the nonconsumptive use these forms provide. A lot of time in bird watching, photography, nature studies, etc. is spent on non-game wildlife. It is estimated by the Oregon Department of Fish and Wildlife that 2/3 of all wildlife is nonconsumptive. The importance of nongame wildlife cannot be over-emphasized. Parks and open spaces are extremely important, particularly in urban areas, because they provide mammals and birds.

Nongame wildlife is found throughout sensitive habitat areas outlined for big game, upland game and waterfowl in the rural areas of Yamhill County.

Sensitive habitats within the urban and suburban areas of the county are found in parks, open spaces, both city and county, and adjacent water areas.

The land use conflicts listed previously for big game, upland game, and water fowl also affect nongame species in the rural areas since they are found throughout the same habitat. In addition, land use activities in the urban setting that eliminate open space is also in conflict with nongame wildlife.

Estimated populations for regularly hunted nongame wildlife is presented in table XI.

Table 10. Estimated Nongame Wildlife Populations Regularly Hunted in Yamhill County, 1976

Species:	Estimated Summer Population
Coyote	2,000
Red Fox	1,100
Gray Fox	450
Bobcat*	300
Cottontail	Significant Abundance
Brush Rabbit	Significant Abundance
Snowshoe	Significant Abundance
Nutria	Significant Abundance
Graydigger	Significant Abundance

*Bobcat are now regulated as a furbearing animal.

Water Resources

While the majority of the information on water resources compiled in the 1974 Yamhill County Comprehensive Plan remains current and accurate, two significant changes have taken place and should be noted. First is the defeat of the Moores Valley Reservoir tax levy. This project is mentioned several times in the Plan text for its potential irrigation, flood control and recreation benefits. It is unclear whether voter rejection of the proposal stemmed from the abhorrence of an increased tax load or from the merit of the project itself, but a large part of the "controversy" seemed to rise from objections to the visitor population this project might prompt. With this in mind, the County still recognizes the benefits of watershed storage projects for irrigation, municipal supply, flood control and recreation, but emphasis should perhaps be made on small, localized reservoirs whenever possible.

The second change, and perhaps the more far reaching, was the drought years of 1976 and 1977. With annual precipitation for these two years down by as much as 40 to 60 per cent, County residents were confronted with a "water-deficit" situation. Springs that had supplied rural residents with drinking water and which had been used uninterrupted for 'as long as I can remember' ran dry; new wells had to be drilled and many were deepened as ground water levels declined; several cities in the County faced tightened supplies and a few had to curtail lawn and garden uses; rivers, streams and creeks taxed heavily by irrigation during normal years, recorded new lows - some reduced to a trickle.

A direct result of this drought situation has been a developing interest in water resource management. Rural residential development proposals are viewed through a new lens--development's impact on the area's water supply; cities have begun planning for new supply sources or additional reservoir storage facilities, and in their comprehensive planning process have acknowledged the importance of their respective watersheds as an "area of influence;" and requests for irrigation water are increasingly accompanied by requests for reservoir impoundments.

Sound water management, however, must go beyond shortage situations. A thorough examination of Yamhill County's potential water resources should include data on available quantities of surface water, ground water and storage potential. To a large extent, this work has been undertaken. The U.S. Geological Survey and the State Water Resources Department, either individually or cooperatively, have monitored stream flows and ground water levels, conducted ground water availability studies and regulated water use in the County for years. A synthesis of their data provides a "best guess" for the County's water future.

Surface Water

The future availability of surface water is a vital concern to the health of Yamhill County. Nine out of ten County cities currently rely on surface water (including springs) to meet all or part of their municipal consumption needs. Agriculture, a major part of the local economy, depends heavily on irrigation from surface water sources (see attached water rights summary of principal waterways). As was mentioned in the water quality background report, sufficient streamflow for effluent dilution is becoming more and more important to the maintenance of stream quality. Completing the user cycle are the recreation interests in fishing, swimming and boating.

With all of these competing uses for surface water, conflicts are bound to occur. While exact resolutions remain to be developed, steps can be taken now, or in the near future, to postpone a "crisis" situation. It is very likely that the State Water Resources Department (WRD) will require reservoir storage with new applications for irrigation water rights. The Mid-Willamette River Basin - Water Use Report, published by the WRD, should be updated in the early 1980's. With this new information, a more complete understanding of water appropriation deficits and solutions is likely (the last one was written in 1964).

Ground Water

The use of ground water in the County has increased substantially in the past ten years. As of February 1979, there were 2,259 wells on record with the State Water Resources Department, with 270 of those drilled in 1978 alone. While ground water use in the County includes irrigation and municipal supply, its primary use is by rural residential settlement.

The future availability of ground water is hard to measure. Unlike surface water, ground water cannot be seen and, thus, requires different monitoring methods. The WRD maintains 24 observation wells in Yamhill County, monitoring ground water levels every three months. To date no major static level declines have been reported. Yet, problem areas in the County do occur, mostly in perched aquifers, and the future is likely to see more. The 1974 Comprehensive Plan utilized the U.S.G.S.'s Ground Water in the Eola-Amity Hills for a comparison of the ground water potential in the County. This information has been further substantiated by the recent U.S.G.S./WRD report Ground Water in the Newberg Area which essentially restates the capacity of certain geologic formations to yield quantities of ground water to wells. Except for the deep alluvials along the Willamette River, major aquifer development in Yamhill County is unlikely.

The "Newberg Report" makes a revealing observation about future ground water use in one of the most densely populated rural areas of the County: the Chehalem/Parrett Mountain area. The report states,

The Cooper Mountain-Bull Mountain area is geologically and hydrologically similar to the Chehalem Mountains and east-side subareas of the Newberg study area. However, the Cooper Mountain-Bull Mountain area has a larger population than the Newberg area, and pumping from the Columbia River Basalt Group increased rapidly in the 1960's. This resulted in excessive declines in water levels in the basalt, reduction in well capacities, and the necessity to deepen many domestic wells 50 to 100 feet. To stabilize water levels and to prevent further depletion of the basalt aquifers, the Cooper Mountain-Bull Mountain area was declared a critical groundwater area by the Oregon State Engineer (now Oregon Water Resources Department) in 1974, and restrictions were placed on pumping and construction of new wells.

With a monitoring program, as previously described, to determine changes in water levels and chemical quality, it should be possible to detect problems as they develop and to take necessary steps to avoid overdraft of the basalt aquifer in the Newberg study area.

Storage Potential

The 1974 Comprehensive Plan dealt in great length with the benefits of reservoir storage. Despite the apparent reticence of County residents to support reservoir projects, reservoirs are likely to hold the key to solving many of the County's water deficiencies. Plagued traditionally by "too much" water in the winter months and "too little" in the summer months, reservoir storage seems the obvious solution. However, issues of scale, cost benefits, environmental loss and the disruption of land use patterns must be addressed to the satisfaction of area residents before reservoirs may be viable. Future study is necessary to better understand resident concerns and economic realities.

Looking Ahead

A number of dilemmas lie ahead for the County's water resource users. Surface waters are largely over-appropriated (see 1962 water rights summary sheet); ground water development is sparse in roughly two-thirds of the County's rural areas; and reservoir impoundments may not be the panacea they once were considered. Hard questions must yet be answered about the "tradeoffs" among the County's water user groups.

It would be impossible to predict future precipitation patterns. A better understanding of "reliable" water flows (surface and ground) is essential for knowledgeable land use planning. Yamhill County is currently working with the Soil Conservation Service's "Resource Conservation" program toward this end. Additionally, the County supports the efforts of the USGS/WRD ground and surface water monitoring programs and will continue to use them in its land use decisions.

Unique and Ecologically Significant Features

Yamhill County has several identified unique natural areas. These sites are geographical locations where one or more noteworthy natural elements occur. Thus, a site may include only a specific element such as a nest, or it may include several features such as a stretch of river surrounded by an old growth forest with a rare plant species and/or nesting endangered bird species.

The following represents the current inventory list of unique sites identified in Yamhill County. The site numbers correspond with the Natural Areas/Historical Sites map.

	Site Name and Description	Location Section, Township, Range
5	Chehalem Valley Springs Band-tailed pigeon mineral area.	S 19, 28 T 2S R 3W
6	Panter Creek Band-tailed pigeon mineral springs.	S 18 T 3S R 5W
7	Fairdale Spring Band-tailed mineral springs.	S SW $\frac{1}{4}$ 29 T 2S R 5W
12	City of McMinnville Watershed Spotted owl nest reported.	T 2S R 6W
17	North Yamhill River--Oxbow Pond Improved area; heavy use by wintering whistling swans.	S 34 T 3S R 4W
19	Peavine Road Oak Savanna 1200-acre oak savanna, little- disturbed.	S 24 T 4S R 5W
20	Peavine Road Insect Locale Insect collecting area; type locality for research.	S 21 T 4S R 5W
21	Eola Crest Unique disjunct earthworm population: <u>Plutellus blackii</u> , found only near here.	S 35 T 5S R 4W
22	Webfoot Grange Large, native Willamette Valley earthworms found here; very few of these sites.	S 32 T 4S R 3W
24	North Yamhill River Riparian habitat; dense alder stand.	S 26, 27 T 2S R 5W
27	Grand Island Slough and Heronry Great blue heron rookery in good con- dition wetland area.	S 26, 27 T 5S R 3W
31	Muddy Valley Oak Savanna Mixed oak stands and savanna.	S 33, 34 T 4S R 5W S POR 4,5,9,10,15, 16 T 5S R 5W
35	Lone Tree Bar State Park Proposed Natural Area (in Marion County also)	S 26, 27, 34 T 5S R 3W S 3, 4, 9, 10 T 6S R 3W
36	McMinnville Pigeon Springs Band-tailed pigeon mineral area.	S 7 T 4S R 4W
37	Silver Springs Band-tailed pigeon mineral area.	S SE $\frac{1}{4}$ 19 T 2S R 4W
38	Bailey's Mineral Springs Band-tailed pigeon mineral area.	S E $\frac{1}{2}$ 20 T 3S R 5W
39	Evers Lake 80-acre oxbow lake along Yamhill River; excellent beaver and bird habitat; bordered by riparian vegetation and agricultural land.	S 13 T 4S R 4W
40	Rainbow Lake Lake on Coast Range foothills surround- ed by a remnant of old growth Douglas fir, second growth forest, and a wet- land along the creek outflow.	S 6 T 4S R 5W

History

Sites and structures of historical and archaeological interest constitute non-renewable resources; for once they have been destroyed, they can never be replaced with the same significance. Yamhill County contains a wealth of history which should be protected and preserved for recreational enjoyment and educational benefit for future generations. There is a continued heightening of public awareness concerning the preservation of historic sites and structures. Several of the cities in the County are establishing historic committees which will identify historic structures and sites, investigate funding sources for preservation; and actually encourage the utilization of historic structures where appropriate.

