

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON
YAMHILL COUNTY, OREGON

FOR THE COUNTY OF YAMHILL

AUG 3 2 22 PM '78

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

WANDA GATT
COUNTY CLERK
DEPUTY

In the Matter of an Ordinance Adopt-)
ing a UGB, Approving an Urban Growth)
Management Agreement, Approving the)
Provisions of the Comprehensive Plan)
and Atlas of the City of Willamina)
Oregon, and Adopting the City's)
Comprehensive Plan Provisions Within)
the UGB)

ORDINANCE NO. 212

THE BOARD OF COMMISSIONERS of Yamhill County, Oregon (the Board), on the 20th day of June, 1979, sat for the transaction of County business, in Board session, Commissioners Colin Armstrong, Ted Lopuszynski and John P. Macaulay being present.

WHEREAS, Yamhill County has responsibility for coordinating and reviewing all planning activities affecting land uses within the County pursuant to ORS 197.190 and 197.255; NOW THEREFORE,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS ORDAINS AS FOLLOWS:

SECTION 1. The Board and the city council of the City of Willamina (the City) have agreed upon and adopted an urban growth boundary (UGB) for the City which was adopted by the Board on December 8, 1977, by Ordinance No. 175.

SECTION 2. The Board and the city council of the City have agreed upon and adopted an Urban Growth Management Agreement which establishes a procedure to amend the UGB and to manage growth within the UGB and which was adopted by the Board on May 23, 1979.

SECTION 3. The Board has reviewed the City's Comprehensive Plan, Atlas and implementing ordinances and finds that they are coordinated, integrated and in conformity with LCDC's statewide planning goals and hereby recommends them to LCDC for acknowledgment of compliance.

SECTION 4. The Board has reviewed the City's Comprehensive

Plan, a copy of which is attached and by this reference is made a part hereof, and hereby adopts the City Plan Map designations for that area of Yamhill County which is within the City's UGB and is outside of the corporate limits of the City. The Planning Director is hereby authorized and directed to amend the Yamhill County Comprehensive Plan Map accordingly.

SECTION 5. 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 20th day of June, 1979, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

WANDA CATT, County Clerk

By:

Patricia A. Mullen
Patricia A. Mullen, Deputy

Colin Armstrong
Chairman Colin Armstrong

APPROVED AS TO FORM:

Ted Lozyszynski
Commissioner Ted Lozyszynski

Robert S. Willoughby
Robert S. Willoughby, Legal Counsel

John P. Macaulay
Commissioner John P. Macaulay

ORD 212
EXHIBITS

CITY OF WILLAMINA

COMPREHENSIVE LAND USE PLAN



MAY/1979

WILLAMINA, OREGON

W I L L A M I N A

C I T Y C O U N C I L

Francis Eddy, Mayor

Orlo Daniels
Wanda Godsey
Fred Greb

Jerry King
Ellen Lewis
Wendell Wooden

P L A N N I N G C O M M I S S I O N

Ray Herzberg, Chairperson

Jean Allen
*Bob Burr
Marlene Bryant
Ellen Fox
MaryLou Greb

Henry Green
Tom Helms
Laurence Larson
Joyce Lundeen
*Steve Wood

C I T I Z E N A D V I S O R Y C O M M I T T E E

Mildred Alder
Tillie Mitrovich
Alice Propes

Corky Ringler
Dan Stearns
H. Alyn Warren

Thelma Warren

*Resigned

Plan Adopted: April 23, 1979

INTRODUCTION

The land use goals and policies in this document are the product of Willamina's effort to give clearer direction to the future of the City, as well as to comply with state land use requirements. The City has worked for a year on the development of this Plan. Those who have participated in the work believe the goals and policies are accurate representations of the needs and desires of the community.

A work of explanation is needed about the difference between goals and policies. "Goals" are general directives or accomplishments towards which the City wishes to go in the future. "Policies" are more specific actions the City feels necessary to accomplish goals. Many policies contained in this Plan are re-statements of City zoning ordinances and as such, have the full effect of law.

Other policies apply only to individual proposals, such as siting of mobile home parks. Still other policies are subject to additional effort on the part of the City, such as the policies regarding future energy considerations. Action on these policies will depend to a great extent on the City's fiscal resources through time.

Some natural resource goals and policies will appear to conflict with urban goals and policies. In these cases, a weighing of the "competing" goals and policies is necessary by the City's decision-makers. It is hoped that the result of such a weighing process will be consistent, reasonable and balanced land use decisions through time.

Oregon Revised Statutes require a "comprehensive" land use plan, one which includes a coordinated land use map and policy statements that interrelate "all functional and natural systems and activities relating to the use of lands." In addition, the plan is "coordinated," meaning that "the needs of all levels of governments, semi-public and private agencies and the citizens of Oregon have been considered and accommodated as much as possible."
(ORS 197.015(4))

Thus, this document is part of a package that will fit the state requirements. The City has a Planning Atlas of the factual information used to develop these goals and policies. In addition, the City has adopted a revised zoning map to complement the goals and policies in this document. Zoning ordinance amendments also have been adopted. Finally, the City has adopted an Urban Growth Boundary, and an Urban Growth Boundary Management Agreement.

Divided into four sections, this document contains goals and policies for Willamina's Natural Resources, Community Resources, and Community Development. The last section, Plan Implementation, discusses procedures for a variety of items.

In 1976, Willamina contracted with Yamhill County Planning Department for staff help to develop this Plan. Willamina has received two planning assistance grants from the Land Conservation and Development Commission to help fund the plan development. While staff members compiled information to discuss and consider, this Plan is really the result of the diligence and time supplied by the Willamina Planning Commission and Citizen Advisory Committee, the Willamina City Council and the community at large.



CITY of WILLAMINA

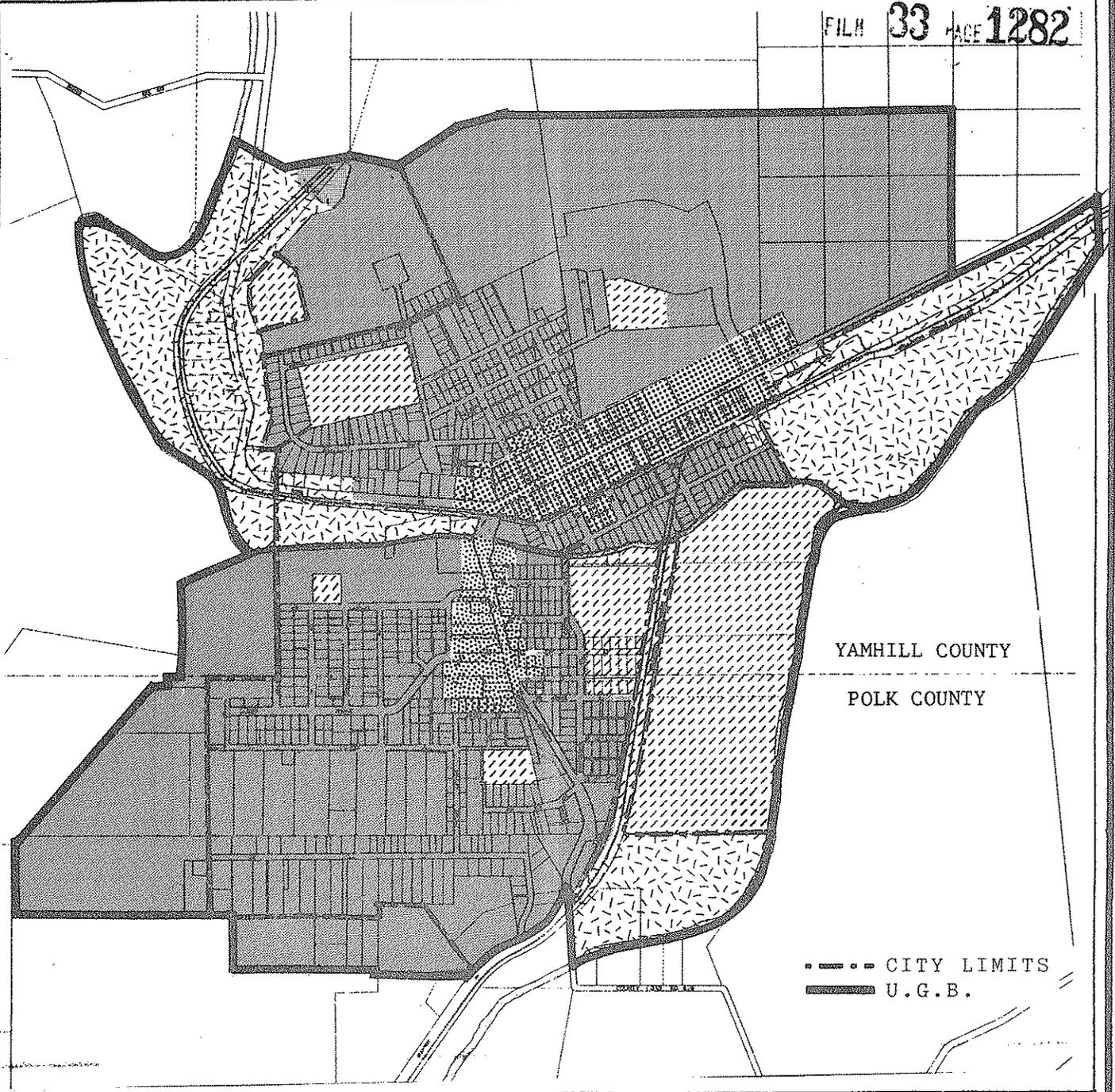
- CITY LIMITS
- URBAN GROWTH BOUNDARY

North

1.2"-1/4 mi.

