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IN THE BOARD OF COUNTY COMMISSIONERS

80-286 OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

FILED  
YAMHILL COUNTY

JUN 3 8 49

WANDA CA  
COUNTY CL

In the Matter of an Ordinance)  
Amending the Sheridan Urban )  
Growth Boundary and Approv- ) ORDINANCE NO. 238  
ing Amendments to the )  
Sheridan Comprehensive Plan, )  
Atlas, and Implementing )  
Ordinances. )

THE BOARD OF COMMISSIONERS of Yamhill County, Oregon  
(the Board), on the 21st day of May, 1980, sat for the transac-  
tion of County business, Commissioners Ted Lopuszynski, John P.  
Macaulay, and Colin Armstrong being present.

WHEREAS, the Board on the 20th day of June, 1979,  
adopted Ordinance No. 211, which Ordinance adopted the City of  
Sheridan's Comprehensive Land Use Plan as part of the Yamhill  
County Comprehensive Plan; and

WHEREAS, the City of Sheridan's Comprehensive Plan was  
reviewed by the Land Conservation and Development Commission of  
the State of Oregon (LCDC) on November 9, 1979, at which meeting  
certain technical deficiencies were found by LCDC and acknowledg-  
ment review was continued; and

WHEREAS, the City Council of the City of Sheridan, on  
May 20, 1980, met and adopted amendments to their Comprehensive  
Plan, which amendments revised the Plan and addressed the  
technical deficiencies found by LCDC; NOW, THEREFORE,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS DO HEREBY ORDAIN AS

YAMHILL COUNTY COUNSEL  
ROOM 103, COURTHOUSE  
5TH & EVANS STREETS  
YAMHILL, OR 97148  
(503) 472-9371, ext. 286

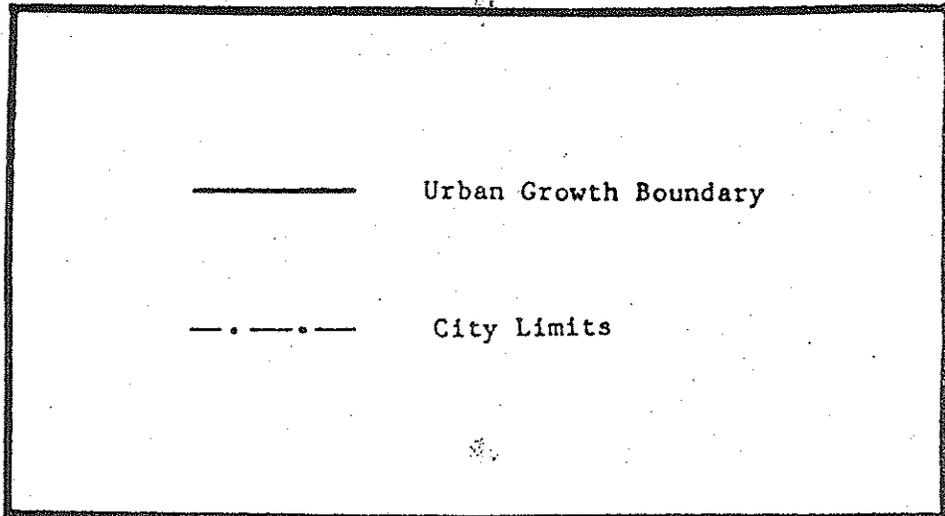
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YAMHILL COUNTY, OREGON

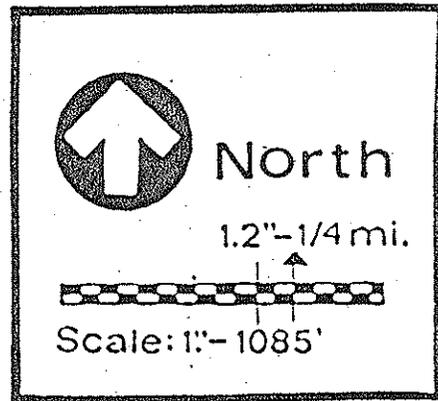




# SHERIDAN



"Exhibit A"



"Exhibit B"

CITY OF SHERIDAN

Amendments to: City of Sheridan Comprehensive  
Land Use Plan, June, 1979  
Sheridan Planning Atlas, June, 1979

Amending Ordinance No. 1979-3

Sheridan City Council  
May 20, 1980

The new language on the following pages is indicated by underlining or by an introductory remark. These pages are replacement pages to the Plan and Atlas previously adopted by Sheridan, and carry the page number of the original documents.

The maps are replacements for all the maps in both the Plan and Atlas.

- (6) Utilization of historic structures shall be encouraged in order to achieve the maximum use of existing structures.
- (7) The City shall work towards continuing and enhancing community pride in respect to local heritage and history.
- (8) The City's designated historic sites shall be protected, promoted and enhanced as important community cultural resources.

## PUBLIC FACILITIES AND SERVICES

The orderly and cost-efficient provision of public facilities and services to present and future residents of Sheridan is a high priority of the City. It is serviced by public water, sewer and a storm drainage system. Other public facilities and services that have been identified as necessary to promote the health, safety and general welfare of the community are: education facilities, solid waste disposal, fire protection, police protection, medical services, city government, social and cultural services, communications, electrical power, street construction and maintenance.

FindingsPublic Water System

--Sheridan's water supply system is inadequate to meet expected demands to the year 2000. The City is currently in the design stages of upgrading the water system by tapping sources near the East Fork of Willamina Creek.

Sewage System

--Sheridan's sewage collection system is experiencing serious infiltration problems. Water levels caused by infiltration surpass the design capacity of the treatment plant which is sized to serve a population of 5,250. With correction of the infiltration problem, the treatment plant can meet projected sewage flows to the year 2000. Plans for correcting this problem as well as for enlarging the contact chamber at the treatment plant have already been made.

--Sheridan is designated as a Sewerage Works Implementation Agency under the Section 208 Area - Wide Waste Treatment Management Plan.

Storm Drainage

--Sheridan has a community wide storm drainage system but a map of the system does not exist. Problems occur with storm drainage on the north side of town where drainage lines are too small to handle runoff. Generally, it is felt that the system is adequate but it will have to be expanded as the community grows.

Solid Waste

--Sanitary Service of Sheridan provides the solid waste disposal for the City. Refuse is picked up by truck and transported to the Whiteson landfill site, six miles south of McMinnville. The landfill is nearing capacity and a new site will have to be developed in the near future.

The Chemeketa Regional Solid Waste Management Program has established a plan addressing alternatives for regional disposal and recycling systems but has no implementation provisions.