The greatest task involved in preserving historic sites and structures lies in identifying such sites. No archaeological survey of the County has been done, although the Curator of Anthropology at the University of Oregon Museum of Natural History has cited some of the Indian mounds in Yamhill County as worthy of park development, with small museums showing the history of the mounds. A complete archaeological survey is needed of the County. Efforts toward establishing funding for such a project should be undertaken.

Information on existing historic sites is easier to obtain and more readily available. The State Historic Preservation Office maintains a statewide inventory of historic property. As of June, 1979, there are approximately 130 historic sites and structures in Yamhill County on the statewide inventory. In addition to the State's inventory, there is a National Register of Historic Places which is maintained by the National Park Service. Once historic property is listed on the National Register, federal preservation assistance can be applied for for such property.

The following is a list of historic property currently on the National Register of Historic Places:

William Hibbert House, 1906
426 5th St.
Dayton, OR (11-30-78)*

Amos Cook House, 1853
NW of Dayton, Hwy 233
Dayton vicinity (12-31-74)*

Joseph Matthey House, 1890
W. of Lafayette, at Jct. of
Matthey Land & Rutherford Rd.
Larayette vicinity (2-15-77)*

Dr. Henry J. Minthorn House
1881, 1884-1889
(Herbert Hoover House)
115 S. River St.
Newberg, OR (10-29-75)

Andrew Smith House, 1860
305 5th St.
Dayton, OR (6-23-76)*

Francis Fletcher House, 1863
W of Dayton, off Hwy 18
Dayton vicinity (10-29-75)*

Pioneer Hall, Linfield College
1882-83
Linfield College Campus
McMinnville, OR (2-23-78)*

Lee Laughlin House, 1879
100 Laurel Street
Yamhill, OR (Spring, 1979)

*Dates placed on National Register

In addition, two structures have been approved by the State for nomination to the National Register. Applications will be submitted by the end of summer, 1979. The applications are for the John Bunn House on 285 S.W. 3rd Street in Yamhill and the First Baptist Church on 3rd and Main Streets in Dayton.

Much of the historic property in the County is in private ownership, and preservation efforts have to consist largely of a public information system whereby people could be advised of whether or not a structure or site had historic significance. Such factors would also be considered uses or variances. In some instances where a site is of special significance and its accessibility to the public is important, public acquisition might be appropriate.

Mineral Resources

The 1974 Comprehensive Plan recognizes the need for an up-to-date study of the mineral resources of Yamhill County. This has yet to be formulated. The Oregon State Department of Geology and Mineral Industries anticipates beginning the study in July of 1979.

Greenway

"The Willamette River Greenway was a dream. This dream evolved into an idea. Now this idea has become a reality. This dream was far out and probably had more going against it than for it, but it was a dream of a better tomorrow for those who follow-- a dream of a clear, clean-flowing river, suitable for commerce and agriculture as well as recreation, with plenty of fish and parks and trails and places where anyone can walk, or boat and see birds and wildlife and momentarily get away from buildings and asphalt, cars and noise." This excerpt from an Oregon Journal editorial published a few years back sums up the basic concept underlying the Greenway Goal: To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River.

History

The Greenway "reality" has had an eventful and controversial past. The initial Willamette River Greenway legislation was passed in 1967 as a recreational system to acquire lands for scenic and recreational purposes along the river. Changing the name to the Willamette River Park System, the Legislature removed condemnation powers written into the proposal before passage.

In 1970, five regional state park sites were selected. Only one, Lone Tree Bar State Park (soon to be called the Willamette Mission State Park), lies within Yamhill County. During 1971-72, the Department of Transportation began acquiring land for these parks with development for public use to be completed between 1977- 1980.

In 1973, the State Legislature enacted the present law, ORS 390.130 to 390.368, establishing the Willamette River Greenway. This law required that "...the Department of Transportation, in cooperation with units of local governments that have lands along the Willamette River within their respective boundaries, shall prepare a plan for the development and management of the Willamette River Greenway...." The State Parks Division contracted with Royston, Hanamoto, Beck and Abbey, a San Francisco planning firm, to develop the Greenway Plan. Public hearings were held and advisory committees were formed. As a result, a book and plan were prepared entitled Preliminary Willamette River Greenway. The Department of Transportation did not accept the plan as prepared in total and made certain revisions, adopting in April, 1975 a second plan and document: the Willamette River Greenway.

The adopted Plan was then submitted to the Land Conservation and Development Commission (LCDC), as required by ORS 390.322. The LCDC found that the Plan did not meet the Statewide Goals and Guidelines, particularly with respect to citizen participation. After exploring a number of different options regarding the

Greenway program, the Commission finally opted to establish Goal 15, the Greenway Goal, as well as an Interim Greenway Order controlling land use within the Greenway boundary. The program was then sent back to the Department of Transportation and local governments to revise the boundary and to develop management and land use plans for the Greenway, consistent with the Statewide Goals and Guidelines.

Greenway Law

As was mentioned previously, ORS 390.310 through 390.368 is the enabling legislation which provides the authority for the Greenway Plan. The 1973 State legislature found that there was a need to establish a program of river lands control that would protect and preserve the natural, scenic and recreational qualities of lands along the Willamette River, as well as significant historical sites. The following findings and policies were made regarding the intent of the Greenway:

1. There is no need for public ownership of all lands along the River.
2. Existing development should continue but some limitations should be placed upon future intensification and change in land use to ensure compatibility with the existing qualities of the River.
3. Farming is compatible with the intent of the Greenway and should not be restricted.
4. A need exists for coordinated planning to achieve the intent of the Greenway; primarily through cooperation of the Department of Transportation and local governments.

The law requires that a Greenway boundary be drawn which shall include "...all lands situated within 150 feet from ordinary low water line on each side of each channel of the Willamette River as the Department (of Transportation) and units of local governments consider necessary for the development of such Greenway."

Additional requirements placed on the Department of Transportation (DOT) included: the development of a map showing the Greenway boundary; showing those lands presently acquired for park and recreation purposes or those to be acquired; indicate those areas where the acquisition of scenic easements would be sufficient to accomplish the purposes of the Greenway.

Acquisition of lands within the Greenway boundary is limited by law. The use of "eminent domain" is limited to the five state park sites and for scenic easements on non-farm lands. Any other lands that the State or County may wish to acquire in fee title must be negotiated with a "willing seller."

The Greenway Law is sufficiently clear in policy direction on the intent of the Greenway, but provides little clarification of how the Greenway programs should be accomplished. To this end, the LCDC adopted a Greenway Goal.

LCDC Goal

To further explain the jurisdictional interests in the Greenway Plan and how to complete one, the Greenway Goal was adopted. The goal sets up a framework for establishing the Willamette River Greenway through proper comprehensive planning programs at both the state and local levels, thus ensuring that all planning efforts will be consistent with each other and the Greenway Law.

The LCDC goal statement is "To protect, conserve, enhance, and maintain the natural scenic, historic, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway." The goal requires an inventory of resources, uses, and rights associated with the Greenway area, as well as a list of considerations and requirements that must be addressed in planning for the Greenway.

The goal further requires that Greenway planning be consistent with all of the State Goals and Guidelines and that programs shall include:

- "a. Boundaries within which special Greenway considerations shall be taken into account.
- b. Management of uses on lands within and near the Greenway to maintain the qualities of the Greenway.
- c. Acquisition of lands or interests in lands from a donor or willing seller or as otherwise provided by law in areas where the public's need can be met by public ownership."

Additionally, the goal outlines the required contents of the DOT Greenway plan and the comprehensive plans of cities and counties. Implementation measures are also required as a part of the planning process. The establishment of a "Greenway Compatibility Review" process must be made by county ordinance for the review of intensification, change of use, or development within the Greenway boundary.

DOT Greenway Plan

Briefly, the LCDC goal directs the DOT to "prepare and keep current, through appropriate revisions, a Greenway Plan setting forth the state interests in the Greenway." The Plan should show:

- 1) The Willamette Greenway boundaries,
- 2) Acquisition areas,
- 3) Use Intensity Classification,
- 4) Locations of public access, existing or to be acquired.

The County Role

Goal 15 explains the County's role in planning the Greenway by indicating that it should be a part of the Comprehensive Plan and should include the following:

1. The approved Willamette River Greenway boundary shall be shown on every comprehensive plan.
2. Each comprehensive plan shall designate the uses to be permitted for the rural and urban areas of each jurisdiction and that the permitted uses shall be consistent with the approved DOT Greenway Plan, the Greenway Statutes and the Greenway Goal.
3. Each comprehensive plan shall designate possible areas of acquisition and the conditions under which acquisition may occur.

The Comprehensive Plan is a policy guide in determining appropriate land use controls to achieve the County and State land use goals. As stated in ORS 197, State agencies as well as citizens and local jurisdictions must comply with adopted comprehensive plans. Therefore, the County Comprehensive Plan provides a key role in establishing, coordinating and implementing the Willamette River Greenway.

Implementation

This report, eight inventory maps, the Greenway policies and Ordinance No. 203 together make the Greenway element of the Yamhill County Comprehensive Plan.

Boundary

The Yamhill County portion of the Greenway boundary was approved by the LCDC on October 21, 1977, and will be shown on the County Comprehensive Plan map.

Use Management

Ordinance No. 203 was adopted by the Yamhill County Board of Commissioners on June 13, 1979 and establishes the County's "Greenway Compatability Review". Amending both the County Comprehensive Plan and Zoning Ordinance, this Ordinance creates

a Willamette River Greenway Zoning District (WRG) which regulates uses therein and promulgates criteria upon which intensification, changes of use or development within the Greenway will be reviewed.

Acquisition

Potential acquisition areas within Yamhill County's portion of the Willamette Greenway have been mapped and correspond to those specified by the Department of Transportation in its Greenway program (please refer to acquisition inventory map - Willamette Greenway). To date, no active plans for acquisition beyond the Lone Tree Bar State Park have been initiated by the DOT or the County, however, interest in acquiring Ash Island and developing a waterfront park was expressed by resolution at the Yamhill County Citizen's Convention held September 23, 1978.