Scale: 1"=1085'

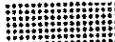
A north arrow pointing upwards, a scale bar with alternating black and white segments, and the text 'Scale: 1"=1085'' are located below the north arrow.



YAMHILL COUNTY
POLK COUNTY

--- CITY LIMITS
— U.G.B.

CITY of WILLAMINA PLAN MAP

- | | | | |
|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|----------------------------------|
|  | RESIDENTIAL |  | PUBLIC ASSEMBLY
INSTITUTIONAL |
|  | COMMERCIAL |  | INDUSTRIAL |
|  | COMMERCIAL/RESIDENTIAL | | |


North
 1.2" = 1/4 mi.

 Scale: 1" = 1085'



NATURAL RESOURCES

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

Findings

- Surface water resources provide the City with municipal water supply, recreational opportunities and scenic areas.
- Domestic water supply from Willamina Creek can be expected to meet the City's increasing demands in the foreseeable future.
- The South Yamhill River affords recreational opportunities to Willamina residents.

Goal

1. To preserve the surface water resources of Willamina Creek and to protect Willamina's water quality through compliance with Federal and State water quality standards.

Policy

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

Goal

2. To plan for additional water supply.

Policy

- A. The City shall apply for water rights on the South Yamhill River, the amount to be determined by the City Engineer.

Implementation

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

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

AIR RESOURCES

At present, Willamina's air quality is very good. The City sees a need to maintain clean air in the future, particularly since occasional air inversions occur due to topographic conditions.

Findings

- Federal and State air quality standards are being met.
- While industrial activity has not historically contributed to air pollution within Willamina's airshed, industrial activity is a potential source of future air pollution.
- Willamina's geographic location represents a contributing factor to potential air pollution problems.
- Field burning and slash burning are seasonal forms of air pollution.
- Increased automobile traffic will represent an increase in air pollution

Goal

1. To maintain, and when and where feasible, enhance the air quality resources of the community.

Policies

- A. The City shall support state and federal agencies' efforts to maintain and improve air quality resources at the community and state level.
- B. The City shall discourage future development that would lower the quality of Willamina's air resources.
- C. The City shall request technical assistance from the Department of Environmental Quality in evaluating development which may adversely impact air resources.
- D. The City shall ensure that new industry be located in areas which minimize impacts upon the air, water and land resource base as well as upon surrounding land uses.
- E. When possible, the City shall encourage alternative forms of transportation to reduce automobile emission pollution.
- F. The City shall minimize noise levels whenever possible.
- G. The City shall protect the Willamina airshed from excessive pollution levels resulting from urbanization.

Implementation

These policies clearly outline the City's action plan to maintain air quality.

FISH AND WILDLIFE

The major aquatic habitats in Willamina are the South Yamhill River, Willamina Creek, and Willamina Pond. Habitat for small game and birds includes streamside environments and the undeveloped areas in Willamina's Urban Growth Boundary. Large game habitat is adjacent to the City on the forested lands.

The City recognizes the unique character of its rich fish and wildlife habitat by adoption of the following goal and policies.

Findings

- The South Yamhill River and Willamina Creek serves as migration routes for coho salmon, winter steelhead trout and cutthroat trout.
- The State Department of Fish and Wildlife plants 25,000 juvenile steelhead annually in Willamina Creek upstream from the City.
- Willamina Pond serves as a recreation resource for anglers.
- Riparian vegetation along the South Yamhill River and Willamina Creek provide a prime source of habitat for small wildlife species and birds.
- No rare or endangered species have been identified within the planning area.

Goal

1. To protect and enhance the fisheries potential and associated wildlife habitat of the South Yamhill River, Willamina Creek and Willamina Pond.

Policies

- A. The City shall prohibit or establish as conditional uses, development or land uses that require channelization, excessive removal of streamside vegetation, or filling into the stream channel in order to maintain and enhance fish and wildlife habitat and aesthetic values.
- B. The City shall ensure that new roads, bridges, and access rights-of-way be designed to avoid restriction of channel capacity and to minimize shoreline vegetation removal.
- C. The City shall ensure that land uses and development do not degrade water quality associated with fish and wildlife habitat.
- D. The City shall support the Oregon State Department of Fish and Wildlife's efforts to enhance the fishery potential of the South Yamhill River, Willamina Creek and Willamina Pond.

Implementation

Policies A and B are found in the Willamina Floodplain Ordinance, Ordinance # 467.

Policy C should be examined when reviewing development proposals associated with or adjacent to the streams in the City.

Policy D is a restatement of the current cooperative efforts between the City and the State Department of Fish and Wildlife.

Section 7(4) of Ordinance #299 refers to water pollution.

FOREST LANDS

Forest lands virtually surround the City of Willamina. Located adjacent to the city limits, several lumber companies provide the major employment source for the City.

Within the Urban Growth Boundary, only 3.5 percent of the lands are forested with Douglas Fir. These lands are envisioned to provide additional recreational areas for city residents and/or to serve as scenic homesites in the future. Patches of oak grow at the northern end of Willamina's city limits. The remaining substantial tree growth in a natural state exists along Willamina Creek and the South Yamhill River.

The goals and policies concerning Fish and Wildlife, and Recreation encompass the uses of forest lands within Willamina's Urban Growth Boundary.

OPEN SPACE

The City presently boasts scenic views of the Coast Range at both lower and higher elevations around the City. In addition, Willamina Creek, as it flows southward into the City is considered a fine example of unspoiled stream beauty. Preservation of the streambanks of Willamina Creek and the South Yamhill River, as discussed in other sections of the Plan, will provide the City with open space in the future.

In addition, the farmland vista to the south of Willamina (Polk County) provides quality open space.

Specific policies addressing open space are found in the Recreation Section of this Plan.

ENERGY

Electricity, propane, heating oil, wood and natural gas are the fuel types that Willamina residents depend upon. With the exception of wood, major fuels are imported into the City.

Echoing a past spirit of independence and self-sufficiency by the community, the City now recognizes the importance of development of local energy resources. Solar, wind, small hydro-electric processes, conservation of traditional energy sources, and continued development of local wood resources are proposed as the major means to reduce the money flow out of the local economy for energy needs.

The following goal and policies emphasize the possibilities for solar useage and conservation. However, harnessing wind power is a likelihood as well. More research on wind as an energy resource is needed.

Findings

- For the period 1977 through 1997, total energy consumption in Oregon is expected to increase at an overall annual rate of 2.5 percent per year.
- Approximately 78 percent of the household energy budget goes toward space and water heating.
- All energy fuels, with the exception of wood, are imported into the City.
- The harnessing of solar radiation is a potential energy resource for the City.
- The demand for energy, and the costs to produce energy, are continually rising.

Goal

1. To promote the conservation of existing energy resources and the development of alternative sources to ensure that an adequate future supply will be available to Willamina's citizens at a reasonable cost.

Policies

- A. The City shall request assistance from appropriate agencies, when necessary, to evaluate energy considerations for planned development. Resource agencies include Yamhill County Energy Office and the Oregon Department of Energy.
- B. The City shall solicit support for and otherwise encourage weatherization of existing structures to minimize health and economic impacts due to rising fuel prices.
- C. The City shall assist, if desired, those individuals interested in minimizing electrical and fossil fuel energy consumed by structures by providing appropriate information and referral to appropriate agencies.
- D. The City shall assist, if desired, those individuals interested in using innovative design and development which will save energy in new residential and commercial structures by providing appropriate information and referral.

- E. The City shall, when feasible and practical, solicit support for establishment of renewable and indigenous energy sources, including but not limited to wood, solar and wind.
- F. The City shall encourage landscaping that provides summer shade to structures and paved areas, protection from winter winds and access to solar radiation.
- G. The City shall promote preservation of solar rights through encouragement of proper development planning. Special consideration shall be paid to ORS Chapter 153-1975.
- H. The City shall encourage developments which contain provisions for energy efficiency and/or retain options for future considerations of renewable energy sources.
- I. The City shall encourage new housing developments which provide for natural design opportunities, including but not limited to use of solar energy and natural drainage patterns.
- J. The City shall request assistance to inventory local potential for natural renewable, and unique sources of energy.
- K. The City shall request assistance to inventory current energy uses.
- L. The City shall request assistance to account for changes in energy supply and price when updated housing and employment projections are made.