Education

--Sheridan School District 48-J provides educational services for the City of Sheridan. There are three operating schools in the District; all are located in Sheridan. A total of 692 students attend the District schools. All the schools are presently operating below capacity and are expected to accommodate projected enrollments to the year 2000.

services available to Sheridan's citizens. These are aimed mainly at senior citizens and low income groups. The City's new library facility is open 26 hours a week and is staffed by a full-time librarian.

#### Communications

--Telephone service is provided by United Telephone Company of the Northwest. The exchange area which Sheridan is part of covers 116 sq. miles. In 1978 there were 1,480 residential customers and 300 business related customers in this exchange area. Generally, it is felt that adequate expansion of facilities will be provided with no anticipated problems as the level of demand increases.

Postal service has been provided to the community since 1866. Other communication facilities available to residents of the City include the locally published newspaper, the Sheridan Sun, which has a circulation of about 2,300, and reception from several radio and television stations.

#### Goals

- (1) To develop a timely, orderly, and efficient arrangement of public facilities and services as a framework for future development.

#### Policies

- (1) Public facilities and services plans shall coordinate the type, location and delivery of public facilities and services in a manner that best supports the existing and proposed land use of Sheridan.
- (2) The City shall promote the upgrading and maintenance of the sewer system as a vital element to the continued well being of the community, and shall cooperate with and coordinate such efforts with applicable regional, state and federal agencies.
- (3) Developable areas which are most easily served by public facilities and services shall be identified and promoted as priority development areas.
- (4) Sheridan shall examine, identify and promote energy efficient and cost effective methods to provide and maintain public facilities and services.

These include:

- (a) street, curb, and sidewalk construction;
  - (b) provision of adequate drainage measures, both man-made and natural, to accommodate storm runoff.
  - (c) provision of adequate sewerage treatment facilities.
- (5) A public facility and service shall not be provided in a developable area unless there is provision for the coordinated development of all facilities and services applicable to the kind of development intended.
  - (6) The City shall ensure that adequate sedimentation, erosion control, and drainage measures are taken for all new buildings and development.

- (7) A high standard of police protection shall be provided. Special consideration shall be paid to areas of critical concern, especially juvenile problems.
- (8) A high standard of fire protection shall be maintained and expanded as needed.
- (9) Water, sewer, and storm drainage services shall be adequately provided and maintained in order to meet the residential, commercial and industrial needs of the City.
- (10) The City shall, when determined to be in the best interest of the community, support and cooperate with appropriate state, federal and regional agencies in order to maintain acceptable standards regarding water quality and sewage disposal.
- (11) New developments shall be responsible for providing an adequate storm drainage and collection system within the development.

## LAND USE AND URBANIZATION

Findings

- The predominant land use within the city limits of Sheridan is residential.
- Public facilities and agriculture comprise a significant proportion of the City's land area.
- About 5 percent of the City show severe building limitations because of soil characteristics or steep slopes.
- The City has about 170 acres of vacant and agricultural land potentially available for future residential development.
- By the year 2000 the City is projected to need an additional 52 acres developed for industrial use and 5 acres for commercial use.
- Future residential land needs will vary depending upon the housing mix and density allowed by the City.
- Land use projections for residential, commercial and industrial uses point to the need for as much as 231.9 acres of developable land by the year 2000.
- The City has sufficient undeveloped lands within the Urban Growth Boundary to accommodate its projected needs to the year 2000.

Goals

- (1) To provide for an orderly and efficient transition from rural to urban land use.
- (2) To ensure a compact urban growth pattern.

Policies

- (1) The City shall define a growth policy consistent with revised population projections and expectations and identify possible future development areas on the plan map.
- (2) The City shall encourage the availability of sufficient land for various urban uses to ensure choices in the market place.
- (3) The City shall efficiently utilize existing facilities and services by permitting in-filling of existing, substandard residential lots.
- (4) Methods and devices the City shall consider for guiding urban land use include the following:

Tax incentives and disincentives;  
Multiple use and joint development practices;  
Fee and less than fee acquisition techniques; and  
Capital improvement programming.

- (5) Change of the Urban Growth Boundary shall be based upon consideration of the following factors:

Demonstrated need to accommodate large range urban growth requirements;  
Need for housing, employment opportunities and livability;  
Orderly and economic provision 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.

- (6) The City and County shall mutually adopt an Urban Growth Boundary management agreement for the purpose of guiding urbanization for those County lands located inside the boundary.

- D. City should try to prevent construction of low-income housing in Sheridan. 28 %
- E. No. opinion. 11 %

#### Housing Trends

Sheridan's housing stock has increased by about 21 percent since 1970. As indicated in Table 5, the greatest change in housing types during this period has been in mobile homes. The increase of mobile home placements is due to the creation of a 33 unit mobile home park.

The mobile home park was built in 1974 and thus mobile home parks are a recent development in Sheridan, and very few have been placed on single-family lots. Therefore, there is no statistical basis to establish a past growth trend or project future trends for mobile homes. The City recognizes the need for future mobile home areas and has established specific development standards regarding mobile home parks and mobile home subdivision development. However, without both mobile parks and mobile home subdivisions within the R-1 residential zone under the conditional use process in order to provide both the City and future developers as much flexibility as possible in determining the location of mobile home developments.

Although, single-family dwellings increased by 7 percent over 1970's number, they now comprise about 10 percent less of the total housing stock. Multi-family units increased by more than 100 percent, yet now make up only 6 percent more of the total housing stock than they did in 1970. The vacancy rate has shown a substantial decline in the past nine years. This reflects a much tighter housing market in the City than before.

Table 5.

#### HOUSING STOCK GROWTH 1970-1979

	1970 <sup>1</sup>		1979 <sup>2</sup>		
	No.	Percent of total Housing Stock	No.	Percent of total Housing Stock	Percent Increase of Housing Stock 1970-1979
Single-Family	608	92	649	82	7%
Multi-Family	47	7	105	13	123%
Mobile Homes	5	1	42	5	740%
Total	660	100	796	100	21%
Vacant	22	3.3	10	1.2	-55%

1. Derived from 1970 Census Data, 1st Count Summary Tapes
2. Windshield Survey, January 1979, by Yamhill County Planning Department.

In 1970, 74 percent of Sheridan's housing stock was owner-occupied while 26 percent was rented. There is no evidence to indicate that this tenure split has changed significantly since that time. It is therefore assumed that the owner-renter split among the existing housing stock is the same as in 1970. Thus, 589 housing units are owner-occupied and the remaining 207 units are rented.