Conclusion

The long, sometimes arduous, evolution of the Willamette Greenway has been occasionally marred with misconceptions about how the Program will be operated and implemented. This report and the Greenway statements in the County's 1974 Comprehensive Plan hopefully clarify these concerns. It is a credit to the original authors that, despite its many revisions, the Greenway concepts embodied in the initial report submitted by Governor Tom McCall in 1967 to the legislature remain the same. That report stated that the Greenway Program should be a joint program of local and state government which recognizes that "almost all existing land uses along the river are compatible with the Greenway concept" and that the program would not be a massive state program to "eliminate or disrupt existing land uses."

The Willamette Greenway Program is an important step in preserving one of Oregon's finer resources: the Willamette River. With nearly two-thirds of the people of Oregon living within 10 miles of the River, in many ways the health of the River exemplifies the vitality of the State. "For, to Oregon, the future is worth planning today. The Greenway Program, which may not reach fruition for many years, typifies the State's farsighted attitude."¹

¹"A River Restored: Oregon's Willamette", by Ethel Shepard, National Geographic, June, 1972.

Transportation

A balanced, safe and efficient transportation system is an important ingredient in achieving the goals of the Comprehensive Plan. State Highway 99W, county and city roads, bicycle and pedestrian paths, railroads, airports, and waterways provide for the various modes which make up the transportation system of the County. The primary objective of the County transportation system is to provide for the transportation needs of the residents and for commerce. Increased transportation costs, energy conservation, air pollution and the consumption of large amounts of land has necessitated the investigation of alternative modes which will provide for the transportation needs most efficiently and economically.

The County's transportation system involves the coordination and cooperation of regional, State and Federal agencies. Travelers, through-traffic and adjacent development and transportation needs have a direct impact on the County's system and must be integrated into it.

Roads and Highways

Approximately 1,550 miles of traffic ways make up the road system in the County. There is roughly 150 miles of State Highway, 700 miles of County roads and an estimated 700 miles of dedicated public roads which are not maintained by any public authority. Of the County roads, some 350 miles are paved and 350 miles are graveled.

The State Highway Division has developed a functional classification of existing roads and highways within the State. The function classification is broken into the following divisions: interstate, principal arterials, minor arterials, major collectors and minor collectors.

At the present time the main Highway 99W-18 axis cutting diagonally across the County, is the only road classified as a principal arterial. The right-of-way width for 99W and 18 ranges from 60 to 120 feet or more and has varying two and four lane pavements, both divided and non-divided. ADT* volumes range from 1150 on Highway 18 at the Polk County boundary to a peak of 16,700 on Highway 99W at the foot of Rex Hill.

Minor arterials include most the remaining State Highways, such as 47, 240, 219, 221, and 22. The right-of-way widths of these highways range from 40 to 60 feet or more. Traffic volumes for minor arterials range broadly from below 1000 to approximately 6000 ADT. Highway 47 varies from 2500 ADT at Gaston to 3250 at the junction with 99W; the

*Average Daily Traffic

parallel West Side Road increases from 1650 ADT at the western boundary of Carlton to 1850 at the McMinnville urban limits. A similar pattern exists on 99W south of McMinnville where a volume of 2900 ADT at the Polk County boundary increases to 5700 at the south city limits of McMinnville. Highway 221 and the McMinnville-Hopewell road carry approximately 1900 ADT south of Maude Williamson State Park decreasing to 1800 at the Polk County boundary, illustrating the commuter ties between the County and Sheridan. Highway 240 leading east from Yamhill recorded a 1050 ADT volume at the east city limits, declining to 650 at the Carlton-Chehalem Road, but rising again to 2300 just west of Sunnycrest Road, and 4000 at the west city limits of Newberg. This would suggest that the great bulk of the traffic using Highway 240 to gain access to 99W leading east from Newberg originates within the lower Chehalem Valley. To the south of Newberg, Highway 219 records 2500 ADT at the Willamette River bridge crossing. The old Sheridan-Willamina-highway, known as 18 Business, carries volumes of 3300 to 5000 vehicles per day, from city limits to city limits, with a high component of log truck traffic.

Collector roads, classified as minor or major, are the lesser traveled roads which primarily provide access to the arterials. Right-of-way widths range from 40 to 60 feet. Traffic volumes vary from a few hundred ADT on some of the minor collectors to 2250 south of Dayton on the Amity-Dayton Highway. Such roads include Highway 153, the Bellevue-Amity Road; Highway 154, the Lafayette Road; Highway 155, the Amity-Dayton Road; and, Highway 233, from 99W to Dayton. Several County roads are also collectors, such as the Wapato-Newberg (North Valley) Road; the Mineral Springs Road and Marr Road, leading north from Lafayette; Meadow Lake Road and West Side Road, leading west and north, respectively, from their junction west of Carlton; Willamina Creek Road; Gopher Valley Road, northeast of Sheridan; and Hill and Baker Creek Road, west of McMinnville. All other roads serving the basic access function are classified as local.

State Highways 18, 47 and 99W are Federal-Aid Primary routes (FAP); all other State highways, as well as approximately 55 miles of the County road system, are Federal-Aid secondary (FAS), meaning they were constructed primarily with Federal funds. It is the responsibility of the State to maintain the highways within the State's system. Federal funding for maintenance projects on County roads designated as major collectors is available through the Federal-Aid Secondary-County (FAS-C) program. The Federal share is 86% with the 14% matching funds shared equally between the State and County agreement.

The Oregon Transportation Commission approves funding for Federal Aid Secondary-County (FAS-C) projects which are listed in the Department of Transportation's Six Year Highway Improvement Program 1979 to 1984. The following projects have been approved for Yamhill County: Gopher Valley Road improvement consisting of grading, paving and bridge construction over Deer Creek for a one-mile distance; Palmer Creek Road improvement near the

Lafayette Highway and Web Foot Road, consisting of grading, paving and bridge construction for a one-mile distance; and, Willamina Creek Road improvement, near Hillcrest and Tindle Creek Road, consisting of grading and paving for a 1.5-mile distance. The Gopher Valley Road and Palmer Creek projects have consumed the County's funding share for the fiscal year, thereby delaying the Willamina project.

Major County projects for the current fiscal year include maintenance work consisting of 9 miles of overlay and three construction projects. Three miles of the overlay projects involve the Wilsonville Highway, Crestview Drive and Dopp Road, all in the Newberg area. A 3 mile distance of Mineral Springs Road near Lafayette will also be overlaid as well as 1.4 miles of Agency Creek Road near Grand Ronde Agency and 1.5 miles of Coast Creek Road above Willamina. Two construction projects consist of grading and paving an approximate 1.5 mile length each of Star Quarry Road southeast of McMinnville, and Olson Road southwest of Gaston. The third construction project involves the relocation of the intersection of Three Mile Lane and Airport Road. Some right-of-way will have to be relocated, too. This project is necessary for expansion of air clearance for the airport. Funding for the project is from Federal, State, County, City and FAA sources.

Road improvement evaluations begin with the County Roads Improvement Board. This board is made up of members appointed by the Board of Commissioners. The primary function of the Board is to determine road improvement priorities and submit its recommendations to the Board of Commissioners. Two public hearings are held yearly by the Road Improvement Board to receive public input and recommendations are submitted to the County Board of Commissioners on a yearly basis.

There are many recommendations and concerns shared by County residents, the State Highway Department and the County government. At the Citizen's Convention held in the fall of 1978, citizens proposed two resolutions to the County Board of Commissioners for adoption. A resolution was proposed that requested efforts to be directed toward the planning, design, financing and construction of bridges crossing the Yamhill and Willamette Rivers, connecting the Highway 18 bypass in Yamhill County to Mission Road in Marion County. This would relieve the present accesses to Interstate 5 as well as improving the flow of commerce traffic into, from and through the County. The reduction of Highway 99 coastal traffic would also relieve congestion for residents of the County. The public concern for access control on County roads and highways was also proposed as a resolution to the Board of Commissioner. Increased development along heavily traveled roads and highways reduces the the traffic flow, increases the hazard potential and is sight-restrictive. Minimizing accesses is also a major concern of the State Highway Department, however, authority must come from the local jurisdiction to establish criteria or policies to reduce the number of accessess. With increasing

population and highway usage within the County, the need for access control policies is indeed a focal point of the County's transportation program.

The County has made significant accomplishments with its transportation system during the past several years, the Roads Improvement Board being one of the most significant. A committee has been found to evaluate scenic areas and views from highways and roads within the County and to recommend appropriate areas to be designated and preserved as such. It is the feeling of County residents that the views from the roads and highways depicting the natural beauty of the County should be maintained for the future generations. A road naming and numbering system is also being developed for use within the County. The County was divided in districts so that a single system could be applied, which would provide coordination between the cities within the County, and adjoining counties. This project will undoubtedly take several years to accomplish. Cooperation with involved agencies is extremely important and there is a great deal of time to be expended in updating official maps, deeds and other records.

As is the case with most other counties, one of the major problems confronting Yamhill County is providing enough funding to maintain the roads within the County. There are a large number of improved roads within the County to maintain and the funding that is available is more or less a fixed amount. The 1979-80 proposed County budget is only \$8,000.00 over the current year's budget which makes it impossible to counter inflation or to match the funding with the increased usage of the roadways.

The key to providing a safe and efficient transportation system for Yamhill County is by having an established regional transportation planning process based on sound research of present and projected needs. With open communication channels between the County and the appropriate transportation agencies and through close coordination, this can be accomplished. Transportation systems have historically dictated urbanization patterns and are an essential element in providing an arrangement of land uses that will preserve the natural resources and provide for the highest degree of livability possible.

Air Transportation

The Newberg Sportsman's Airpark, and the McMinnville Municipal Airport are the primary airports located in the County. The Newberg facility is a Type I airport which can accommodate aircraft under 12,500 pounds gross weight that are primarily used for private and recreational purposes. McMinnville's municipal airport is classified as a Type II facility which accommodates aircraft of less than 12,500 pounds gross weight in addition to general aviation craft such as light and heavy twin engine aircraft.

The Port of Portland completed a Regional Airport Study in 1971 which included McMinnville's and Newberg's facilities as part of the regional airport system. The Plan established a classification system, evaluated the specific facilities and recommended future development strategies that would shift uses from intensively used airports to less intensively used airports, thereby utilizing the region's airports most effectively and economically.

Newberg Sportsman's Airpark is a privately owned facility. The airport has 26 aircraft stalls and tie-down space for 200 aircraft. There are plans underway to expand the facility. Within the next five years the runway will be extended to the south. The owner of the airpark has plans to develop an adjacent 20-acre parcel of land for industrial use and hopes to lease it to an aviation related industry.