Implementation

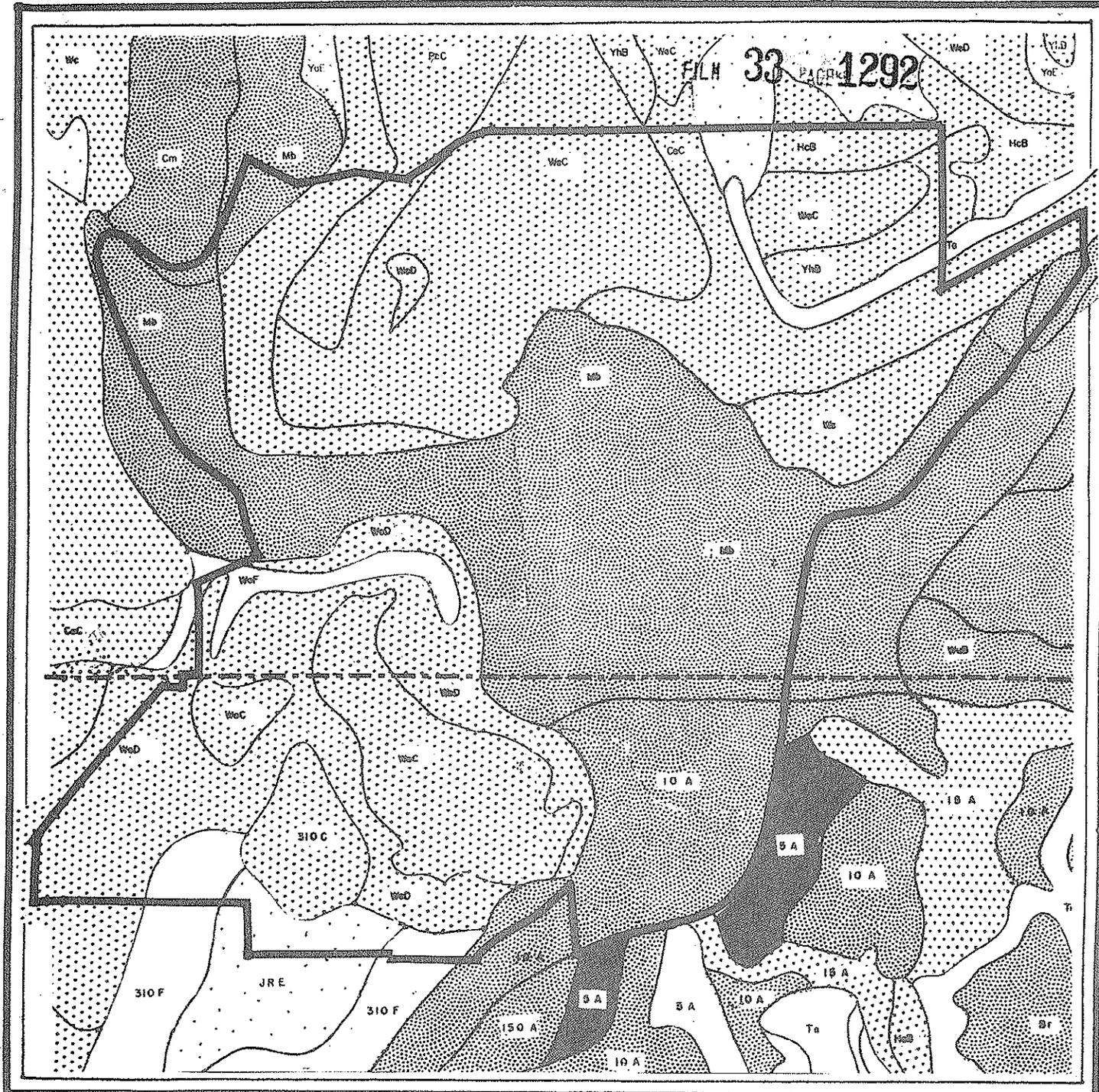
Policies A through E are intended to give flexibility to local residents who wish to implement the City's Energy Goal. These policies, along with Policies J, K, and L, give direction to future actions Willamina might undertake.

Policies F, G, H and I are intended to emphasize the need for future development to be energy efficient.

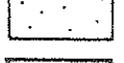
Ordinance revisions should be investigated to assure implementation of Policy B.

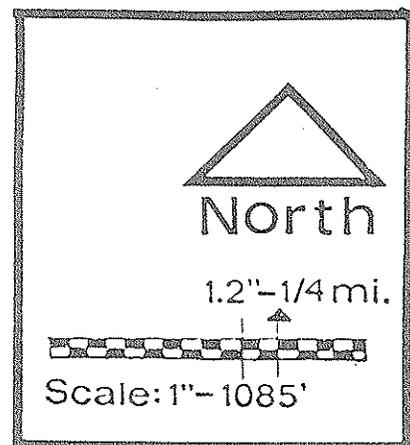
MINERAL AND AGGREGATE RESOURCES

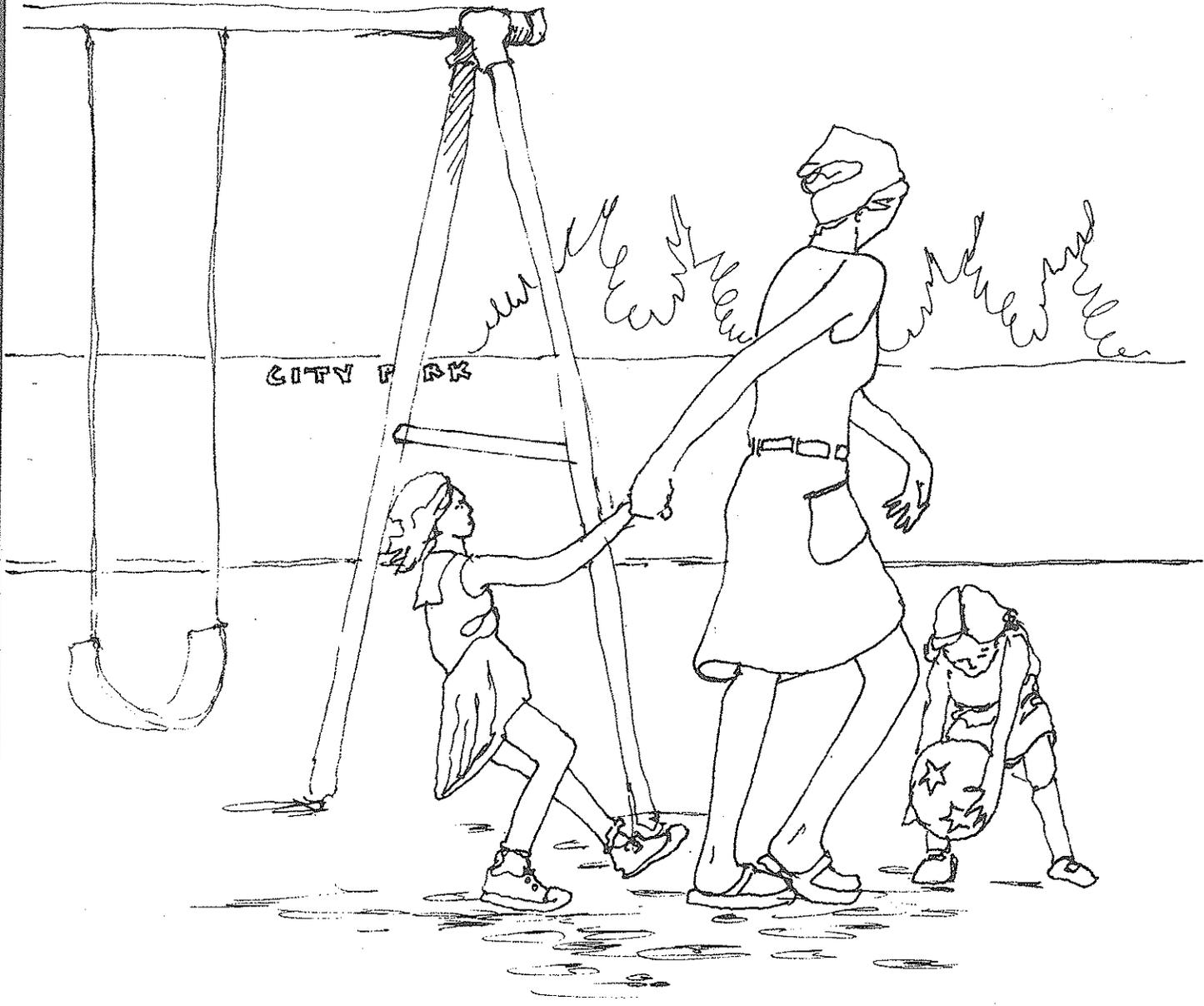
At present, no quarrying activities occur in the Willamina planning area. There are no known plans to develop aggregate resources on the South Yamhill River.



CITY of WILLAMINA SOILS

-  Class I
-  Class II
-  Class III
-  Class IV
-  Class V,VI,VII.





COMMUNITY RESOURCES

EDUCATION

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

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

Willamina experienced a large setback in its educational program when the Willamina Grade School burned to the ground on January 4, 1979. Since then, the School Board and the community as a whole have initiated an aggressive program to turn this experience into an opportunity to provide quality educational experiences for children in the future.

Findings

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

Goal

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

Policies

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

Implementation

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

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

PUBLIC FACILITIES AND SERVICES

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

Findings

- Willamina presently has municipal water storage capacity of 550,000 gallons.
- Municipal water quality is considered good.
- The existing sewer system is barely adequate for the City's present population.
- Completion of an expanded sewer treatment facility in 1979 will allow Willamina to meet population needs to the year 2000.
- Existing infiltration and inflow in sewer lines is being corrected by a yearly improvement program.
- Storm drainage is provided throughout the City by a pipe system and by drainage swales.
- Requiring storm drainage systems in areas of new development can alleviate detrimental impacts.