Housing Age and Conditions

Housing age information is not available for the City of Sheridan. However, 1970 census data for the Sheridan Census Division shows almost half (48.6%) of all housing units in this area built before 1940. It is reasonable to assume that a slightly lower percentage would apply to the City's housing stock since most housing construction occurring in the census division since 1940 has likely been inside the City.

Other census data for the Sheridan census division indicates that 7 percent of all occupied units had 1.01 or more persons per room which suggests overcrowding conditions. In addition, 20 percent of the housing units in this census division exhibited substandard plumbing conditions.

A more recent assessment of the physical conditions of Sheridan's housing stock was made through a general windshield survey technique. Four classification types were employed in rating the structures. The ratings used were as follows:

- Excellent/Good - Includes new buildings or those that have been generally well maintained. The structure exhibits no defects or signs of deterioration.
- Fair - Includes buildings that have been kept in generally good condition but have one or more of the following defects visible:
  - lack of paint
  - cracked windows
  - broken downspouts or gutters
  - small cracks in walls, planter or chimney.
- Poor - Includes an older building that has not been recently remodeled but which is economically rehabilitable. These buildings display the following intermediate defects:
  - loose, rotted or missing material in foundation
  - rotted window frames, sills
  - deep wear on door sill or stairs
  - missing material over small area of wall, roof
  - overall appearance of age and wear.
- Critical - Includes buildings that have deteriorated beyond economic repair. These display the following critical defects:
  - sagging walls, roof
  - holes, open cracks, missing material over a large area
  - extensive damage by storm, fire or flood
  - generally dilapidated conditions

The results of this inventory are shown in Table 6. The information shows that 13 percent of the City's housing stock is substandard on the basis of physical conditions. Eleven percent of these structures would be economically suitable to rehabilitate. Those units classified as critical have deteriorated beyond economic repair.

Public Sewer System

The Sheridan Sewer System extends throughout the community to serve nearly all residents and consists of eight, ten and fifteen inch concrete mains. The infiltration of water to the collection system is considered to be quite large, surpassing the design capacity of the treatment plant and is believed to result from leakage through cracked or improperly sealed pipes.

Sewage flows by gravity through the collection system to the south bank of the South Yamhill River. From there it is then pumped to the treatment facilities through two eight-inch force mains.

Secondary treatment of the incoming sewage, which is derived almost entirely from residential and commercial sources is provided by a recently installed two-stage oxidation lagoon. The plant is sized to serve a population of 5,250 or a hydraulic flow of 0.525 mgd.

The treatment plant can meet projected sewage flows to the year 2000, and the lagoons have been redesigned to reach the 10/10 treatment standards that were required in 1977 for the Yamhill River. A modification of the plant to include chemical flocculation, mechanical treatment, or spray irrigation of the treated effluent appear to be the more feasible design options. The quantity of inflow to the collection system during the winter months must be reduced as well to ensure the adequate treatment of sewage. Further cost to correct this problem is estimated to be about \$317,000. This will include the replacement of almost 4,000 lineal feet of sewer line; the regrouting and resealing of 20,000 lineal feet of sewer line; and the repair of a number of private hookups. Future plans also call for the enlarging of the contact chamber of the treatment plant.

The City of Sheridan is designated as a Sewerage Works Implementation Agency under the Section 208 Areawide Waste Treatment Management Plan, a program designed to carry out the Clean Water Act. The City has responsibility for planning, operation, maintenance and financing sewerage works.

Mid-Willamette Valley Council of Governments (MWVCOG) is the Areawide Waste Treatment Management Agency under the hierarchy of Section 208 of the Clean Water Act. MWVCOG has developed a Water Quality Management Plan which includes a Master Sewerage Plan for all jurisdictions within Marion, Polk, and Yamhill Counties. The MWVCOG Water Quality Management Plan is adopted as part of the State of Oregon's Water Quality Management Plan.

The Oregon Department of Environmental Quality (DEQ) is the designated regulatory agency for design criteria, operation and maintenance of sewage treatment works. DEQ must approve sewage treatment plant and sewer system expansion plant before construction begins. Environmental Protection Agency (EPA) sewage works grant funds are dispersed according to a DEQ priority list adopted annually. The City must obtain DEQ certification that a grant proposal conforms to the MWVCOG Master Sewerage Plan before applying to EPA for a sewerage works construction grant.

Sources: Regional Water and Sewer Study; Phase I:  
Inventory and Problem Identification, Mid-Willamette Valley  
Council of Governments, Sept., 1973:  
Telephone Conversation with Steve Turnidge, Director of  
Public Works, 12/27/78/

Storm Drainage

Sheridan has a community wide storm drainage system. However no map of existing storm drainage facilities exist. Storm water is collected and then discharged into the South Yamhill River. Generally it is felt that the storm drainage system is adequate. However it will have to be expanded as the community grows. Problems exist on the north side of town where the drainage lines are often too small to handle the runoff.

It is important for Sheridan to expand its storm drainage facilities as development occurs because there becomes more impervious surface and consequently, increased storm runoff. Uncontrolled storm runoff can present many problems in an urban area. Without proper storm drains, the drainage can filter into the sewer lines, thereby increasing the amount of influent entering the system for treatment. This ultimately increases treatment costs and possibly deteriorates the sewer facility because of foreign materials entering with the drainage. Storm runoff can also lower water quality by the pollution that it can pick up from surface drainage, such as petroleum residues from streets. Surface drainage or standing water can also become a breeding ground for insects.

As more development occurs, the need for handling storm drainage increases also. The quantity increases, thereby the detrimental effects are also increased. The problems can be alleviated by requiring all new development to provide storm drainage facilities and establishing an improvement program to install and improve drains in the most critical areas of existing development.

Sheridan's public works department is responsible for the general maintenance of the City's streets, water and sewer facilities, and parks areas. The Department has four full-time personnel, and one part-time. Generally it is felt that as the City expands the public works department will have to be expanded as well.

Solid Waste

Solid waste management is a regional as well as local responsibility. Yamhill County is part of the Chemeketa Solid Waste Region. In 1978 a region plan was adopted by the Chemeketa Solid Waste Region but has not been adopted by any of the County's local governments. The plan addresses alternatives for regional disposal and recycling systems but has no implementation provisions.

Sanitary Service of Sheridan provides the solid waste disposal service for the City and the immediate area. The service is provided through a ten year renewable contract. Service rates are submitted to the City Council for approval. The current residential rate is \$3.75 a month for one can a week, and \$2.30 for every additional can per week, and \$1.25 for occasional can pickup, and \$21.00 for one and one-half cubic yard container pickup. Every customer has the option to buy or rent the container. Presently container rental is \$6.90 per month.