The McMinnville Municipal Airport presently has two major runways with a connecting taxiway. There are 25 tie-downs for aircraft and 27 hangers. There are no instrumentation or night landing facilities; instrument approaches can only be made by using the omnidirectional range navigational aid at the Newberg Sportsman's Airpark.

There are currently two base operators at the McMinnville Airport. McMinnville Aviation provides charter aircraft, rental and instructional services. Evergreen Helicopters has purchased 25 acres from the City and conducts flight operations and maintenance at their base. Evergreen is expanding their facilities at the present time. The expansion is quite expansive and will have a substantial impact on the Airport.

The City of McMinnville is currently in the process of having a new Master Plan developed for the municipal airport. The existing master plan was completed in 1971. It was recommended through the 1971 master plan that the airport be upgraded to a "basic transport" classification. This classification type would allow the use of jet-powered aircraft under 60,000 pounds gross weight. Improvements necessary to provide the basic transport classification would include: extending the main runway; adding an instrument land system; adding a fire crash rescue facility; construction of a parallel runway to provide for the increasing traffic load; and, additional aircraft tie-downs and T-hangers.

The City has recommended plans to update the airport master plan. Additional study and evaluation of the potential conflicts between the airport and surrounding land uses is necessary at this time, particularly with the upgrading plans for the airport and Evergreen's expansion. Coordination is also essential in that the transportation needs on a regional scope must now be addressed. The City and County will have to work cooperatively in establishing suitable zone designations in and around the airport which will provide a harmony between the airport and the surrounding uses.

RAILROADS

Railroads play a vital role in the movement of goods in and out of the State. Because of geographic settings coupled with sparsely populated areas, Oregon shippers utilize rail service more so than shippers in other areas of the country. However, with the heavy reliance on automobile and truck transportation, less attention has been given to rail transportation. This will undoubtedly change because of the soaring energy costs and general increases in transportation rates.

Rail transportation is provided by the Southern Pacific Railroad. Branch lines traverse Yamhill County from Rex to Amity, serving the west side of the Willamette River in a network extending from Portland to Eugene, with a cross-connection from McMinnville to Forest Grove via Carlton and Yamhill and a spur line from Polk County to the forest-products plants of Sheridan and Willamina.

There are approximately 51 miles of railroad right-of-way in the County, utilizing nearly 400 acres of land. Compared to the amount of land in roads, and measuring its relative service to the local economy in the transportation of goods, it is a modest commitment in land resources.

Agri-business, forest products and warehouse distribution are the prominent uses of the railroads in Oregon. Table I depicts the railroad's share of total shipments by manufacturing plants in Oregon compared to the national shipments.

Table I RAILROAD SHARE OF TOTAL SHIPMENTS
BY MANUFACTURING PLANTS - 1972

Commodity	Tons (1000)	% Share	Oregon Shipments		U.S. Shipments	
			Tons	Ton-Miles	Tons	Ton-Miles
Manufactured Goods	26,487	100.0	58	85	38	56
Lumber and Wood	17,312	65.4	65	89	45	77
Pulp and Paper	2,706	10.2	83	88	52	74
Food	1,661	6.3	54	85	37	56

Source: 1972 Census of Transportation, Area Statistics

Under existing technology and operations, tonnages originating in Oregon are not likely to increase in the next twenty years. Transportation cost increases and competition from the South have led to a decline in long distance shipments.

Studies by the U.S. Department of Agriculture and Oregon State University indicate that the supply of timber from Oregon

will drop below the current harvest during the next twenty years and may increase from that time if intensive management practices are implemented. The demand for soft wood is also expected to decline due to the rising cost of construction and the national decline in population. Southern markets are also capturing a larger share of the softwood market as the result of improved techniques.

The originating traffic for agricultural products has been shifting towards closer markets. This has allowed trucking to capture a greater share of the tonnage. Shipping rate increases and car shortages has also resulted in the local exporting of agricultural products by truck or truck-barge combinations, rather than rail. The conversion of farm lands to urbanized lands also contribute to the predicted decline in agricultural products.

Pulp and paper producers send a greater share of their output by rail than the wood products industry. For the next twenty years output is expected to level out and again southern markets are expected to gain an increasing share of the local market.

The railroad has an important impact on the economic base of Yamhill County as well as the State. With the exception of Dayton, all cities within the County have access to rail. Most industries seeking property are looking for sites served by rail even if they might not have immediate plans to use rail. Although many existing industries that have access to rail, truck their cargo, this could change in the future due to the necessity to conserve energy. Railroad transportation tends to be more energy efficient than trucks. Rail transport can also handle large volume, low-value, and bulky commodities more efficiently than truck transport. It is therefore important that land be provided for industrial use, where appropriate, so that maximum utilization of the railroads would be possible.

The Plan Map designates a number of light and heavy industrial areas, most of which are consequently in the cities. Rail access is an important factor considered in designating lands for industrial use. With proper land-use controls, rail can be used to serve industrial development where it is appropriate and not in conflict with other uses.

Public Transportation

With rising energy costs and the petroleum shortage that the nation is experiencing, the need for efficient public transportation systems is more prevalent than ever. Due to the rural nature of Yamhill County, there is an overwhelming dependency on the automobile. The bulk of long-distance travel by County residents occurs in job commuting to the Portland or Salem areas.

Existing public transportation systems include the Greyhound Bus Lines, and Yamco Transit, a County public busing system. There are no commercial air travel or passenger train services in or out of the County. Residents travel to the Portland International or the Salem Metropolitan Airports for air travel; and, the nearest passenger rail service is Amtrak, operating out of Portland.

Greyhound Bus Lines operate daily in the County. Three buses leave McMinnville daily north to Portland; and, includes an early morning, mid-day and evening schedule. There are four departures from McMinnville to Salem, and four departures from Salem to McMinnville, Monday through Friday. There is also one departure and one arrival between McMinnville and Salem on Saturday and Sunday. Though there is frequent scheduling northbound and southbound by Greyhound, job commuting is only convenient to and from the Salem area.

Yamco Transit has been operating in the County since April, 1978. Initially, service was provided daily within McMinnville; between McMinnville and the small incorporated cities in the County; and between McMinnville and Salem. Problems involving lack of ridership, operations and scheduling, resulted in route and scheduling revisions.

Beginning in January, 1979, service was limited to commuter trips between McMinnville and Salem, and in-town trips, provided by the Yamhill County Council on Aging, within McMinnville. The commuter schedule included three trips daily, Monday through Friday, to and from Salem; and, one trip daily on Saturday and Sunday. In-town trips within McMinnville involved a fixed daily route.

After July 1, 1979, Yamco Transit will begin a new operating schedule. The commuter runs to Salem will be reduced to two-trips per day Monday through Friday with no weekend runs. The in-town McMinnville service will provide a fixed points schedule and also a point deviation system. The point deviation system involves calling 24 hours in advance and being picked up at your residence.

There have been various problems encountered by Yamco Transit, however many of them are being resolved by perfecting the operations of the system. Because of the rural characteristics of the County, it undoubtedly takes time to determine the needs of the residents and to begin meeting those needs most efficiently. The funding for Yamco Transit is being provided by the State,

Yamhill County and the City of McMinnville. The 1979-1980 fiscal year operating budget for the system is \$30,000, \$20,000 less than this year's budget. With the new contract the State will pay 50% of the year's deficit; Yamhill County and McMinnville will each pay up to \$3,000 of the deficit; and the contracting bus lines, Hamman Stage Lines, will pay the remainder of the deficit. The proposed 1979-1980 budget also includes a possible carrier service between Newberg and Tigard, connecting with Tri-Met. Negotiations for the carrier line are still in process and may provide complete commuter service to the Portland area.

Other Transportation Modes

AUTOMOBILES

The automobile is the most commonly used mode of transportation used in our society. In rural areas such as Yamhill County, the use of the automobile is still greater due to the low density population patterns, increased distances between home and work places and the absence of alternative transportation systems. The ever-increasing costs of operating and maintaining automobiles is also increasing the needs and demands for more convenient and economical transportation modes. The County has made substantial efforts in providing its residents with adequate and economic transportation. Citizen interest is also heightened within the County. A resolution was proposed at the Citizen's Convention which called for the investigation of a park and ride system for commuters that would allow the use of Washington County's Tri-Met System. This would help in eliminating some of the dependency that County residents have on the automobile.

TRUCKS

The use of trucks for transporting commerce is very predominant within the County, particularly for agricultural products. Although rail is a more energy-conserving and economically efficient transportation mode, there has been a shifting towards the utilization of trucks. This is due mainly to the short distances involved in the transport of agricultural produce, the shortage of rail cars, the increasing rail rates, and also the physical limitations that farmers have in transporting their products out of the fields. With the recent fuel shortages that have been experienced throughout the country, it is difficult to predict the impact of this on the farmer. To protect the farmer nationwide there has to be a prioritization of fuel allocation and research into other modes which could help relieve the reliance that there is on truck transport.

WATERWAYS

Historically, waterways played an important role in the County's transportation system. From 1900 through 1918, steamboat service was provided on the South Yamhill River. From 1918 into the 1950's logs were transported commercially down the Yamhill by rafts. All river transport ended in 1963 when the Oregon Fish and Game Commission ordered the dam and locks near Lafayette destroyed. The Willamette River was also an important mode of transportation historically until the railroads emerged. At the turn of the century freight and passenger service was provided on the River. Today, commercial use of the Willamette River is minimal and limited to primarily barging. The Corps of Engineers periodically dredge the Willamette River and will continue to do so as long as commercial navigation exists.

Bicycle Transportation

Bicycling is becoming an ever-increasingly practical and economic mode of transportation. Although generally most appropriately found in urban areas, bicycle routes can be used by residents traveling to work to any of the cities within the County or for recreation purposes.

There is a considerable amount of public interest being expressed in promoting the use of the bicycle in the County. During the Citizen's Convention held in September, 1978, a resolution, pertaining to the development of a county-wide bicycle plan which will be integrated with the plans of the various cities in the County, and the State, was adopted. In planning and construction of bicycle ways, the resolution calls for first priority to be given to providing safe routes between cities that have their high school in a different city, namely Carlton to Yamhill, Lafayette to McMinnville, and Dundee to Newberg. Second priority should be given to providing routes that could be used by citizens for commuting purposes; and third priority should be for routes that have heavy usage for other purposes including recreational use.