Goal

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

Policies

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

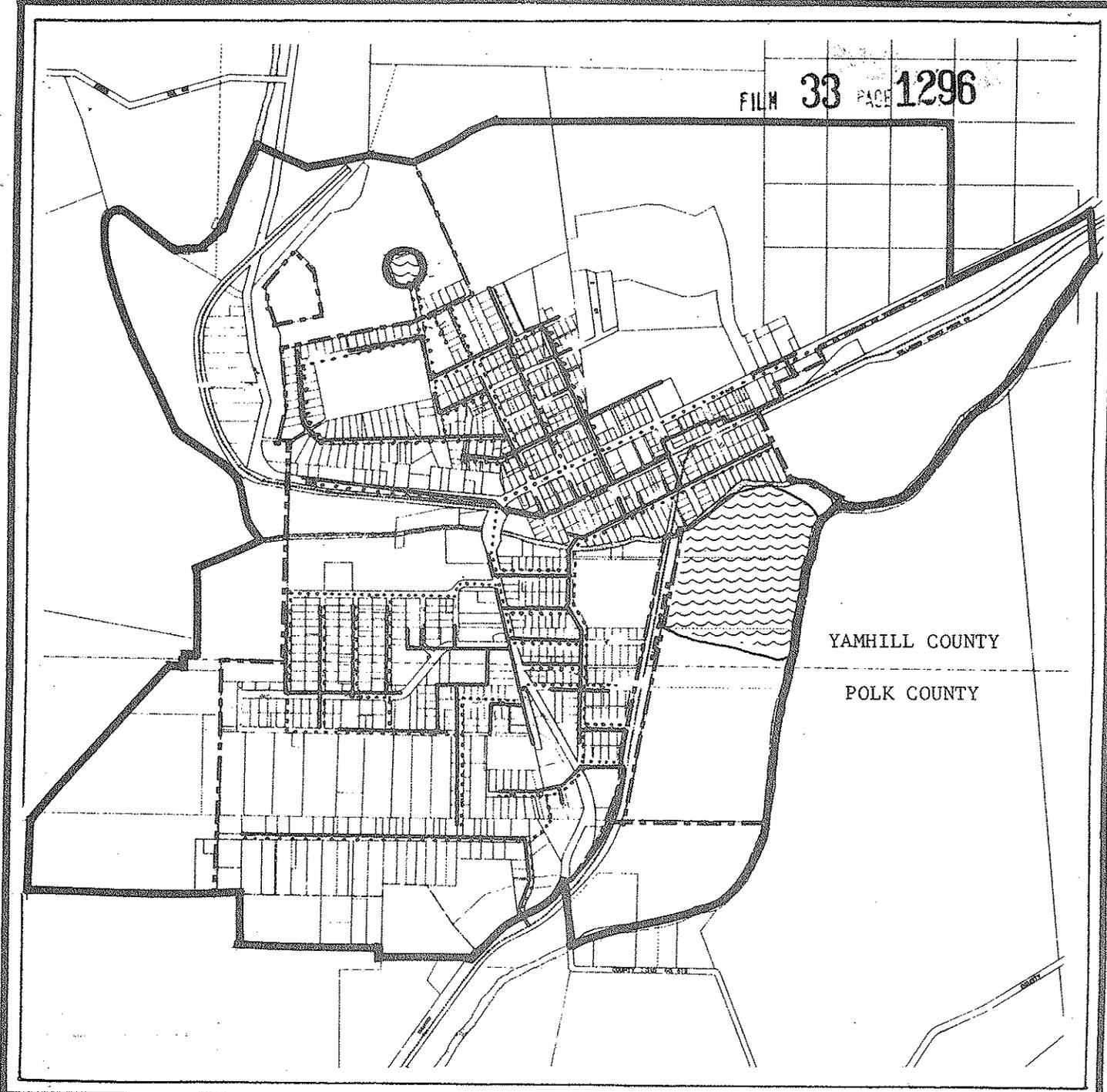
Implementation

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

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

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

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



YAMHILL COUNTY

POLK COUNTY

CITY of WILLAMINA SEWER and WATER

- WATER LINES
- SEWER LINES
-  SEWAGE LAGOON
-  WATER SUPPLY



North

1.2" = 1/4 mi.



Scale: 1" = 1085'

SOLID WASTE

8851
FILM 33 PAGE 1297

At present, collection of Willamina's solid waste is contracted through the Sheridan Sanitary Service. Solid waste is hauled to the County landfill at Whiteson for disposal. The Whiteson site is near capacity and a new landfill will have to be found by 1981.

Because of increased amounts of solid waste throughout the County, recycling efforts have become more attractive and the City supports continued efforts in this direction.

Findings

- Willamina contracts with a private firm for solid waste collection.
- The present landfill site is very near capacity, and a new County site will be needed by 1981.
- The demand for solid waste removal in Willamina is increasing.
- Recycling solid waste material conserves energy and natural resources.
- There are currently two recycling efforts in the County.

Goal

1. To achieve and maintain a timely, orderly and efficient solid waste disposal system which will meet the needs of the community.

Policies

- A. The City shall coordinate efforts with the contracted disposal service to assure that the solid waste disposal needs of the community are being met in a most cost efficient and energy conserving manner.
- B. The City shall promote recycling of solid waste materials.
- C. The City shall encourage the County to coordinate with, and inform the City of all solid waste management decisions affecting the City.

Implementation

These policies are intended to serve as an ongoing directives for City decision-makers.

Ordinances #173 and #299 concern solid waste disposal within the City.

PUBLIC SAFETY AND SERVICES

Willamina's commitment to public safety and the City's desire to continue to support public services necessary for its residents' well-being are the focus of the following goals and policies.

Findings

- There are medical and dental services available in the City.
- Additional health services are available through Yamhill and Polk County Health Departments.
- City fire protection is adequately provided for by a volunteer fire department.
- City police protection is adequately provided for by the City's police department.
- Willamina's city government is composed of a mayor and city council.
- Willamina has an adequate communications network.

Goal

1. To plan and support a timely, orderly and efficient arrangement of public safety and social services to meet the needs of the community.

Policies

- A. The City shall continue its efforts to maintain adequate fire and police protection to the community.
- B. The City should encourage the efforts of the County Health Departments and other medical services to ensure adequate health services for the community.

Implementation

Policy A is supported through budgetary means.

Policy B provides guidance to decision-makers concerning public health services.

RECREATION

Places for recreation are vital to a community's general well-being. Willamina recognizes its unique characteristics relevant to recreation, both in the variety of parks available, and in the open space possibilities within the City. It is the City's intent to continue to maintain a balance between work, living and play spaces.

Findings

- Willamina has six city parks, totalling 15 acres.
- Willamina has adequate parkland, according to Oregon Department of Transportation standards, to meet the City's projected population to the year 2000.
- Possibilities exist to upgrade Huddleston Park and to establish footpaths along the South Yamhill River with the implementation of the South Yamhill River Reclamation Project.
- The general public has limited use of school-owned sports facilities and athletic fields.
- Recreational possibilities that have been identified are: a need for a motorcycle park; and a nature trail in the park north of Lamson Street.
- Much open space of a wooded nature exists at the western boundary of the City.
- Willamina Creek flows eastward through the City and merges with the South Yamhill River at the northeast corner of the City, providing a natural open space area through residential and commercial areas of the City.

Goal

1. To provide adequate parkland and recreational facilities for Willamina residents.

Policies

- A. Recreational facilities and services shall be expanded as the need arises.
- B. To the extent possible, park site acquisition in advance of actual need shall be made to assure availability of accessible, adequate and properly-located sites.
- C. Continued availability and use of school-owned recreational facilities by the general public shall be encouraged in the future. Schools and public parks shall be located on adjacent sites whenever possible.
- D. Development of bicycle and pedestrian pathways shall be examined as a potential recreational resource for Willamina residents.
- E. Willamina shall continue to cooperate with Yamhill County in meeting anticipated demand for future parkland and recreational areas.

Goal

2. To conserve open space and to preserve natural, scenic and cultural resources.

Policies

- A. The City shall ensure that, as development occurs, adequate land shall be maintained in permanent open space.
- B. Efforts shall be made to preserve streams and flood-plain areas as open space. These areas should be maintained to provide a natural storm water and drainage system. Bicycle and pedestrian pathways should be examined for possible inclusion in these areas.
- C. To maintain and improve the visual quality of Willamina, outdoor advertising signs shall continue to be regulated, particularly in non-industrial and non-commercial zones. Signs throughout the City should be aesthetically pleasing.
- D. Willamina's inventory of historic resources shall be updated regularly to include additional qualifying sites or structures. Preservation of designated historic structures shall be promoted by prohibiting construction of adjacent buildings that would detract from the unique qualities of the historic structures.

Implementation

Policies 1A through 1D can be accomplished through continued existing policies and through Ordinance #413. Policy 1E is a restatement of an existing situation.

Policies 2A and 2B can be implemented through Ordinance #467 and through careful consideration of development proposals on lands with severe building limitations.

Policy 2C is implemented through regulation of signs in residential areas by Ordinance #387.

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

TRANSPORTATION

Like most small cities, Willamina is dependent on private automobiles as the chief source of transportation. In addition, the City's employment sector relies on heavy transport. The historic street and highway network of Willamina creates problems when determining good traffic circulation patterns for a growing City population. The health of the City's commercial core may be most affected by increased traffic flow.

Transportation improvements are costly. Limited fiscal resources mandate that the City direct its expenditures in a prudent way.

The City's objectives are to provide local access and circulation; to move traffic quickly and safely; to preserve the aesthetic quality and character of the community; to ensure pedestrian, bicycle and overall safety; and to ensure good layout and design for both on-street and off-street parking.

Findings

- Automobile use is the chief mode of travel in Willamina.
- Highway 18 and Main Street are the most heavily traveled roads.
- Traffic volumes have increased steadily on the City's major streets since 1971.
- There are no designated bike paths in Willamina.
- Major traffic problems which have been identified are: need for off-street parking to accommodate anticipated future commercial growth; narrow and crooked design of Lamson Street; potential for traffic congestion with increased growth; and hazards created by the heavy flow of chip and log trucks through the City.

Goal

1. To provide a safe, convenient, aesthetic and economic transportation system through a variety of transportation means.

General Policies

- A. Transportation facilities shall be sited, designed and constructed so as to minimize visual and environmental impacts on the natural and social features of the area.
- B. Transportation facilities shall respect adjacent land uses and shall be designed to be an asset to an area rather than a disruptive feature.
- C. Transportation improvements shall be used to guide urban development and shall be designed to serve anticipated needs.
- D. While automobiles will continue as the primary means of transportation, Willamina shall encourage use of alternate modes, including small mass transit systems, bicycle and pedestrian pathways.