The only service the Sheridan Sanitary Service does not provide is drop box pickup. There is only one drop-box account in the area which is handled by City Sanitary of McMinnville.

The demand for solid waste removal is expanding. The Sheridan Sanitary Service has had to recently acquire a new truck. The Sanitary Service has had no problem servicing Sheridan and the immediate area, but has had some problem servicing the more outlying areas.

Refuse is picked up by truck and transported to the Whiteson Landfill site, 6 miles south of McMinnville. The site is county-owned but operated by a private franchise. The landfill site is very near capacity and a new site will be needed by 1981.

(The following text replaces pages 52-63 of the Atlas)

LAND USE AND URBANIZATION

Existing Land Use Within City of Sheridan City Limits

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Planning Area</u>
Residential	287	40
Public Facilities (streets, schools, parks, public buildings)	145	20
Vacant	202	28
Industrial	40	6
Miscellaneous (water, railroads, parking, utility, institutional)	34	5
Commercial	7	1
Total	715	100

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

Land Use Projections

Based on the ratio of industrially zoned land to current population (73 acres/2360 population), the population projection of 4054 persons for the year 2000 would require 125.4 acres of industrial land within the City of Sheridan. There are presently 73 acres zoned industrial within the city limits, and 28.5 acres designated industrial outside the city limit but within the UGB. A church intends to use six acres presently designated industrial for a church site. If it is assumed that the land for the church will be rezoned, then the city is short 29.9 acres of industrial land to meet the projected industrial land needs to the year 2000. However, the City is facing a health hazard annexation in the West Sheridan area, and the Urban Growth Boundary to be drawn around that area will include industrial land, so the shortage of industrial lands is temporary.

Commercial land use projections have been calculated at 0.003 acres/capita (based on land overages derived from land uses data for Yamhill County small cities). Twelve acres are needed, and twelve acres zoned for commercial land are included in Area E of the UGB, but that reflects an existing use in the County which is already served by city sewer and water (Deer Park).

There are approximately 170 buildable acres of residential land within the city limits. Additionally, there are 89.3 acres of buildable residential land outside the city limits but within the UGB. The majority of that land is on the hillsides north of Sheridan. Because of slopes in excess of 10% and major drainage ways, the hillsides will support only about 105 homes.

Based on the projected population, approximately 629 additional dwelling units will be needed in the City by the year 2000.

Presuming that the city develops at a ratio of 80% single-family, 10% two-family, and 10% multi-family, then 503 single-family lots will be needed. If the hillside area is developed to full capacity (105 dwellings), then an additional 62.5 acres are needed to accommodate the additional 398 single-family dwellings on the flat land, most of which is in the floodplain.

Additionally, 8 acres will be required for duplex dwellings, and 4 acres will be needed for multi-family. The following chart illustrates the future residential land needs for the City of Sheridan.

<u>Dwellings Needed</u>	<u>Land Needed</u>
105 Single-Family Dwellings	100 hillside acres (Area D)
398 Single-Family Dwellings	62.5 acres (8du/acre plus 25% for roads)
63 Two-Family Dwellings	8 acres (10 du/acre plus 25% for roads)
63 Multi-Family Dwellings	4 acres (20 du/acre plus 25% for roads)
629 Dwelling Units	174.5 Residential Acres

These calculations indicate an excess of 84.8 acres of residential land within the Urban Growth Boundary. However, much of that acreage will be necessary for parks and private and public institutions. Additionally, all calculations have been based on minimum lot size. In actuality, because of personal choices, development will not always occur at maximum density.

One final factor to be considered in justification of the amount of land included in the UGB is that roughly 70% of the City of Sheridan lies within the 100-year Flood Plain as identified by the Federal Insurance Administration of the Department of Housing and Urban Development. Because the City is already largely built within the floodplain, and because a Flood Hazard Ordinance outlines special design and construction techniques for all future development occurring within the floodplain, floodplain lands are considered buildable. However, it is the City's choice to allocate additional lands outside of the floodplain for future growth so that those wishing to build outside the floodplain may do so.

City of Sheridan Land Use Projections

	Projected Acreage Needed	Existing Use	Buildable Acres Within City Limits	Buildable Acres Within Urbanizable Area	Total Acreage in UGB	Difference Between Projected Need & Acreage Provided
Residential	461.5	287	170	89.3	546.3	+84.8
Commercial	12	7	5	10	22	+10
Industrial	125.4	73 (-6 acres church)	20	28.5	101.5 (less 6 acres church)	-29.9

## SHERIDAN'S URBAN GROWTH BOUNDARY

The first Urban Growth Boundary for the City of Sheridan was adopted on March 21, 1978. At the time of the Urban Growth Boundary (UGB) adoption, the City projected a population of 3,032 by the year 2000. Since that time, population projections for the City have been revised. Based upon new housing data and current growth trends, the Yamhill County Department of Planning and Development determined that the previous projection was low. The estimate of 3,032 people by the year 2000 was changed to 4,054 and that figure was adopted as the population projection for the year 2000 in the Sheridan Comprehensive Land Use Plan.

The City of Sheridan Comprehensive Plan was reviewed by the Land Conservation and Development Commission in November, 1979 and a continuance was offered to and accepted by the City to finish work on implementing ordinances, and to reexamine the Urban Growth Boundary. As part of that reexamination, a buildable lands inventory was completed and it became evident that more residential lands than could be justified were included in the Urban Growth Boundary. The City and County therefore jointly amended the northern boundary line of the Urban Growth Boundary to exclude approximately 180 acres of hillside land. In conjunction with that action, Yamhill County began the preparation of an ordinance to create an overlay zone to set criteria for the development of the area excluded from the Urban Growth Boundary. The overlay zone is being prepared to respond to the City of Sheridan's concern about the potential environmental hazards, scenic blight, and down-slope drainage problems which could occur if the hillside were developed without regard to proper development criteria. Of particular concern is that improper development could overburden an already inadequate storm drainage system within the City of Sheridan.

The City of Sheridan is also preparing for a forced health hazard annexation of approximately 164 acres to be ordered by the Oregon State Department of Health. The area, known as "West Main", is in mixed use of industrial, large-lot residential, vacant and agriculture. In preparation for the forced annexation, the City intends to revise the Comprehensive Plan to accommodate and plan for the impact the annexation will have on the City. The Urban Growth Boundary will be revised to accommodate the annexation and Plan and Zone designations will be chosen for the area.

It is anticipated that the following schedule will be used by the State for the Health Hazard Annexation.