At the present time two bikeway projects are in the planning stage. The Dayton Avenue project will link the cities of Dundee and Newberg with a total estimated cost of \$51,000. The second project involves a greater mile section of Riverside Drive in the City of McMinnville. This section will extend along Lafayette Avenue to the Little League ballfield, at an estimated cost of \$14,000. There has been no right-of-way purchase anticipated in either of the projects. Through County monies received by the State Highway fund, approximately \$55,000 has been accrued since 1971 for the establishment and maintenance of bikeways. Additional funding from Federal and State sources is being explored and research is still being conducted to determine appropriate routes and to provide a benefit-cost analysis of various ways to establish such routes. A county bikeway committee is working with the County Planning Department with the assistance of the State Highway Division and the State Trails Coordinator.

PEDESTRIAN

Pedestrian ways, though a much encouraged mode of transportation, is more applicable within the urban centers of the County. Within the County's scope, pedestrian ways are addressed in a recreational nature and is included under the Parks and Recreation element.

PARKS AND RECREATION

A recreation system consists of many components which collectively provide a range of opportunities from the backyard play area to large multi-purpose regional facilities. Public parks provide for outdoor activities, while many indoor activities such as roller skating and bowling are provided by the private sector. Parks serve recreational needs and can create higher property values for neighborhoods. They are also an asset which provides visual variety and conservation of Natural Areas. The basic reason for providing Public parks is to enhance the general welfare of a community where there is need for space for leisure time pursuits.

Yamhill County contains 995.06 acres of dedicated parklands equal to 19.86 acres per 1000 population. However, most of this land is undeveloped. The following table summarizes the park land available by jurisdiction:

Agency	Acres
Oregon State Parks	677.4
City of McMinnville	117.5
Yamhill County Small	65.45
Cities (Amity, Carlton, Dayton, Lafayette, Dundee, Sheridan, Willamina, Yamhill)	
Chehalem Parks & Recreation District	66.06
Yamhill County	63.65
U.S.F.S	3.
McMinnville Water & Light	2.
BLM	0.
TOTAL	995.06 acres

*Note: The U.S.F.S. and BLM manage an additional 64.944 acres of multi-use land that is also open for limited public recreation.

COUNTY PARKS

Yamhill County maintains approximately 63.65 acres of parkland throughout the County. This park land is distributed around 15 small parks with limited facilities that are primarily oriented towards picnicing (See Table 1.).

Table 1.

Park	Location	Acreage
Blackwell Park, Willamina	S 13, T5S-R7W	5.92
Deer Creek Park, Sheridan	S 2, T5S-R6W	6.07
Stuart Grenfill Park, Sheridan	S 4, T5S-R6W	3.64
Rainbow Lake Park McMinnville	S 6, T4S-R5W	9.62*
E.A. Huber Park McMinnville	S16, T4S-R5W	1.56
Edward Greenfell Lake McMinnville	S14, T4S-R5W	5.2
James Murray Park McMinnville	S 2, T3S-R5W	2.82
Menefee Park Yamhill	S10, T2S-R5W	1.08
Lafayette Locks Park Lafayette	S 7, T4S-R3W	5.48
Paris Park Dayton		
Boat Ramp Dayton	Dayton	3.45
Newberg Roat Ramp	S30, T3S-R2W	3.0
Powerhouse Park	Baker Creek Rd.	3.3
Juliette Barber Park McMinnville	Baker Creek Rd.	6.03
Judge Renne Park Newberg	S 5, T3S-R2W	5.83

*Not open to the public

McMinnville Water and Light Department

The McMinnville Water and Light Department maintains a small picnic site of approximately 2 acres on Haskins Creek within the McMinnville watershed area.

Chehalem Parks and Recreation District

The Chehalem Parks and Recreation District serves primarily the Newberg area, however, its boundaries extend from the Chehalem Mountains on the north to the Willamette River on the south; from Parrett Mountain on the east to the Red Hills of Dundee on the west. In all, the District covers about 70 square miles. The District's boundaries are nearly coincident with those of School District 29JT. Therefore, it is also a purpose of the District to coordinate its programs and plans with those of the public schools as well as other governmental agencies: city, county, state and federal.

The District is tax supported and controlled by a five-member Board of Directors. A full time superintendent is responsible for the administration and operation of the District.

The District offers year round recreation programs for all age groups, covering a variety of indoor and outdoor recreational pursuits. The District also operates a swimming pool, recreation center, and a meeting house.

In total, the District is responsible for 66.06 acres of park land; of this, 35.7 acres is developed and 53.46 acres is undeveloped. Of the developed land 20.3 acres lies within the present Newberg City limits and 15.4 outside. The Newberg Boat Ramp comprises 3 acres outside the City limits but within the

Urban Growth Boundary, while Crabtree Park, 12.4 acres, is outside both the city limits and the Urban Growth Boundary. The remaining 53.46 acres is outside the Newberg City limits but within the Urban Growth Boundary. Tables 2 and 3 summarize the District facilities.

Table 2. Summary of District Parks

Developed Parks		
<u>Park</u>	<u>Ownership</u>	<u>Size (acres)</u>
Memorial Park	Owned by the City of Newberg, leased to the District	2.4
Herbert Hoover Park	" "	6.0
Scott Leavitt Park	" "	2.1
Pool Park	District Owned	4.5
Jaquithwood Park	Owned by the City of Newberg, leased to the District	5.3
**Crabtree Park	County owned, leased to the District	12.4
*Newberg Boat Ramp	Owned by Publisher Paper, leased and maintained by the County	3.0
TOTAL		35.7 acres

**Outside Urban Growth Boundary

* Outside City limits

Table 3. Summary of District Parks

Developed Parks		
<u>Park</u>	<u>Ownership</u>	<u>Size (acres)</u>
*Ewing Young Park	District Owned	28
*Spring Meadow Park	City Owned	3.46
*Jaquithwood Park (Undeveloped Portion)	District owned	22
TOTAL		53.16 acres

*Outside City limits

Within the near future, Chehalem Parks and Recreation District will undertake an expansion program to develop Ewing Young Park as a Regional Park Facility and Jaquithwood Park. The recent annexation of the City of Dundee to the District will also increase the District's scope of services.

Parkland in Yamhill County's Small Cities

The recent comprehensive planning efforts for Yamhill County's small cities indicate that all the cities except for Sheridan have adequate parkland for projected population growth to the year 2000 according to standards released by the Parks and Recreation Branch of the Oregon Department of Transportation. The communities' future efforts will be to develop and maintain existing facilities, and establish appropriate recreational programs. In aggregate, the communities have 65.45 acres of dedicated park land. The following table summarizes the amount of land per city.

Parkland in Yamhill County's Small Cities

<u>City</u>	<u>Parkland (acres)</u>
Amity	7.61
Dayton	9.81
Dundee	-0-
Carlton	15.80
Lafayette	7.23
Sheridan	5.00
Willamina	15.0
Yamhill	5.0
	<hr/>
TOTAL	65.45 acres

City of McMinnville

The City of McMinnville maintains a Parks and Recreation Department that provides park facilities and year round recreation programs for all age groups, covering a variety of indoor and outdoor recreational pursuits. The District also operates a swimming pool, and a recreation center.

In total the District is responsible for 117.5 acres of Park land. Of this 66.0 acres is undeveloped and 51.5 acres developed. The District also has seven tot-lots, of which one is developed, two presently under development, and four set for future development. All the Parks are within the McMinnville City limits.

The following table summarizes the existing park facilities:

Park	Size (acres)	Developed or Undeveloped
Wortman	21.0	Developed
City Park	13.5	Developed
Airport Park	21.0	Developed
Kiwanas Park	5.0	Developed
Quarry Park	11.0	Undeveloped
Tice Park	36.0	Undeveloped
Riverside Drive Athletic Complex	19.0	Undeveloped
TOTAL	117.5 acres	

Future expansion of recreation programs should take place with the recent vote of approval of bonds to construct a community center in the old National Guard Armory.

State Park Recreation Facilities

The Parks Branch of the Oregon Department of Transportation maintains three developed facilities in Yamhill County. These are: The 26.4 acre Bald Peak State Park, a picnic site and viewpoint on the high north-western end of Chehalem Mountain; the 24 acre Maud Williamson State Park, a picnic site on Highway 221 near Wheatland.

The State Parks Division is planning a major expansion of the Recreation area presently located near the Wheatland Ferry. This new area, proposed to be named the Willamette Mission State Park, will consist of 1600 acres on the Marion and Yamhill County sides of the Willamette River. The most intense development will occur on Beaver Island on the Yamhill County side. Proposed facilities will include: group picnic areas, boat docks, swimming beach, camping areas. The remainder of the development will consist of open space and nature trails. The Yamhill County portion of the development comprises 624 acres.

Federal Agencies

The U.S. Forest Service provides only one developed site in Yamhill County. This site, called the South Lake Camp-ground is a small camping and picnicing site of about 3 acres. The USFS also maintains the Mt. Hebo summit as an observation area. Presently there are no plans to expand the Forest Service's role in providing and maintaining recreation sites.

Presently, the Bureau of Land Management maintains no developed sites in the County. The present B.L.M. planning program may consider making provision for recreation facilities but not within the near future. However, the Federal agencies

are responsible for 64.944 acres of lands designated as multiple resource areas to be managed for recreational purposes as well as for other uses.

Other recreational opportunities are provided to Yamhill County residents through private, quasi-public and institutional organizations, including churches, schools, clubs and fraternal organizations, and commercial recreation ventures. The scope of this recreation element is important to consider when evaluating County-wide recreation options.

Special-use facilities of a quasi-public nature include the two public golf courses, the Bayou, south of McMinnville, and Riverwood, south of Dundee. Other facilities are church-affiliated or public institutional camp facilities, such as Camp Tillikum, northwest of Newberg, and Camps Yamhill, Smith and Rainbow Lodge (a general County recreational facility and juvenile rehabilitation center). In addition, two or three isolated locations in the foothills are used as motorcycle hill climbs. The Flying "M" Ranch west of Pike on the North Yamhill River, is a commercial resort, but reflects all the characteristics of a special use, public recreation facility.

The Willamette River is a unique State resource serving many uses, including recreation. Nearly two-thirds of the people of Oregon live within 10 miles of the River and consequently have designated it through State legislative action in 1967, as a special "greenway" under which a concept for wide-ranging park and recreation use has evolved.