Automobile Policies

- E. Hazardous and inferior road sections and intersections shall be identified and recommendations shall be made for improvement through a systematic capital improvement program.
- F. Automobile routes between residential areas and major activity centers shall be examined and recommendations shall be made for improvements.
- G. A study for the possible rerouting of truck traffic shall be undertaken.

Bicycle and Pedestrian Policies

- H. New sidewalk and sidewalk replacement needs shall be identified and systematically constructed through a capital improvement program or priority construction program.
- I. Walking and biking shall be encouraged, wherever possible, especially along major routes between residential areas and major activity centers.
- J. Pedestrian and bicycle traffic shall be separated wherever possible, particularly where public safety warrants such separation.
- K. Willamina should develop a bikeway plan and route which can be coordinated with Yamhill County's Bikeway Plan.

Public Transit Policy

- L. Willamina shall encourage future operation of County public transit system(s).

Railroad Policies

- M. The continuing availability of rail transportation routes shall be encouraged.
- N. Public safety shall continue to receive top priority where rail lines cross other transportation paths.

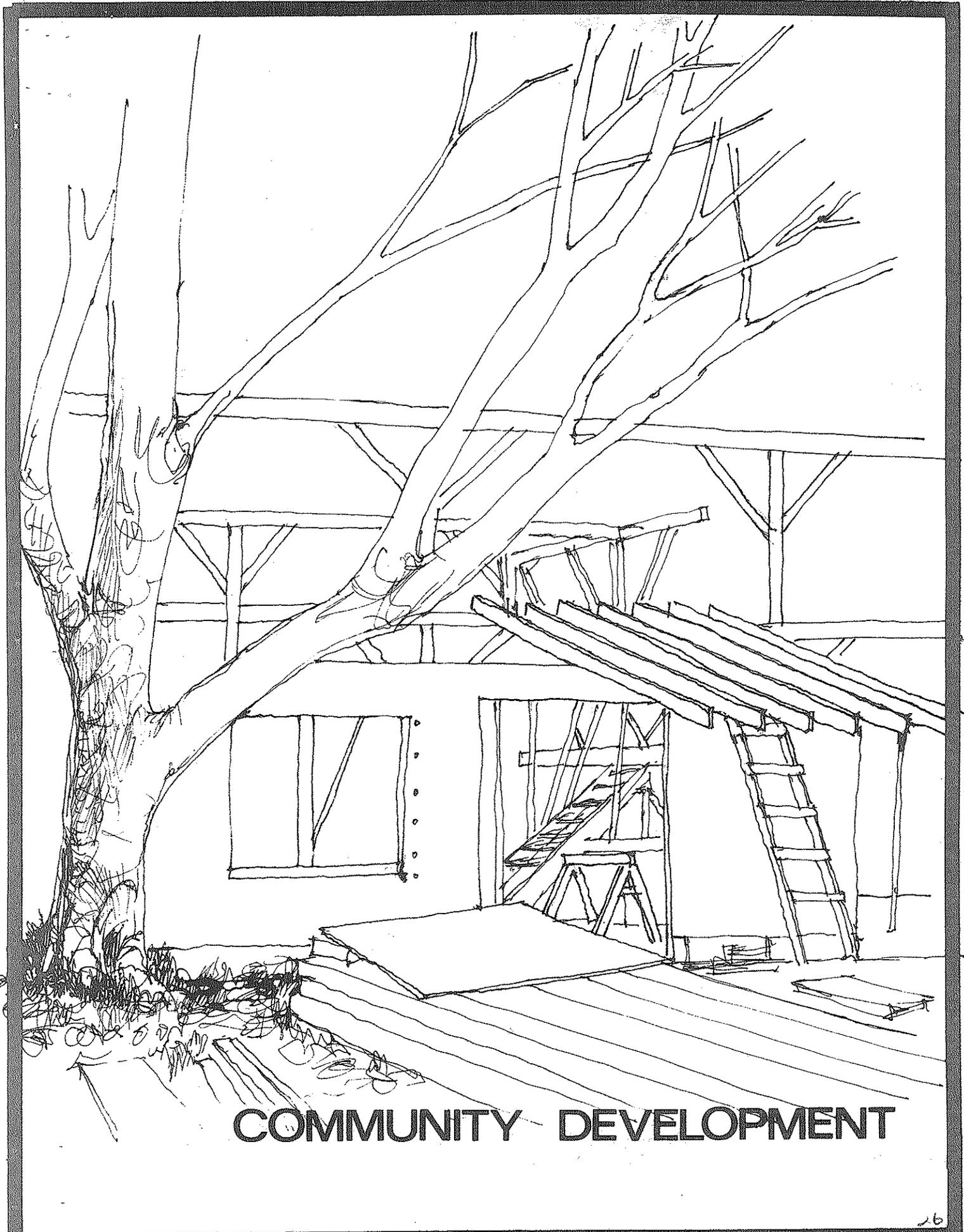
Implementation

Intended as guides for future actions by the City, these policies emphasize the continued need to carefully evaluate feasible improvements to the City's transportation network. Whenever possible, such improvements should be implemented through a yearly capital improvement program.

In addition, these policies can be used to evaluate the adequacy of transportation layout and design in future subdivisions and in other residential and commercial proposals.

Special assessments for street improvement are provided for in Ordinance #458.

Street specifications are provided for through Ordinance #419.



COMMUNITY DEVELOPMENT

HOUSING

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

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

Findings

- Willamina's housing stock has increased by about 32 percent since 1970, with 40 percent of the new stock being added in 1978.
- As of December, 1978, 85.6 percent of Willamina's 578 housing units were single-family; 11.9 percent were multi-family; and 2.5 percent were mobile homes.
- Eleven percent of Willamina's housing stock is critically defective.
- At 2.5 persons per dwelling unit, approximately 204 additional dwelling units are needed to provide housing for the projected population of 1,956 people.
- 1976 median family income for Willamina was \$9,588.

Goal

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

Policies

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

Goal

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

Policies

- A. The City should establish programs for increasing the housing supply for low and moderate income families.
- B. The City should review its zoning and subdivision ordinances and include innovative land development techniques and incentives to provide for a range of housing types and densities, and for price ranges that will adequately meet the present and future needs of the community.
- C. The City shall allow the continuation of the present policy of locating mobile homes on individual lots but shall establish special development standards to

reduce conflicts between mobile homes and conventional housing types.

- D. All residential development should provide consideration for the handicapped and elderly, especially multi-family housing.
- E. All residential developments should provide for recreational opportunities within the development.

Goal

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

Policies

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

Goal

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

Policies

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

Goal

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

Policies

- A. Residential development should be located, within the foreseeable future, in areas served by public facilities and services.

ECONOMY

Willamina recognizes the importance of varied and healthy commercial activities within the City. As the major retail center for the westernmost part of Yamhill County and part of Polk County, Willamina can anticipate growth of its commercial sector as the City's population increases.

At present, Willamina's commercial core area is largely confined to the downtown area along East Main Street.

At the same time, timber and agriculture continue to dominate the basic export sector of the City. Although these activities are located outside the City, they have a direct impact on Willamina's overall economic health.

Findings

- Retail trade and service jobs account for 75 percent of the jobs offered within the City.
- Approximately 10 percent of Willamina's work force is engaged in basic industry jobs inside the City.
- The Willamina School District is the single largest employer within the City.
- Lumber products firms located outside the city limits employ approximately 600 workers.
- Commercial land uses total 4 acres and industrial land uses total 15 acres within the city limits.
- Results from the 1976 Community Attitude survey indicate that 89 percent of the respondents felt that light industries should be encouraged; 73 percent felt that some new non-industrial employment opportunities (services, retail, trade, etc.) are needed; and 93 percent felt that Willamina should focus on employment and living space for those who reside in the community.

Commercial Goal

1. To allow for commercial types and amounts of activities to adequately meet the needs of the City and its immediate environs.

Commercial Policies

- A. The City shall designate sufficient area on the Plan map for commercial uses.
- B. The City shall provide for expansion of the commercial core as the area currently so designated is utilized over time.
- C. The City shall encourage all commercial activities to locate in the commercial core, and in the immediate future, shall discourage the location of commercial facilities outside the area designated on the Plan map.

Commercial Goal

2. To encourage the development of an attractive and competitive commercial core that provides a variety of services.

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

Goal

- 6. To cooperate with all federal, state, regional and local agencies in developing and implementing housing programs to meet the needs of Willamina residents.

Policies

- A. The City should encourage programs for increasing the City's housing supply.
- B. The City should provide for the collection and dissemination of housing information from federal, state, regional and local sources.
- C. The City should cooperate and coordinate with federal, state and local agencies in assistance programs for the improvement of housing stock and housing conditions.

Implementation

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

Policy 1B can be implemented through Ordinance #299.

Policy 2B is initially implemented through the revised zoning map that accompanies this Plan.

Policy 2C is implemented by Ordinances #441 and #469.

Policy 2E is part of Ordinance #413.

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

Ordinance #318 addresses Goal 5.