	<u>Time</u>	<u>To Be Done By</u>
1. The Administrator of the Oregon State Health Division shall receive requests for exclusion and make a determination on the final boundary of the Health Hazard Area.	30 days	June 10
2. The Health Division shall issue an order for the City to formulate preliminary plans and specifications for sewer construction.	90 days	September 10

	<u>Time</u>	<u>To Be Done By</u>
3. D.E.Q. shall review the plans and specifications to insure they will be adequate to solve the problem.	30 days	October 10
4. The Administrator of the O.S.H.D. will issue an order for the City to develop an ordinance to annex the territory.	60 days	December 10

The final Plans for alleviating the health hazard must be written within one year of the date of annexation to the City. Thus, the City must prepare final engineering plans by December, 1981.

The City of Sheridan will prepare for the Health Hazard Annexation by amending its Comprehensive Plan text and maps according to the following time schedule:

Summer, 1980 -	Data collection and inventory.
September - October, 1980 -	Staff preparation of amendments to the Comprehensive Plan and Atlas.
November, 1980 -	Public hearings and adoption of amendments to the Comprehensive Plan, Atlas and UGB.
December, 1980 -	Health Hazard Annexation and rejoining of annexation area.

The West Main area is not included in the Urban Growth Boundary at this time both because of the uncertainty of the precise area to be ordered annexed and because six months are needed to properly plan for the area and its impact on the City.

#### CONCLUSIONS

The following general findings document the appropriateness of the inclusion of areas A, B, C, D and E in the City of Sheridan Urban Growth Boundary.

- (1) There is a need to accommodate a long-range urban population of at least 4,054 people by the year 2000.
- (2) There is a need to provide for a variety of housing and employment opportunities by inclusion of enough land to allow the market place to function efficiently and to provide for expansion of commercial and industrial activities. This also ensures a high degree of livability for Sheridan residents.
- (3) Orderly and economic provisions of public services can be accomplished in that roads, sewer and waterlines can be provided in Areas A, B, C, D and E.

- (4) Approximately 70% of the City lies within an area of Special Flood Hazard as defined by the Department of Housing and Urban Development. The City wishes to provide for residential, commercial and industrial development in areas out of the flood hazard area.
- (5) Inclusion of Areas A and D does not preempt highly productive agricultural land. Areas B and C have supported agricultural activity; however, parcel sizes in these areas are considered too small to make farming a viable enterprise. Furthermore, these lands are considered logical areas for future expansion of the City.
- (6) Compatibility with nearby agricultural activities is achieved in that the Urban Growth Boundary encompasses areas separated from surrounding agricultural lands by physical barriers such as the South Yamhill River, U.S. Highway 18 and other roads. These physical barriers serve as buffers between future urban development and surrounding agricultural activities.
- (7) Inclusion of the four urban growth areas will be sufficient to meet land use needs to the year 2000.

Specific findings about each area to be included in the Urban Growth Boundary and the site-specific rationale for their inclusion are listed below. The location of these areas is shown on the accompanying map.

#### Area A

1. The area consists of 10.6 acres including the river.
2. The entire 10.6 acres are within the floodplain. The river and its immediate banks comprise about one acre and 1.3 acres show severe building limitations due to soil characteristics.
3. 6.0 acres are Class II soils; 2.3 acres are Class III soils; and 1.3 acres are Class IV soils.
4. Except for the river banks, the area is characterized by flat terrain and would be serviceable by City water and sewers.
5. The land adjacent to the river is wooded while that portion between the river and the railroad tracks is vacant industrial land.

#### Rationale for Inclusion:

- a. The tax lots in this urban growth area are already partially within the City. The City limits bisect residential lots north of the river as well as the industrial property south of the river. Including this area within the urban growth boundary would effectively correct this situation.

- b. The river and the railroad tracks form physical boundaries which separate these properties from surrounding county lands. This area is ideally situated for future extension of the City.
- c. The land south of the river is currently designated for light industrial use. Inclusion within the U.G.B. is appropriate in that it will provide land for future industrial expansion. In turn, this will assist the local economy.

Area B

1. The area comprises 4.8 acres on two separate tax lots.
2. The entire area displays moderate building limitations due to soil characteristics. The area is outside the floodplain.
3. All 4.8 acres are Class II soils.
4. The area is characterized by flat terrain and would be easily serviced by City water and sewers.
5. One of the two parcels in this area is occupied by a dwelling unit. The other parcel is in agricultural use.

Rationale for Inclusion:

- a. Due to the irregular City limits boundary, the urban growth area is surrounded on three sides by City land. This area was included in order to "round off" the irregular City limits, and to eliminate pockets of County land inside the City. The area is ideally situated for future City expansion.

Area C

1. The area consists of 19.9 acres.
2. Of the 19.9 acres, about 17.4 acres show severe building limitations due to soil characteristics. These are listed as high shrink-swell potential in subsoil, low shear strength and poor drainage. The remaining 2.5 acres show moderate limitations for buildings. The land with severe building limitations is also within the floodplain.
3. 2.5 acres are Class II soils and 17.4 acres are Class III soils.
4. The area is characterized by flat terrain and would be easily serviced by City water and sewers.

5. The entire area is presently under intensive agricultural use; however, the northwest portion of the area has been platted for residential development.

Rationale for Inclusion:

- a. The City limits boundary already takes in a portion of the major tax lot comprising this urban growth area. In addition, the remaining tax lots in the area are extensions of platted City lands. These lands are considered appropriate for future expansion of the City.
- b. Highway 18 and Ballston Road form physical barriers which separate these properties from surrounding County lands. This area is ideally situated and appropriate for City expansion.

Area D

1. This area consists of approximately 100 acres.
2. The area can be serviced by gravity flow sewer and water from the City's two water tanks.
3. The boundary line for this urban growth boundary follows more or less the 340 foot contour line which corresponds to the highest elevation possible for gravity flow water service.
4. Approximately seventy acres are Class IV soils and 30 acres Class III soils.
5. The topography of the area ranges between 7 and 30%.
6. Of the 94.4 acres that are potentially servicable, approximately 20% or 18.88 acres is unbuildable because of drainage characteristics. The Hillside Development Ordinance of the City prohibits, "the alteration of natural drainage channels that results in the reduction of water carrying capacity."