The most significant aspect of the County's aggregate stock of Park and Recreation areas other than those located in the urban areas is the relative inaccessibility of many areas except by automobile, the lack of alternative inter-connecting ties between the various areas, other than roads, and the extremely limited opportunities for water-based recreation, such as swimming, boating and fishing. Except for the Willamette River, Yamhill County is almost totally without any significant water based recreational areas. Further, Yamhill County as indicated in the 1978 Oregon Statewide Comprehensive Outdoor Recreation Program has a deficit of recreational facilities according to standards released by the Parks and Recreation Branch of the Oregon Department of Transportation. Several limitations exist on the use of these standards. First of all, the standards are based on the national experience and do not necessarily take into account special **conditions** or recreational needs of Yamhill County. The standards do not measure the **quality** of park facilities nor do they consider the density of development in Yamhill County. Furthermore, it is often very difficult to identify service areas of parks. The following table summarizes the outdoor recreational needs of Yamhill County. Supply **indicates** what is presently available, gross need indicates what is recommended to serve the existing population and net need indicates (gross need - supply) the amount necessary to meet expected population trends.

Yamhill County Needs

Facility	Unit	Supply	Gross Need	Net Need		
				1975	1980	1990
Campsites	Site	52	790	738	819	985
Picnic Tables	Table	848	921	73	165	346
Swimming Pools	Pool	4	8	4	5	7
Boat Launch Lanes	Lane	6	28	22	25	31
Swim Beach	Feet	0	2,092	2,092	2,350	2,871
Walking & Hiking Trails	Mile	4	329	325	357	418
Biking Trails	Mile	4	76	72	79	93
Bridle Trails	Mile	0	52	52	58	71
Ball Fields	Field	4	18	14	15	19
Tennis Courts	Court	9	18	9	10	12
All Purpose Courts	Court	1	18	17	18	21
ORV Trails	Mile	0	16	16	18	20
Golf	Holes	27	36	9	9	18
Neighborhood Parks	Acres	77.0	224.0	147.0	166.0	196.5
Community Parks	Acres	91.0	448.0	357.0	395.0	456.0
District Parks	Acres	26.0	672.0	646.0	703.0	794.5
Regional Parks	Acres	568.0	1,120.0	552.0	647.0	800.0

The following tables summarize Yamhill County's Park areas and Recreation facilities as of 1978 in the following categories: Facility Summary Totals, Recreation Facilities by Administering Agency, Recreation Facilities by Park type, and Park type by Administering Agency in Acres.

YAMHILL COUNTY FACILITY SUMMARY TOTALS

	<u>Park Area Total</u>	<u>Special Studies Total</u>	<u>County Total</u>
Campsite	52		52
Pic. Tab.	848		848
Hik. Tra. mi.	3.7	0	3.7
Bike Tra. mi.	3.2	1	4.2
Brid. Tra. mi.	0	0	0
ORV Tra. mi.	0		
Golf Holes	27		27
Tennis Cts.	9		9
All-purp. Cts.	1		1
Ballfields	4		4
Tot Lots	20		20
Beach ft.	0		0
Shore mi.	.38		.38
Paved Lans.	6		6
Unpaved Lans.	0		0
Public Ocean Beaches mi.		0	0

YAMHILL COUNTY FACILITY SUMMARY TOTALS
(cont.)

	<u>Park Area Total</u>	<u>Special Studies Total</u>	<u>County Total</u>
Willamette Greenway mi.	3.09	3.09	3.09
Scenic Rivers mi.	0	0	0
Swim Pools sq. ft.	8,810	8,810	8,810
Research Natural Areas Acres	0	0	0
Cross-country Ski Tra. mi.	0	0	0
Snow Play Areas	0	0	0
Ski Run ft.	0	0	0
Scenic Hwy. mi.	12.85	12.85	12.85
Hist. Sites #	4	4	4
Hist. Markers #	3	3	3

YAMHILL COUNTY RECREATION FACILITIES BY ADMINISTERING AGENCY

Rec. Fac.	Agency					Rec. Fac. Total
	City	State	Federal	Private Non-Prof.	Private Prof.	
Campsite	2	48	2	0	0	52
Pic. Tab.	327	514	7	0	0	848
Hik. Tra. Mi.	0	1.7	2	0	0	3.7
Bik. Tra. Mi.	0	3.2	0	0	0	3.2
Brid. Tra. Mi.	0	0	0	0	0	0
ORV Tra. Mi.	0	0	0	0	27	0
Golf Holes	0	0	0	0	1	27
Tennis Cts.	0	0	0	8	0	9
All Purp. Cts.	1	0	0	0	0	1
Ballfields	3	1	0	0	0	4
Tot Lots	20	0	0	0	0	20
Beach Ft.	0	0	0	0	0	0
Shoremile	.13	.25	0	0	0	.38
Paved Lans.	4	2	0	0	0	6
Unpaved Lans.	0	0	0	0	0	0

YAMHILL COUNTY RECREATION FACILITIES BY PARK TYPE

Facility	Neigh. PK	Comm. PK	Dist. PK	Reg. PK	Nat. Res. PK
Campsite	0	2	0	48	0
Pic. Tab.	163	163	13	420	0
Hik. Tra. Mi.	0	0	0	1.2	0
Bik. Tra. Mi.	0	0	0	3.2	0
Brid. Tra. Mi.	0	0	0	0	0
ORV Tra. Mi.	0	0	0	0	0
Golf HOLES	0	0	0	0	0
Tennis Cts.	0	0	0	0	0
All Purp. Cts.	1	0	0	0	0
Ballfields	2	1	0	0	0
Tot Lots	18	2	0	0	0
Beach Ft.	0	0	0	0	0
Shoremile	0	0	0	.25	0
Paved Lans.	0	0	0	0	0
Unpaved Lans.	0	0	0	0	0

YAMHILL COUNTY RECREATION FACILITIES BY PARK TYPE

Facility	Hist. Res. PK	Mult. Res. A	Mult. Res. A (Rec.)	Wayside	Spec. Purp. A
Campsite	0	2	0	0	0
Pic. Tab.	0	1	6	82	0
Hik. Tra. MI.	0	1	1	.5	0
Bik. Tra. Mi.	0	0	0	0	0
Brid. Tra. Mi.	0	0	0	0	0
ORV Tra. Mi.	0	0	0	0	0
Golf Holes	0	0	0	0	27
Tennis Cts.	0	0	0	0	9
All Purp. Cts.	0	0	0	0	0
Ballfields	0	0	0	1	0
Tot Lots	0	0	0	0	0
Beach Ft.	0	0	0	0	0
Shoremile	0	0	0	.13	0
Paved Lans.	0	0	0	4	0
Unpaved Lans.	0	0	0	0	0

YAMHILL PARK TYPE BY ADMINISTERING AGENCY (IN ACRES)

Agency

Park Type	City	State	Federal	Private		Park Type Total
				Non-Prof.	Prof.	
Neigh. PK.	77	0	0	0	0	77
Comm. PK.	91	0	0	0	0	91
Dist. PK.	0	26	0	0	0	26
Reg. PK.	0	568	0	0	0	568
Nat. Res. PK.	0	379	0	0	0	379
Mult. Res. A.	0	80	64,944	0	0	65,024
Mult. Res. A. (Rec.)	0	0	12	0	0	12
Wayside	5	28	0	0	0	33
Spec. Purp. A.	0	0	0	5	1,484	1,489
AGENCY TOTAL	173	1,081	64,956	5	1,484	67,699

Public Facilities and Services

The design and arrangement of public facilities and services have a significant impact has on the future of Yamhill County. The provision of such services and facilities will guide future development in an orderly and efficient land use pattern. Through long-range coordinated planning efforts, the cities and the County can determine the most suitable locations for various land uses and future urbanized areas. By selecting appropriate sites for future schools, fire stations, sewer and water mains, streets and recreational facilities, development will occur in a manner that will maintain the high quality of life County residents now enjoy, and preserve the irreplaceable natural resources of the County. The role of economics regarding long-range planning for public facilities and services is also of prime importance. Very few jurisdictions have the ability to maintain adequate public facilities with their own local economic resources. High development costs and limited tax dollars require the most prudent management and planning for public facilities and services.

County Fairgrounds

The County has immediate plans to develop a new Master Plan for the County fairgrounds. Expansion of the existing facilities, which are located on Lafayette Avenue at the northern edge of McMinnville, is planned. At this time there are no recommendations as to what uses should be included in the expansion. The Master Plan is scheduled to be completed July, 1980.

Medical and Social Services

Health care for County residents is provided for primarily by the McMinnville Community Hospital, Newberg Community Hospital, Yamhill County Health Department and numerous private medical facilities. Private medical services are provided for the most part in the two largest cities, Newberg and McMinnville. Of the smaller communities, Willamina has a family clinic and there are two naturopathic physicians in Yamhill.

McMinnville Community Hospital provides general medical care and a 24-hour emergency room. The hospital has eighty-seven beds and a staff of thirty-five physicians. The hospital is operating well within its capacity. There are no immediate plans for expansion or remodeling.

Newberg Community Hospital also provides general medical care, a 24-hour emergency room and two ambulances. The hospital is currently staffed by nineteen physicians. Plans for upgrading and expanding the facility are presently underway. Some departments have been operating at over-capacity for some time.

Yamhill County offers a variety of health services and programs. The Health Department offers six programs: a General Health Program aimed at general and preventive care for all age groups; the Health Home Agency which provides home care to patients; the Program for Aging which serves the needs of the elderly, particularly for the handicapped, minorities and the economically disadvantaged; the Maternal Child Care Program which provides casework services, school services and health education; the Family Planning Program which provides contraception and family counseling services; and the Sanitary Program which inspects and licenses public facilities such as restaurants, motels, so as to prevent the spread of communicable disease. The Mental Health Program provides outpatient services, child guidance, alcohol and drug diagnosis and evaluation, family and marriage counseling, and local in-patient hospitalization. The County also provides a juvenile delinquency prevention department, an Adult Correction department, and a Veteran's Service agency.

There is an extensive listing of community social services available to Yamhill County residents. These services include churches, legal aid services, job training and counseling, housing assistance, alcohol and drug counseling, consumer credit counseling, handicapped rehabilitation, and educational opportunities.

EDUCATION

There are currently nine school districts in Yamhill County that provide public educational services for the residents through the operation of twenty elementary schools, two junior high schools, one junior-senior high, one senior high and five high schools, (See Table 1). There are also five private facilities which offer educational services for primary and secondary levels and two private colleges in the County.