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

Commercial Policies

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- A. The City shall encourage commercial outlets to upgrade the appearance of the commercial core.
- B. In conjunction with the upgrading of the commercial core, the City shall ensure that adequate public services be provided.
- C. The City shall provide a design review process for all new construction or substantial renovation of existing commercial buildings.
- D. The City shall provide for offstreet parking, pedestrian safety, shopping convenience and smooth traffic circulation when reviewing future commercial developments.
- E. The City shall take necessary steps to ensure that traffic on Highway 18 (Main Street) will not be impaired by commercial development.
- F. The City shall study the possibility of establishing a downtown redevelopment committee and plan.
- G. The City shall protect and ensure the permanence of the downtown commercial core as a vital economic base and shall maximize customer access and exposure.
- H. The City shall keep the character of the commercial core by encouraging all new retail and commercial businesses having compatible character to locate there.
- I. The City shall discourage "strip development" along Main Street, particularly where the proposed development is contiguous to the commercial core by providing a "strip commercial area" on the Plan Map where drive-in commercial uses shall be encouraged.
- J. The City shall encourage landscaping and other forms of city beautification in the commercial core area, with an emphasis on landscaping that promotes energy conservation.
- K. The City shall maintain existing alleyways as pedestrian walkways and as rear entrance delivery points.
- L. The City shall recognize small neighborhood stores which provide a limited number of products and services to immediate residential areas.
- M. The City shall encourage multiple uses of commercial and public buildings in order to be as energy-efficient as possible.
- N. The City shall encourage all new commercial buildings to be as energy-efficient as possible, including consideration of using natural lighting and renewable fuels sources such as wood and solar.
- O. The City shall encourage the rehabilitation of existing commercial stock.

Industrial Goals

1. To diversify and improve the City's economy.
2. To encourage desired economic growth, develop a stable, community-based economy, promote greater employment opportunities for Willamina citizens, and provide efficient, orderly and convenient industrial development.
3. To achieve, to the extent possible, a self-sustaining local economy.

8007 Industrial Policies

- A. The City shall promote diversification and expansion of its economy by designating sufficient lands for industrial uses.
- B. The City shall encourage industry that will provide employment to, and a balance between, a broad range of workers, including professional, skilled and unskilled labor.
- C. The City shall give priority approval to industries that are non-polluting, energy efficient, utilize local labor and raw materials, and do not significantly conflict with the City's natural resource goals and policies.
- D. An industrial facility proposal shall be evaluated to consider both the short and long-term social, environmental and economic impacts to the City and the surrounding area before being approved.
- E. The City shall encourage industrial activities that will not deplete the energy resources of the area. Energy conservation and efficient utilization of energy resources shall be a primary consideration in allowing new industrial development in the City.
- F. Future industrial growth found to be incompatible with residential use shall be directed away from existing or proposed areas of residential development.
- G. The City shall promote and encourage small-scale "cottage" industries as a viable alternative to larger, conventional business enterprises.
- H. The City shall cooperate with appropriate regional, state, and federal agencies which assist rural communities in the area of economic development.

Implementation

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

Policies 1A through 1C are addressed through the revised zoning map that accompanies this Plan.

The bulk of the commercial and industrial policies require more effort by the City. However, the policies dealing with commercial land allocations are found on the revised zoning map.

As part of its ongoing plan effort, Willamina should continue refinement of these policies.

LAND USE AND URBANIZATION

Willamina's desire for orderly growth is linked to available and buildable lands. The historical placement of the City at the confluence of streams has led to expansion on adjacent hills. For the future, overcoming or building around physical obstacles will often be necessary. At the same time, the City will want to provide services and facilities in a cost-efficient manner.

The City is concerned that orderly growth patterns be maintained so that a loss of Willamin's small town character does not occur with a gain of population and economic growth. Since the City is responsible for public services and facilities that require fiscal obligations, Willamina has adopted the following goals and policies to more accurately link City responsibilities to growth actions.

Findings

- The predominant land use within Willamin's City limits is residential use.
- Together, agricultural and wooded lands, open space and residential lands comprise 61 percent of the land area within the City limits.
- Willamina contains 78 acres of land (16 percent) with severe building limitations.
- There are approximately 130 acres of facant and buildable land without severe building limitations located in the City limits.
- Willamina has an adopted Urban Growth Boundary.

Goals

1. To provide for an orderly and efficient transition from rural to urban uses.
2. To ensure a compact urban growth pattern.

Policies

- A. The City shall define a growth policy consistent with population projections and expectations and identify possible future development areas on the plan map.
- B. The City shall encourage the availability of sufficient land for various urban uses to ensure choices in the market place.
- C. The City shall efficiently utilize existing facilities and services by encouraging infilling of developable lands within the planning area.
- D. The City shall preserve lands for farm uses through the establishment of agricultural holding areas. When there is a demonstrated need for conversion of land within an agricultural holding area, it will be redesignated for urban use.

- E. Methods and devices the City shall consider for guiding urban land use include the following:

Tax incentives and disincentives;
Fee and less than fee acquisition techniques; and
Capital improvement programing.

- F. Change of the Urban Growth Boundary shall be based upon consideration of the following factors:

Demonstrated need to accommodate long range urban growth requirements;
Need for housing, employment opportunities and livability;
Orderly and economic provisions of public facilities and services;
Maximum efficiency of land uses within and on the fringe of the existing urban area;
Retention of agricultural land until needed for development;
Environmental, energy, economic and social consequences; and
Compatibility between the proposed urban uses and nearby agricultural activities.

- G. The City and Counties shall mutually adopt an Urban Growth Boundary Management Agreement for the purpose of guiding urbanization for those County lands located inside the boundary.

- H. Annexation of urbanizable land shall be based on consideration of orderly, economic provision for public facilities and services; availability of sufficient land for various uses to ensure choices in the market place; Willamina Comprehensive Land Use Plan goals and policies; and encouragement of development within urban areas before conversion of urbanizable areas.

PLAN IMPLEMENTATION

Willamina has made citizen involvement opportunities an important element in the development of this Plan.

In 1976, the Willamina Planning Commission was designated as the Committee for Citizen Involvement (CCI) in accordance with the requirements of the Statewide Citizen Involvement Goal.

The City began work on preliminary housing and commercial goals in 1977, but the majority of work actually happened beginning in May, 1978. At this time the Planning Commission appointed a Citizen Advisory Committee (CAC) composed of 7 residents, adopted working by-laws, and began meeting once a month specifically to work on the remaining goals and policies needed for the Plan. All meetings were open to the general public.

Upon completion of preliminary goals and policies, a tabloid of these was printed and circulated as a supplement to the Sheridan Sun, the local newspaper with a circulation of 2300 people. In addition, a summary of the draft goals and policies was printed in the McMinnville News-Register, and all residents with a post office box were mailed a copy of the tabloid.

The Planning Commission held a public hearing on the draft. All written material, comments from public agencies and oral testimony at the hearing were reviewed by the Planning Commission and CAC prior to making revisions of the Plan goals and policies.

The same process occurred with the revised zoning map. Similar review was accomplished regarding the Urban Growth Boundary and the Urban Growth Boundary Management Agreement.

A joint City Council-Planning Commission public hearing on the entire Plan package was held on April 19, 1979. Adoption by the City Council took place on April 26, 1979, after several more concerns were resolved.

During its year-long effort, the Planning Commission and CAC reviewed the City's adopted Citizen Involvement Program. These groups reaffirmed the importance of the program for maintaining clear and effective communication between governing officials and the citizens of Willamina.

Findings

- The Willamina Planning Commission and its appointed Citizen Advisory Committee met regularly and together provided the direction for plan development;
- All meetings were announced, posted in local newspapers and open to the general public;
- Copies of the draft Plan were distributed throughout the City and opportunity was provided for public input;
- Technical reports were available for public review;
- Newspaper reports were published regularly on the progress on the Plan;
- A community survey was conducted to obtain input and determine needs, desires and opinions; and
- The City has an adopted Citizen Involvement Program.

Policy

- A. The City shall continue to implement the Citizen Involvement Program to ensure that the opportunity for all citizens to be involved in all phases of the planning process is maintained.

CITIZEN INVOLVEMENT PROGRAM

for the City of Willamina

The City of Willamina has designated its Planning Commission as the CCI with the approval of LCDC.

The City of Willamina encourages the involvement of all citizens in all phases of the planning process. The Citizen Involvement Program will include the following:

I. Communication -

Effective two-way communication between citizens and elected and appointed officials will be facilitated by one or more of the following methods;

- A. Mail-back questionnaires or door-to-door surveys conducted by the Planning Commission will be distributed to each household, as applicable.
- B. News releases and meeting notices in local newspapers.
- C. Word-of-mouth.
- D. Other media if available and feasible.
- E. Meeting notices included in utility billings if possible and appropriate.

II. Citizen Influence -

All citizens will be provided the opportunity to be involved in:

- A. Data gathering.
- B. Plan preparation.
- C. Recommending changes in the Comprehensive Plan and ordinances.
- D. Participating in development, and adoption of minor and major revisions of the Comprehensive Plan and implementation measures.
- E. The evaluation of the Comprehensive Plan.
- F. The evaluation of the Citizen Involvement Program.

III. Technical Information -

Maps and other technical information will be made available at the City Hall in a simplified and understandable form.

IV. Feedback Techniques -

The following techniques will be utilized as appropriate to provide for communication between policy makers and citizens:

- A. Minutes will be kept of all Planning Commission and City Council meetings and the rationale used to reach land use decisions will be contained therein.
- B. Results of city questionnaires will be posted in City Hall for public inspection and review.
- C. Information concerning recent or current land use issues in the City will be posted or filed at the City Hall.

V. Program Support -

The City of Willamina will allocate an adequate and appropriate portion of its planning budget to the Citizen Involvement Program. Support may include:

- A. County staff assistance, where possible.
- B. Informational resources provided by the County.

VI. Agency Involvement -

Local, State and Federal Agencies, School Districts and Special Districts shall be asked to participate when appropriate.