The slope characteristics of the remaining 75.52 acres further reduce the acreage available for development. The slope characteristics of this area are as follows:

15%	or 11.328 acres	is of a 0-5% slope
31%	or 23.41 acres	is of 5-10% slope
12%	or 9.06 acres	is of a 10-15% slope
17%	or 12.83 acres	is of 16-20% slope
10%	or 7.52 acres	is of a 21-25% slope
8%	or 6.04 acres	is of a 26-30% slope
7%	or 5.28 acres	is of a +30% slope
<u>100%</u>	<u>75.5</u>	(See Building Limitations Map)

The City of Sheridan Subdivision Ordinance states in Section 2d, Lots (1) (6):

Where the slope of the ground exceeds 10 percent in any direction for more than 60 percent of the buildable area of a lot, the area of a lot shall be increased according to the following table:

10-15% slope	- minimum area of lot plus 20%
16-20% slope	- minimum area of lot plus 50%
21-25% slope	- minimum area of lot plus 100%
26-30% slope	- minimum area of lot plus 200%
Over 30% slope	- minimum area to be established by the Planning Commission

Thus the total acreage of developable land is reduced to approximately 63 acres. A detailed development study of the area indicates that approximately 105 lots could be created.

7. Area D consists of open and wooded land with some existing residential development.
8. The County Plan map has designated this area for residential use. It currently carries "VLDR-5" and "LDR-6,750" zoning. Much of the area has been subdivided for residential development.

Rationale for Inclusion:

- a. This area provides needed hillside development properties which are not found in the City, and contains nonfarm land which is desirable for view homesites. It provides needed land outside the flood hazard zone as an available option for future residents.
- b. The County Comprehensive Plan map designates this area for residential use. It currently carries a "VLDR-5" and "LDR-6,750" zoning. Much of the area has already been subdivided for residential development.
- c. The City wishes to avoid utilizing farm land for urban uses.
- d. The City wishes to assure appropriate management of this area to avoid future environmental hazard and impact upon City public services.
- e. The area is servicable by City sewer and water.
- f. Inclusion of this acreage within the U.G.B. would satisfy projected residential land needs to the year 2000.