Table 1

<u>District</u>	<u>Spring, 1979 Enrollment</u>	<u>Enrollment Status</u>
<u>Amity, District 4J</u>	595	
Amity Elementary	276	At capacity
Ballston Elementary	85	At capacity
Hopewell Elementary	49	At capacity
Amity High School	185	Near capacity
<u>Dayton District 8</u>	827	
Dayton Elementary	436	Under capacity
Dayton Jr-Sr High School	391	Under capacity
<u>Carlton District 11</u>	302	
Carlton Elementary	302	Under capacity
<u>Yamhill District 16</u>	524	
Yamhill Elementary	524	At capacity
<u>Yamhill-Carlton Dist.UHS 1</u>	418	
Yamhill-Carlton High	418	Under capacity
<u>Newberg District 29J</u>	3,442	
Central Elementary	321	Under capacity
Dundee Elementary	319	Under capacity
Edwards Elementary	505	Under capacity
Ewing Young Elementary	176	Under capacity
Mabel Rush Elementary	547	Under capacity
Renne Jr. High School	566	Over capacity
Newberg High School	1,008	Under capacity
<u>Willamina District 30J</u>	1,002	
Grand Ronde Elementary	171	Near capacity
Willamina Elementary	571	Over capacity
Willamina High School	260	Near capacity
<u>McMinnville District 40</u>	3,209	
Adams Elementary	408	Over capacity
Columbus Elementary	179	Over capacity
Cook Elementary	231	Over capacity
Memorial Elementary	439	Over capacity
Newby Elementary	396	Over capacity
McMinnville Jr. High School	856	Under capacity
McMinnville Sr. High School	700	Near capacity
<u>Sheridan District 48J</u>	711	
Chapman Elementary	260	Under capacity
Faulconer Elementary	218	Under capacity
Sheridan High School	233	Under capacity
<u>Private and Parochial Schools</u>		
Chehalem Valley Christian School	76	
St. James	166	
McMinnville 7th Day Adv. School	83	
Fifth Street School	24	
Delphian School (K-12)	Unavailable	

District 4J is a Polk-Yamhill, joint-county school district serving the Amity, Hopewell and Ballston areas. All three of the elementary schools in the district are operating over-capacity and the high school is operating near capacity. The District has plans to construct a new elementary facility within the city limits of Amity in the near future. There is adequate property near the high school facility for expansion when necessary.

The Dayton District 8 includes an elementary facility and a high school facility within the city limits of Dayton. Both schools are operating below capacity. The elementary school has had major expansions occur during the early 1960's and the high school, though quite old, has been adequately upgraded and maintained throughout the years.

Carlton District 11 operates an elementary school within the City of Carlton. Due to recent alterations and expansions the facility is operating under capacity.

The Yamhill-Carlton UHS District 1 operates a high school servicing the area of Yamhill and Carlton. The facility is located in the City of Yamhill. There are no future plans for expansion for the school is operating considerably below capacity.

Yamhill District 16 operates an elementary facility in the City of Yamhill. The capacity of the school has been exceeded this last spring as well as the past two years. Plans are currently being undertaken to propose the construction of a new facility.

Newberg District 29J operates five elementary schools, one junior high and one senior high. With the exception of one elementary facility in Dundee, the schools are located in the Newberg area. Ewing Young Elementary and Mabel Rush Elementary are both overcrowded at the present time. The District is currently evaluating the overload situation regarding grades 1-6 and the projected overload of Renne Junior High.

Willamina District 30J operates the Grand Ronde Elementary School plus an elementary and high school in Willamina. The Grand Ronde facility is operating very near capacity, however, no plans can be proposed until sewer improvements servicing the site are undertaken. The Willamina Elementary was mostly destroyed by fire in January, 1979. The school has been operating in shifts and using other facilities until a new school can be constructed. A bond proposal will be submitted to the voters in the fall of 1979 for approval for a new facility. The high school is operating near capacity at the present and a bond proposal for a new site may be submitted with the elementary facility as a joint proposal.

Growth in the McMinnville area will probably require several new elementary schools over the time frame of the Plan. There are presently five elementary, one junior high and one high school in McMinnville District 40. The schools are located in the City of McMinnville. All of the elementary schools are operating over

capacity. A new facility is planned to be constructed in the City of Lafayette; construction is scheduled to begin Fall, 1979. McMinnville Junior High School has recently been constructed and can accommodate future growth for quite some time. McMinnville Senior High enrollment is expected to be over its capacity for Fall, 1979. The District is currently planning the anticipated immediate needs and projecting long-range needs in conjunction with projected residential development.

All three schools within the Sheridan District 48J are operating under capacity. The District operates two elementary schools and one high school. Future plans involve providing a gymnasium and music complex for Chapman Elementary.

In addition to the public schools there are five private facilities operating in the County which provide primary and secondary education. The Chehalem Valley Christian School is located in the Newberg area. The facility includes grades K-8 and has a capacity of 75 students. The Delphian School, operated by the Delphian Foundation, is a day and boarding school located in the Sheridan area. The school offers educational services to grades K-12. Current enrollment data is unavailable. McMinnville Seventh Day Adventist School is located within the City of McMinnville. Grades 1-9 attend the school and there is an enrollment of 83 students. St. James is a Catholic school that is located in McMinnville. Grades 1-8 attend the school, and there was a spring enrollment of 166 students. Fifth Street School also operates in McMinnville. Grades K-6 are taught and there is a capacity of 24 students which has been met by the past year's enrollment.

There are two private colleges located in Yamhill County. George Fox College is located in Newberg and Linfield College is located in McMinnville. Both colleges offer a four-year liberal arts program. Chemeketa Community College in Salem operates a district office in McMinnville. Courses are offered throughout the year to residents at various locations in the County.

The need for new schools is closely related to residential development patterns and housing densities in a community; it is possible, in fact, to estimate with a fair degree of accuracy the number of school-age children and the number of schools which will be required to serve them in any defined future service area. In planning school site locations, it is important that schools be located with reference to the development pattern projected in community comprehensive plans and provided for in the goals and policies for urban growth and change contained in those plans. Elementary schools, in particular, are often the focus of neighborhood development and can have a significant influence on the location and direction of growth in newly developing areas. They should be centrally located within their service areas and spaced in a way that will permit reasonable locations for future schools as a community continues to urbanize. Although the responsibility of providing schools rests with the local school districts, the Plan recommends a distribution pattern for the various types of schools

consistent with anticipated development patterns in the County.

Despite the close relationship between projected residential development patterns and school location and site requirements, it is difficult to project the demand for additional classroom space, new schools or new site acquisitions over a period of fifteen to twenty years when considering growth patterns based on an anticipated declining birth rate, a net population increase resulting largely from in-migration, and a local distribution of population resulting from both metropolitan overspill and locally generated growth. The best approach initially is to designate new school sites in areas where population concentrations are expected to occur during the projection period. The priority-setting and timing of new construction should then await more detailed review of school district needs and further consultation with local boards.

Library Services

In past years, Yamhill County has worked through the Mid-Willamette Valley Council of Governments to extend and improve library services in the tri-county area. Forty percent of the people of the region have been without direct library services, and where facilities do exist, they are inadequate. Yamhill County is served by the Public Libraries in Newberg, Dayton, McMinnville, Amity, Willamina and Sheridan. In some of the smaller cities, hours of service are limited, and monies budgeted for the acquisition of materials is inadequate. This reflects the Oregon Library Association's view that an adequate library cannot generally be economically supported by a population of less than 5,000. Because only McMinnville and Newberg fall in this category in Yamhill County, efforts are being directed toward improving services to all Yamhill County residents to upgrade the smaller ones. In particular the resources of the Oregon State Library, Chemeketa Community College Library and Salem Public Library are to become resources.

In July of 1974, the Chemeketa Cooperative Regional Library Service was established, making up the three major sources listed above and adding 17 public libraries. The initial Federal grant provided the beginning with Amity, McMinnville, Newberg, Sheridan and Willamina from Yamhill County as participants. A three year serial levy was passed by the voters and full service was implemented in July of 1977 when Dayton also became a participating member. This service includes: A full time reference center at the Salem Public Library; a courier service providing daily runs to the major libraries; bookmobile service to rural areas; books by mail to all rural residents; special summer film programs; and a reciprocal borrowing library card, which makes library service available to everyone on a walk-in basis. These services will all continue if the voters approve another serial levy in 1980.

The regional library service plan does not call for the construction of any new facilities, leaving this to the recommendation of the local communities. The City of Newberg has recently remodeled its library and no expansion is anticipated at this time. McMinnville has hired an architect and expansion planning should be completed by September. It is recommended that McMinnville Library be located in or near the central business district for maximum accessibility. Amity City Hall, which houses the library, is becoming overcrowded and they are discussing different locations.

The next step in library development for Yamhill County should come in the inclusion of the Education Service District into the courier routing allowed for all County Schools to receive books from all the libraries in the CCRIS, and students to be able to return their material via the same route. School District #40 and Linfield College are already participating in this service.

Fire Protection

The designation of areas for needed fire protection facilities is made by the Insurance Service Office of Oregon, based on their criteria for optimum fire protection. These recommendations should reflect anticipated population distribution patterns and should also reflect planned land developments which might have an impact on a fire department's effectiveness.

There are ten rural fire districts within the County: Amity, Carlton, Dayton, Dundee, Gaston, McMinnville, Newberg, Sheridan, Willamina and Yamhill. Lafayette also maintains a fire district for the corporate limits. Volunteers primarily make up the district forces with limited staff personnel. Fire protection for state and federal lands are provided through agreements between the specific agencies.

There are no immediate plans for new sub-stations in the two largest cities, McMinnville and Newberg; however, both cities foresee the need within the time frame of the Comprehensive Plans'. Of the small communities, Lafayette and Sheridan are in need of new stations and should be planning for them.

Police Protection

The Oregon State Police, the Yamhill County Sheriff's Office and the city police forces provide police protection and law enforcement within the County. All incorporated cities within the County provide adequate police protection for their communities. The Oregon State Police primarily handles traffic enforcement on State highways. The County Sheriff's office consists of a lieutenant, chief deputy, nine deputies, seven correction officers, three detectives, one property and identification office, and a civil deputy. The primary function of the Sheriff's office is to provide protection and law enforcement for rural areas of the County. The County has jail provisions for men; however, juveniles are transported to Dallas and women to the Marion County facility.

McMinnville Armory

The McMinnville Armory, located at 6th and Evans Streets, in McMinnville, will soon become a civic center for the community. The City initially purchased the building in March, 1977 for \$190,000. It will cost the City approximately \$2.6 million to renovate the building. In May, 1979, a \$55,000, three-year operating levy was passed by City residents.