VII. Evaluation -

Evaluation of the Citizen Involvement Program will include:

- A. Annual Planning Commission review of citizen involvement in the planning process, including a report to the City Council.
- B. As a part of its evaluation, the Planning Commission will provide an opportunity for the general citizenry to be involved and to make comments on the adequacy of the Citizen Involvement Program.

Adopted 2/26/79

LAND USE PLANNING

During the development of this Plan, data inventories were prepared on natural resources, manmade structures and utilities, developable lands, population and economic characteristics and other items of interest to the City. This material is included in Willamina's Planning Atlas.

The City recognizes that regular review of the Plan is necessary, both to evaluate the City's goal accomplishments and to revise the Plan where necessary. The Atlas provides the base information to explain why certain decisions were made and to guide why certain changes need to be made in the future.

Policy

- A. The City shall review the Comprehensive Land Use Plan and all supporting documents at least every five years to ensure that a factual basis for planning decisions is maintained. All Plan reviews shall be undertaken consistent with the Statewide Citizen Involvement Goal and with the City's Citizen Involvement Program.

URBAN GROWTH BOUNDARY

On September 22, 1978, the Polk County Board (Ordinance #218) determined that the "island" of Polk County land within the City and the area known as Morton Alder Maple site were to be included in the Willamina Urban Growth Boundary. (See attached map.) Areas "A" and "D", however, were not included. It was understood at that time that Areas "A" and "D" would be reconsidered when the Willamina Comprehensive Plan was completed, in that new information generated through the Plan development could change the facts upon which Ordinance #218 was based.

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

The City has completed its Comprehensive Plan. During this process, the following additional information has become available.

1. Population Projections

The original Urban Growth Boundary proposal was predicated on a projected population of 1,956 by the year 2000. Upon completion of a recent City housing survey and examination of housing construction activity, it became apparent that a revision was necessary. This has been done, with the following results:

- a. As of January, 1979, the population of Willamina is estimated to be 1,600;
- b. Willamina anticipates completion of approximately 100 new dwelling units by the end of 1979;
- c. At an average household size of 2.76, Willamina's population is estimated to be 1,857 people by January, 1980;

- d. At an annual growth rate of 1.9 between 1980 and the year 2000, Willamina's population is expected to reach 2,525 by the year 2000; and
- e. Approximately 342 additional dwelling units will be needed to accommodate a population of 2,525 by the year 2000 (based on 2.76 people per household).

2. Vacant and Buildable Lands Within the City Limits

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

EXISTING LAND USE

City of Willamina

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

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

Of the 476 acres within the City, 183 are vacant and/or in agriculture use. Of these potentially buildable lands, 78 acres show severe building limitations because of soil characteristics, steep slopes or flood hazards. Thus, Willamina has 105 acres of undeveloped land with less than severe building limitations for future growth within the City limits.

Previously, it had been thought that ample land was available within the City limits to accommodate the City's growth needs. This was again predicated on a population of 1,956 by the year 2000.

However, using the revised population figure (2,525 people), Willamina will need the following:

Willamina Land Use Projections

*Industrial	15 acres	17 acres	--	32 acres
*Commercial	4 acres	3 acres	--	7 acres
**Residential	148 acres	41 acres (low)		
		51 acres (high)	--	199 acres
**Transportation	51 acres	10 acres (low)		
		<u>13 acres (high)</u>	--	<u>64 acres</u>
		84 acres (using high projections)		302 acres

Note: The high projections include the factor of slope constraints which will impact future housing construction in the City.

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

** Land projections for residential use are based on density mixes, ranging from a mix of S.F. - 90%/Dup. - 5%/M.F. - 5% to S.F. - 60%/Dup. -20%/M.F. - 20%. Transportation uses associated with residential use are calculated as 25 percent of the total residential acreage.

As mentioned previously, there are approximately 105 acres of vacant and buildable lands within the existing City limits. The land use projections, using the revised population projection, indicate that Willamina will need 84 acres of land for future growth.

In addition, the School Board is in the process of purchasing 40 acres of vacant land within the City for a new school site.

Land needs for a population of 2,525 by the year 2000	84 acres
Land needed for a new school site	<u>40</u> acres
TOTAL LAND NEEDED	124 acres
Vacant and buildable land within the City limits	<u>105</u> acres
Land needed outside the city limits	19 acres

3. Vacant and Buildable Lands Outside the City Limits

A brief review of potentially urbanizable areas outside the City limits follows (See attached map).

Area "E"

This portion encompasses 45 acres, and is the site of the U.S. Plywood mill. (Previous calculations had indicated 58.30 acres; however, a map error has resulted in the new figure.) There is virtually no vacant or buildable lands in Area "F."

Area "F"

Of the total 34.22 acres, approximately 20.46 acres are available for future residential uses.

Area "C"

Nearly all 42.43 acres are in use by Willamina Lumber Company.

Area "B"

This heavily wooded area of 12.13 acres is in one ownership and has been included for future park and/or low density residential uses.

Area "D"

Of the 37.63 acres, 27.56 are considered suitable for low density residential use.

Area "A"

Of the 14.58 acres, 8.15 are considered to be suitable for residential use. This area is adjacent to City water and sewer lines.

In conclusion, Areas "C" and "E" are currently in industrial use and are appropriate for urban growth boundary inclusion in that they provide the economic mainstay for the City. Additional industrial areas would be established through conversion of the City's vacant and available lands (the 105 acres).

Area "A" offers 8 acres of vacant and buildable lands; Area "B," 12 acres; Area "D," 28 acres; and Area "F," 20 acres. Altogether, these total 68 acres of buildable lands.

Area "A" and "F" are most easily served by City services. Areas "B" and "D" offer the best potential for increasing the variety of housing types by virtue of their topography.

It should be noted that of the four areas discussed above, 49 acres of vacant and buildable lands would be available, after the 19 acres needed outside the City limits are subtracted. These 49 acres offer a marketplace choice, if a 25 percent vacancy factor is used (25% of 124 acres of needed land = 31 acres).

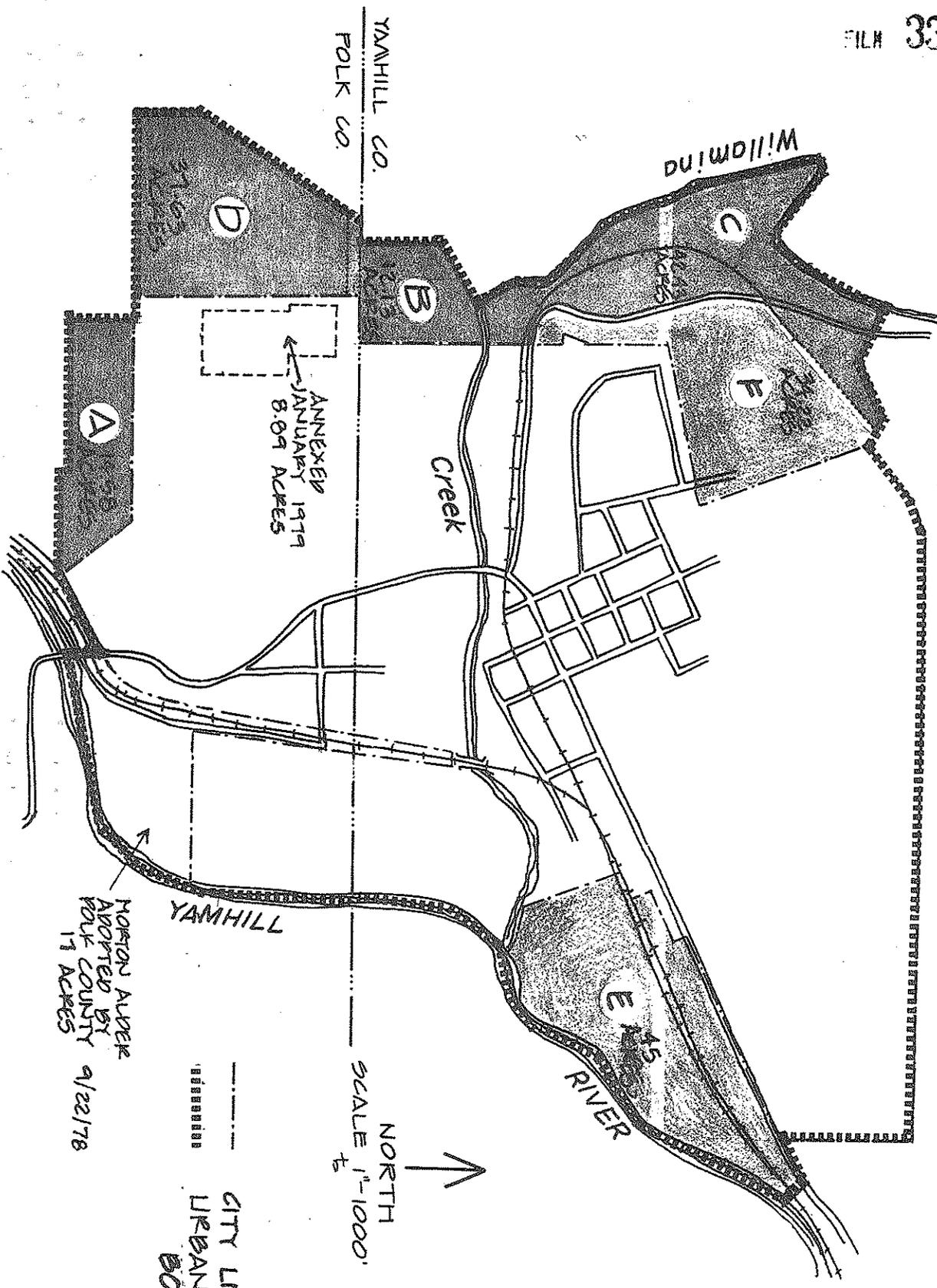
Conclusions

Areas "A," "B," "C," "D," "E," and "F" are appropriate inclusions to the Willamina Urban Growth Boundary for the following reasons:

1. There is a demonstrated need to accommodate a long-range urban population growth of 2,525 people by the year 2000.
2. There is a need to provide for housing and employment opportunities by inclusion of enough land to allow the marketplace to function efficiently and by consideration of enough land to provide for expansion of commercial and industrial activities.
3. Orderly and economic provision of public services can be accomplished in that existing sewer and water lines are contiguous to Areas "B," "C," "F," "E," and "A." Of these areas, "Area F" and "Area A" can be most easily serviced in the short-range, thus making incorporation of these areas most likely in the near future. (Areas "C" and "E" are already in industrial use). Areas "B" and "D" provide for the City's long-range growth.
4. Maximum efficiency of land uses within and on the existing fringe of the urban area is accomplished by "in-fill" of urban uses in Area "F," and by the development of "A," which abuts a major transportation route for the City.
5. Environmental, energy, economic and social impacts are minimized by retaining a compact urban development pattern, by providing housing and commercial activities close to employment opportunities, and by provision of police and fire protection, and sewer and water services in the most cost- and energy-efficient manner.

6. The areas are composed of Class III, IV and VI soils and do not pre-empt highly productive agricultural land. In the past, Area "F," composed of Class III soils, has supported agricultural activity. However, the benefits of maintaining a compact urban development pattern are deemed to outweigh the loss of the 20 farmable acres in this area.
7. Compatibility with nearby agricultural and forestry activities is achieved in that the Urban Growth Boundary follows the physical barriers of Willamina Creek and the South Yamhill River. In addition, the areas to the west of the City ("B" and "D") provide a buffer to adjacent forestry and agricultural activities by slope constraints.

CITY OF WILLIAMINA URBAN GROWTH BOUNDARY



GROWTH MANAGEMENT

Urbanizable Lands

Until such time that urbanizable lands are annexed to the City, the respective Counties will manage urbanizable lands through the respective County zoning districts agreed upon for urbanizable lands; and through the stipulations of the Willamina Urban Growth Management Agreement.

In addition, the City will not extend sewer, water and storm drainage lines into urbanizable lands until these lands are annexed into the City (Policy IE, Public Facilities and Services).

Capital Improvement Program

Willamina anticipates development of a capital improvement program within the next five years. Until the program is developed, the lands adjacent to the City's existing sewer and water lines will be developed first. These lands include the land within the city limits north of the existing urban area, Area "F," and Area "A."

The capital improvement program will need to include funding and completion of an expanded water storage facility as a major capital expenditure, as well as a detailed plan for extension of water and sewer lines and road systems.

PLAN AND ZONE MAPS

The Comprehensive Plan Map offers a general notion of where various land uses are planned for in the future. However, it is the Zoning Map that specifies what uses of land are most appropriate in each part of Willamina. Thus, the Zoning Map is often described as the map that "carries out the Plan."

The following is a brief explanation of each category depicted on Willamina's revised Zone and Plan Maps.

CITY ZONED

<u>Name</u>	<u>Intention</u>
R-1 (Single-Family Residential)	Primarily for single-family dwellings
R-2 (Two-Family Residential)	Allows both single-family dwellings and two-family dwellings
R-3 (Multiple-Family Residential)	Allows uses in the R-2 zone and multiple family dwellings
R-4 (Mobile Home Residential)	Allows uses in the R-3 zone, plus a minimum of four contiguous lots for mobile homes
C-1 (General Commercial)	Allows retail and commercial uses
C-2 (Residential Commercial)	Allows R-1 through R-3 uses and limited commercial uses
M-1 (Industrial)	Allows heavy manufacturing uses and light industrial uses
PAI (Public Assembly/Institutional)	Allows for public facilities, schools, clinics, hospitals, etc.

COUNTY PLAN-DESIGNATIONS

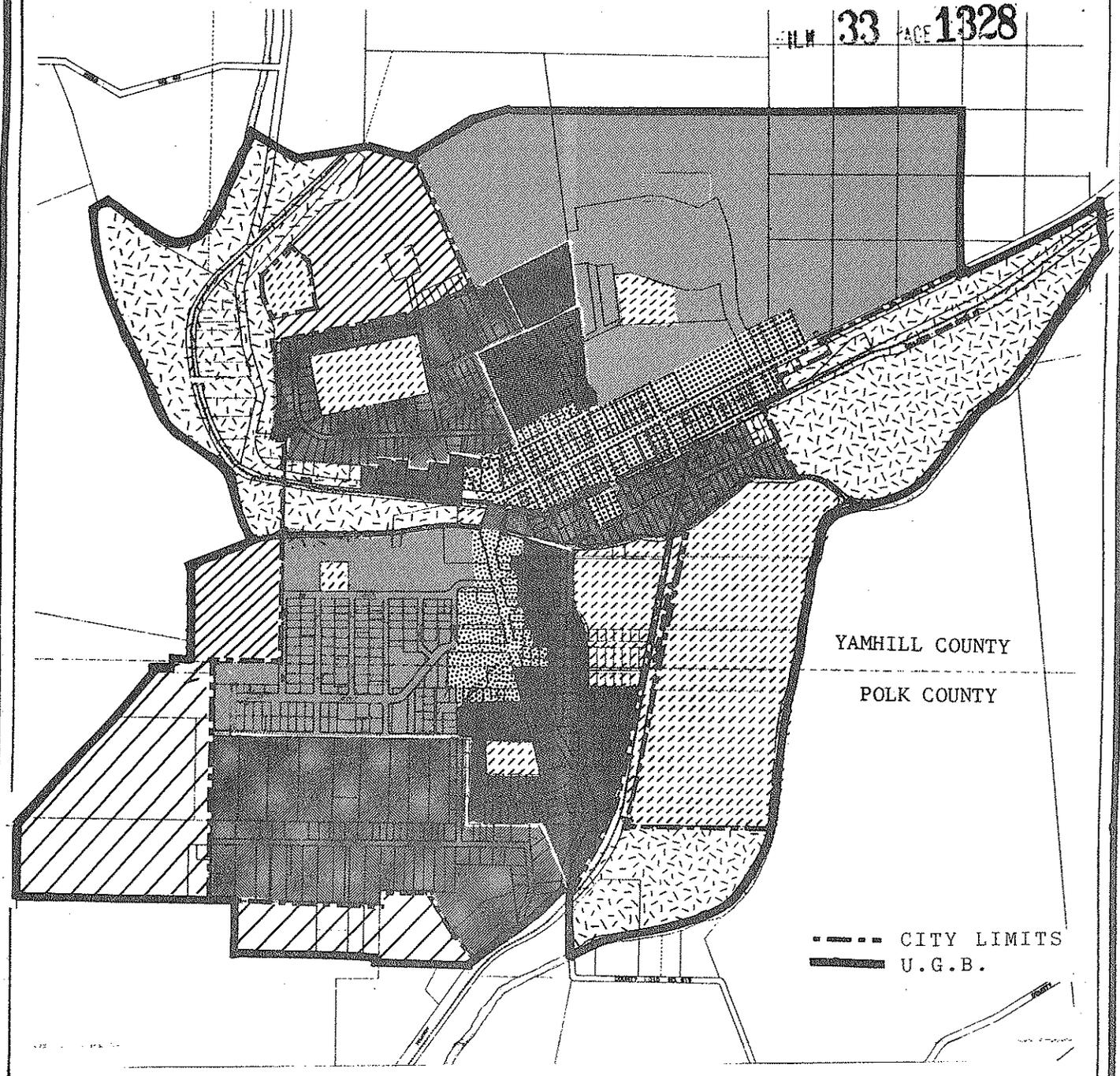
HI (Heavy Industrial Zone-Yamhill Co.)	Provides for industrial uses in lands outside City limits but within the Urban Growth Boundary
FUL (Future Urbanizable Lands-Yamhill Co.)	Provides for rural residential uses in lands outside City limits but within the Urban Growth Boundary; carries an AF-10 zone requirement
UR (Urban Reserve-Polk Co.)	Provides for rural residential uses in lands outside City limits but within the Urban Growth Boundary, carries an AF zone requirement
I (Industrial-Polk Co.)	Provides for industrial uses in lands outside City limits but within the Urban Growth Boundary

Specifications for each city zone are found in Willamina Ordinance #387.

Yamhill County administers the HI and AF-10 zones; Polk County administers the AR-5 and Industrial zones.

Reference to other City ordinances that carry out the Plan are found with each set of goals and policies. However, three ordinances need special mention, since they will have a special role in future development. These are the Mobile Home Park Ordinance (#433), the Floodplain Ordinance (#467) and the Subdivision Ordinance (#413).

As part of the City's ongoing planning work, review of these ordinances is necessary at the time of Plan update, or before that, if necessary.



CITY of WILLAMINA ZONING MAP

RESIDENTIAL

-  R-1
-  R-2
-  R-3
-  R-4

**AGRICULTURAL/
FORESTRY**

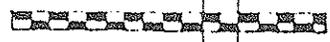
-  AF
-  AF-10
-  PAI PUBLIC ASSEMBLY INSTITUTIONAL
-  HI HEAVY INDUSTRIAL

COMMERCIAL

-  C-1
-  C-2



1.2"-1/4 mi.



Scale: 1"=1085'

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