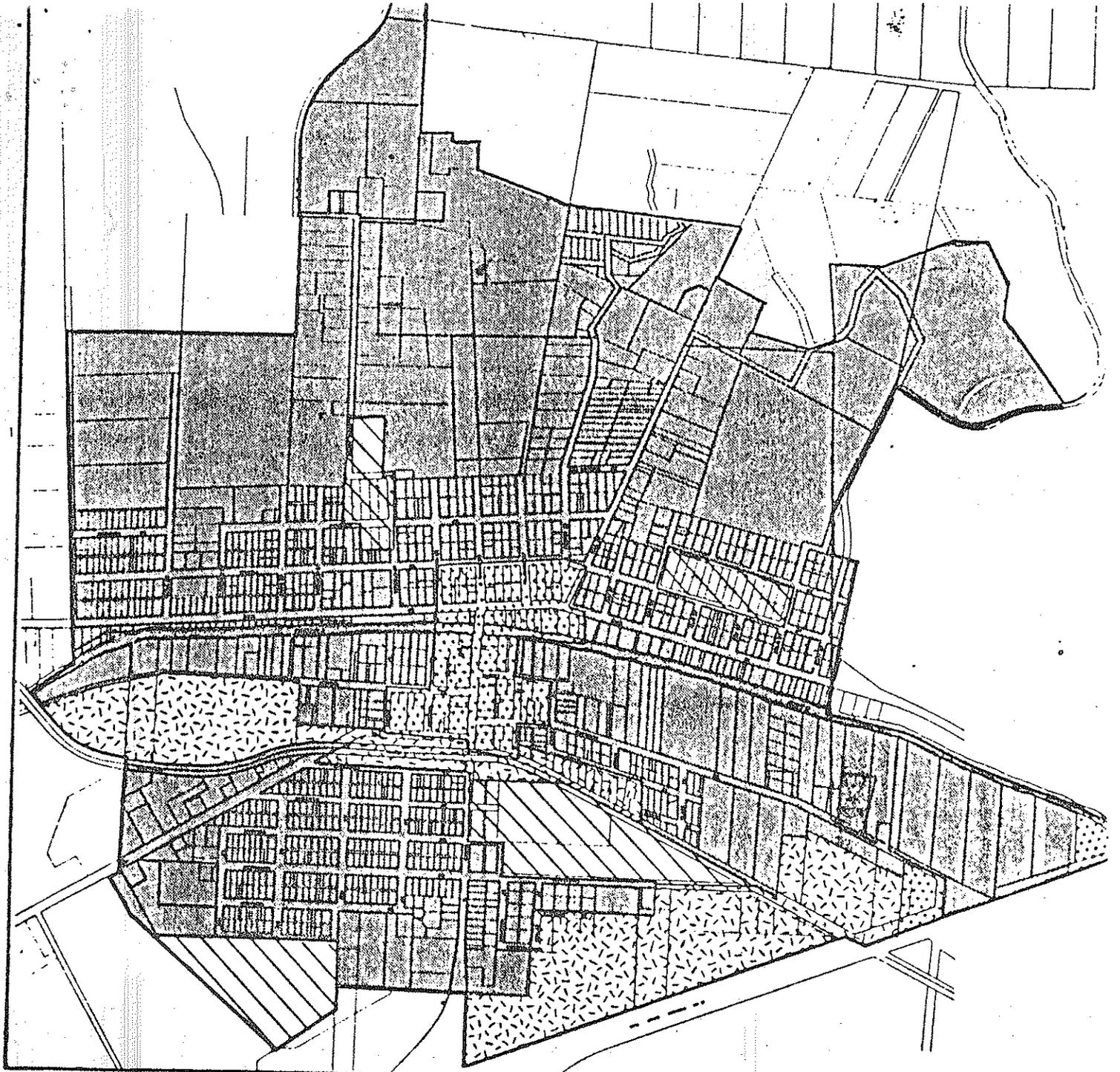
Area E

1. The area consists of 31.5 acres on ten separate tax lots.

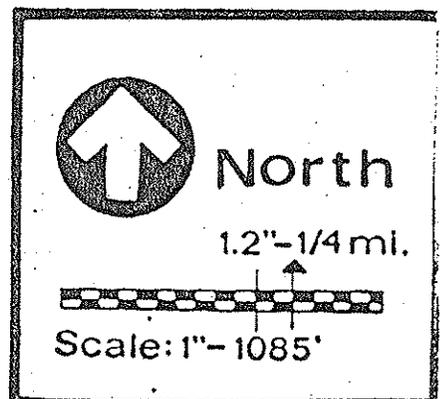
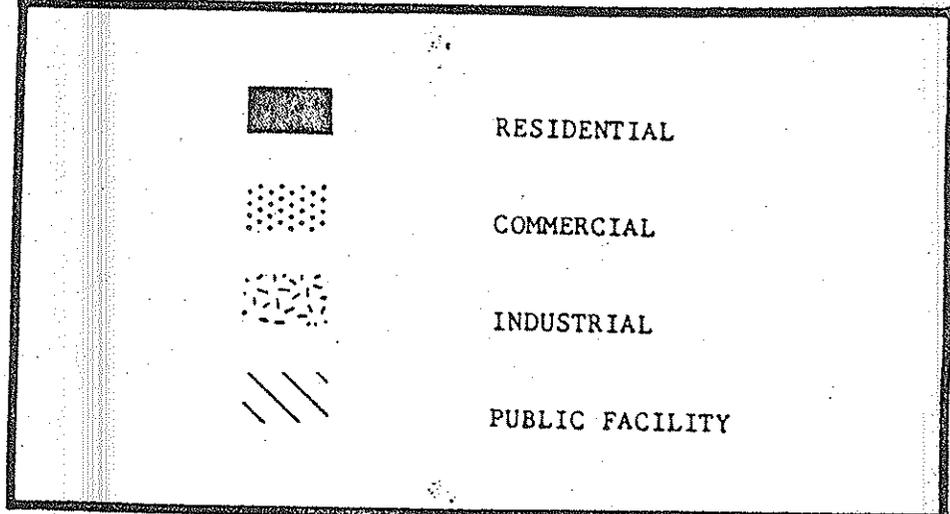
2. The entire area is within the floodplain. All 31.5 acres show only slight building limitations due to soil characteristics.
3. The entire area is Class I soils.
4. The area has only a negligible slope (0-3%). City water and sewer lines run along Sheridan Street on the southern border of this urban growth area.
5. Current land use in the area is primarily agriculture and open space. There are five dwelling units with accompanying farm use structures. The City's old sewage treatment facility is also located on one of the parcels. The facility no longer provides sewage treatment, but treated effluent does pass through the site before release into the South Yamhill River. In addition, Deer Park, a recreational-commercial operation, occupies approximately 10 acres at the east end of the area.

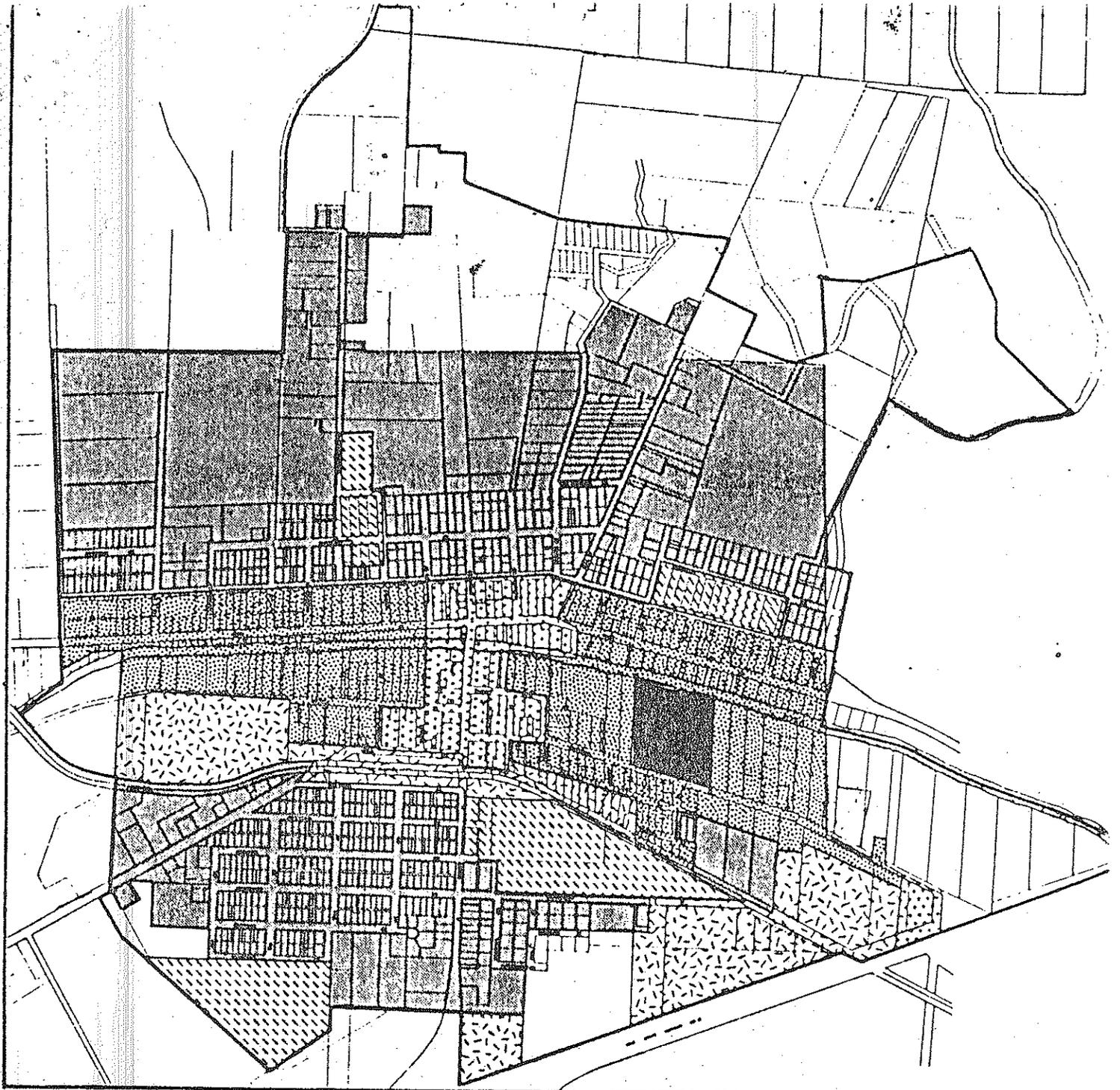
Rationale for Inclusion:

- a. The South Yamhill River, Sheridan Street and State Highway 18 form barriers which separate these properties from surrounding County lands. This area is considered ideally located and appropriate for future City expansion.
- b. The area shows commitment to urban development in that one-third of the acreage is already in recreation/commercial use. An old sewage treatment facility and five residential units are also located in this urban growth area.
- c. The County Comprehensive Plan map designation for this area is "VLDR" with a 2½ acre minimum lot size zoning requirement. Lots in the area are too small to make farming a viable enterprise. The area has been included in the County's agricultural exceptions process and has been recommended for future residential development.