Bids for the Armory renovation will be received in August, 1979, and the project is scheduled for completion by October, 1980. The civic center will consist of the following: an indoor running track; a 1000 seating capacity auditorium; dining facilities for 400-600 people; a portable stage; conference and meeting rooms; senior center and youth activity facilities; a basketball court; racquetball court and game rooms, including shower facilities; and, office space for the City Parks and Recreation Department. Scheduling and programs have not yet been determined, however a drop-in program is anticipated supported by usage fees.

Communication Facilities

There are four newspapers published in Yamhill County. The McMinnville News-Register has a circulation of 8,000 and is printed three times a week. The Newberg Graphic is a weekly newspaper with a circulation of 8500. The Dayton Tribune is a weekly newspaper printed in Dayton and circulates approximately 600 copies weekly. The Sheridan Sun is also a weekly newspaper and has a circulation of approximately 2300 copies. Other regional newspapers commonly circulated include the Oregonian, Statesman-Journal and the Capital Journal. There are two radio stations in the County, KMCM and KSLC. Linfield College operates KSLC which is an FM station. Television transmission comes from the Portland area; a total of six stations can be received in the County. Telephone service for County residents is provided by the following companies: General Telephone Company provides service for McMinnville, Amity and Newberg areas; Continental Telephone Company serves the Dayton, Yamhill and Lafayette areas; Pacific Northwest Bell serves the Carlton area; and United Telephone Company serves the Willamina and Sheridan areas.

Utilities

Installation of energy and related communication facilities is needed in all areas and zones where people live, work or find recreation. Transmission lines are required to transmit power to areas of use and to provide reliable service. Bulk power substations are required to provide a reliable source of power for distribution substations. Distribution substations and related lines are required to provide a reliable source of power for service to the customer. Additional facilities and modifications to existing facilities are required to meet the public need for energy due to population growth, conservation of energy, changes in energy source, and consumption and reliability requirements.

In its 1974 Comprehensive Plan, Yamhill County recognized the need for local jurisdiction review of proposed utility facility and transmission line location. To this end, the County urged the State to grant this review power and, through its zoning ordinance, required such proposals be processed as conditional uses in all zones except the Utility District Zone. Subsequently, the Public Utility Commission has allowed for local review of utility locations with its Agency Coordination Program.

SOLID WASTE

The County landfill site located at Whiteson contains 28.4 useable acres of a 40-acre tract. Part of the acreage lies within the South Yamhill River floodplain.

The Whiteson site was established to replace the existing site at High Heaven, which had been established to serve as the disposal place for McMinnville's solid waste. In 1975, about a year after Whiteson had opened, the State Department of Environment Quality ordered the Sheridan landfill closed. The service area of the Whiteson site then expanded to take in the solid waste from the Sheridan-Willamina area. Presently, Whiteson's collection area includes about 600 square miles, or all but the northeast corner of the County.

During its four years of operation, the Whiteson landfill has experienced a problem common to many landfills. Leachate was discovered seeping into the South Yamhill River in early 1974. By the following winter, a leachate disposal system had been installed at the site.

Serving two-thirds of Yamhill County's people and 84 percent of its area, the Whiteson landfill is running out of room more quickly than most people anticipated. When the application for a garbage and refuse franchise was submitted early in 1973, collection from all sources was estimated to be from 130-150 yards per day. By late 1978, actual total yardage was about 480 yards per day, over three times the initial estimate. When the landfill opened in 1974, a major report projected the Whiteson Landfill to reach capacity sometime in 1985. Barely two years into this ten-year period, the expected lifespan was cut back by over a third, to 1982. Last year, revised estimates showed that the landfill, even at current recycling levels, would have to be closed by 1981.

This past September, an average of about 100 tons per day of solid waste was deposited at Whiteson. Most of this buried material was, in fact, useable, recoverable material and energy. The increase in the stream of solid waste to the Whiteson site has been measured by both vehicular use and volume data ("The Shrinking Life of the Whiteson Landfill," Energy Office, Yamhill County Department of Planning and Development, January 24, 1979).

The number of vehicles discharging their loads at the Whiteson landfill has grown from a monthly total of 1,250 in June of 1975, to nearly 1,800 in September of 1978. This 44 percent increase is not spread evenly among all five groups of vehicles studied, but shows the greatest gain, first among private vehicles, then among drop boxes.

On a monthly base, the overall volume of solid waste disposed at Whiteson has grown from 11.3 thousand cubic yards in mid-1975 to 152 thousand cubic yards by September, 1978, and increase of 34.5 percent. These increases were distributed between the loose yardage delivered by private vehicles, commercial trades and drop boxes, and the compacted yardage delivered by City Sanitary of McMinnville and Sanitary Service of Sheridan.

In summary, during the four years between 1974 and 1978, the overall volume per year has more than doubled, with a nearly threefold increase in loose yardage. In both compacted and loose yardage, over 194,800 cubic yards of solid waste were deposited at Whiteson in the year ending September 30, 1978. This mountain of material is equal to three football fields, side-by-side, stacked six stories high with garbage.

Between now and 1981, Yamhill County faces some choices in its management of local solid wastes. The most likely options are to locate another sanitary landfill within the County; or to utilize a large regional landfill; or to rely heavily on materials and/or energy recovery systems; or to form a combination of the above.

Location of another landfill in the County has immediate local land use and social effects, but is probably a likely action. However, another landfill the size of Whiteson could be expected to last no longer than the present one, given the current volumes of solid waste. Utilizing a large regional landfill is another option, but it would still necessitate local transfer and storage sites, with some of the same problems of a landfill site. This option would require much larger inputs of gasoline for transport than are currently being used, at a time when individuals and industries are more concerned with conserving fossil fuels.

Relying on resource recovery systems would certainly not eliminate the need for a landfill. However, extensive resource recovery would greatly reduce the waste going into a landfill, thereby extending its life at least twice what it is under current disposal practices. With careful planning, a system could be designed which will minimize capital, operational and maintenance costs, while at the same time maximizing revenues from resource sales.

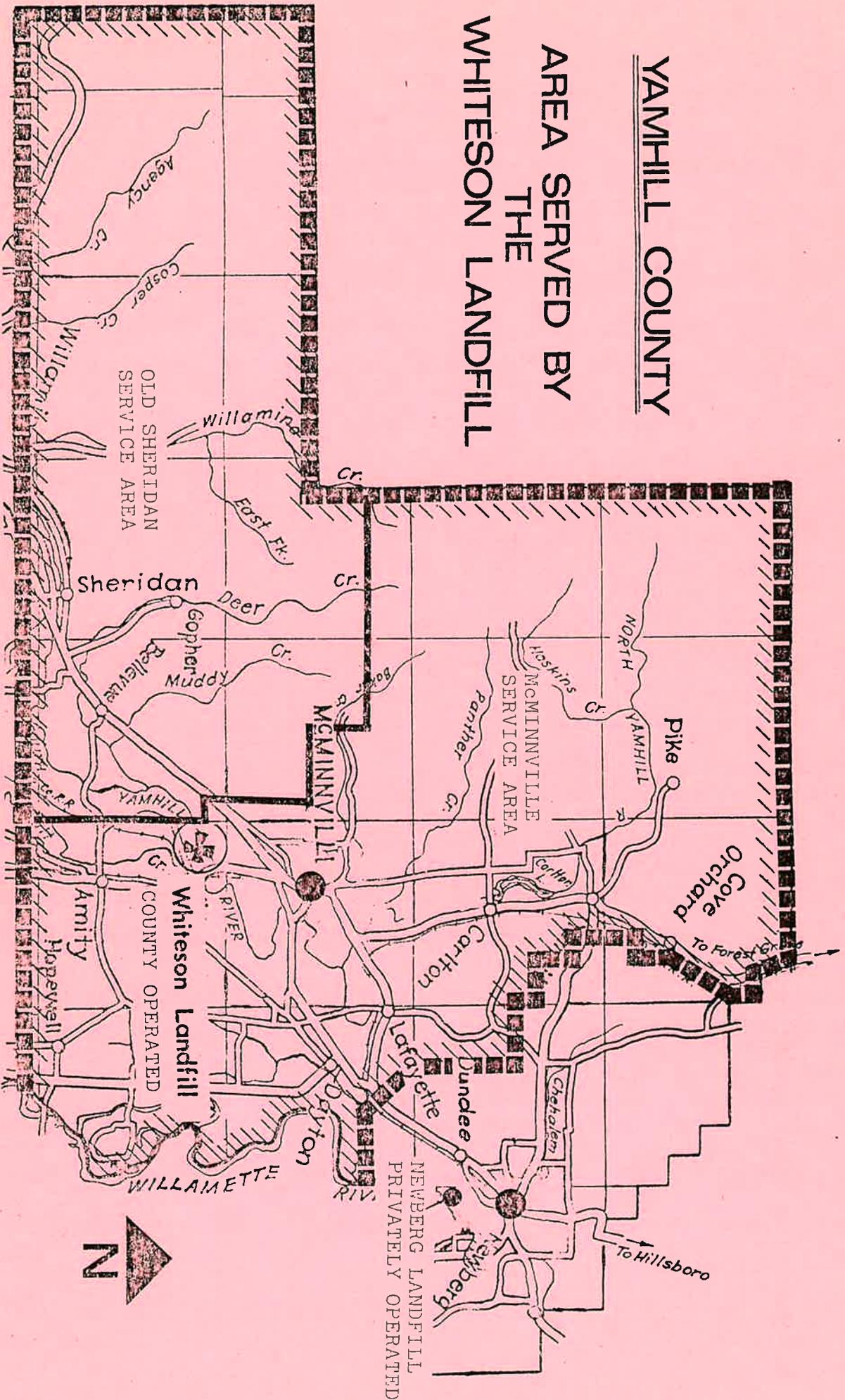
County Recycling

City Sanitary Service is doing some recycling at the Whiteson landfill site. Cardboard, ferrous and non-ferrous materials are sorted from the incoming refuse. Equipment used in the recycling operation consists of a shredder and baler, a compactor unit, and a tractor.

Yamhill Valley Recycling Center is a non-profit recycling center operating under the Portland Recycling Team. The Center opened in June of 1977. Glass, paper, aluminum, tin, motor oil, rare and scrap metals re recovered at the Center in McMinnville. All sorting is done manually and then materials are transported to Portland for recycling or transferral to other destinations.

The Yamhill Recycling Center has built quite a substantial amount of support from County residents. In June, 1977, 90 tons of material were sorted at the Center. At the time of this writing, the Center averages 50 tons of material being sorted monthly.

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