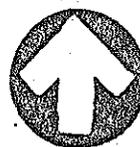
# SHERIDAN PLAN MAP





# SHERIDAN ZONING MAP

RESIDENTIAL	COMMERCIAL	OTHER
R-1	C	LI
Mobile Homes		Public Facility
RLC		

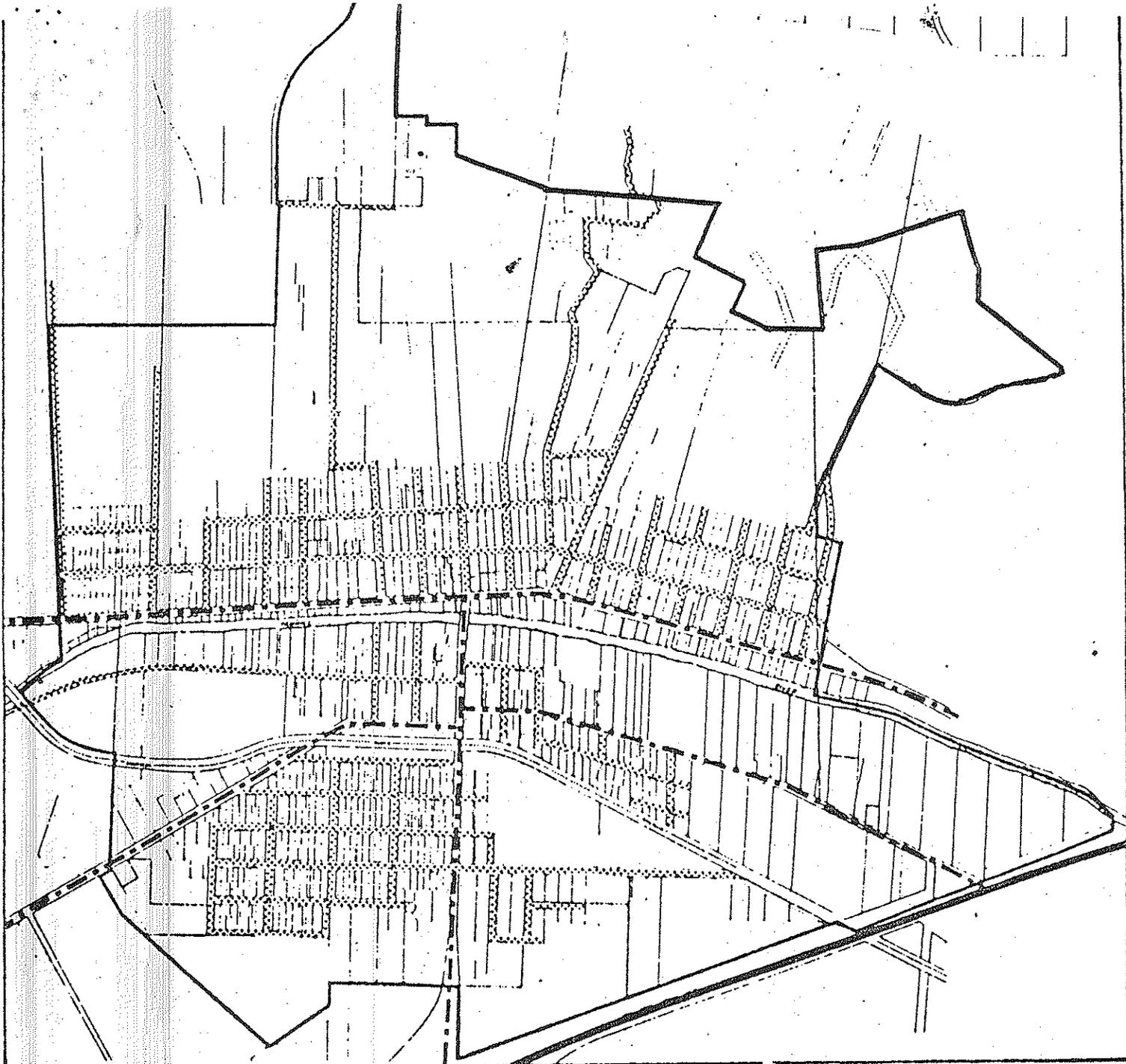


**North**

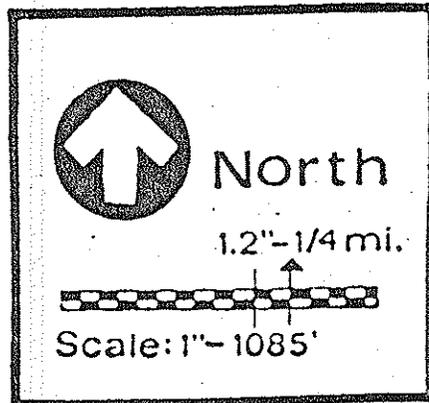
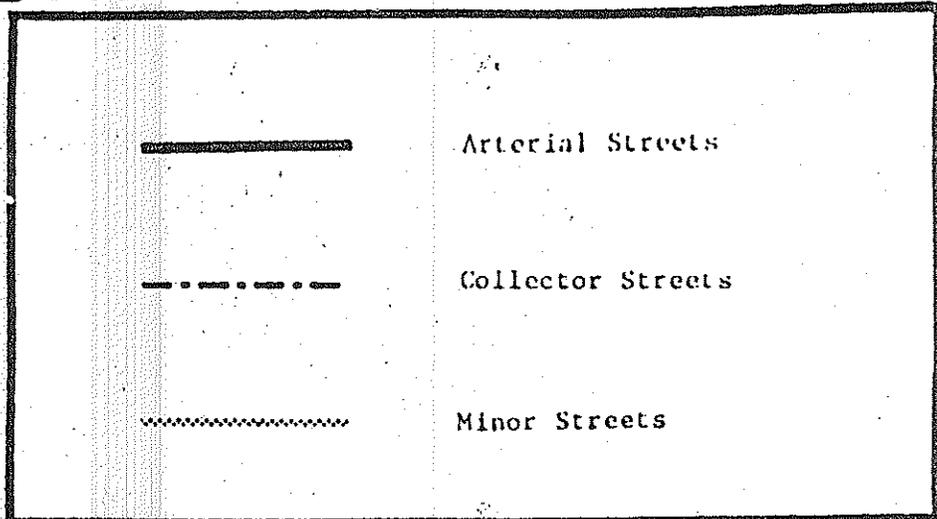
1.2" = 1/4 mi.



Scale: 1" = 1085'

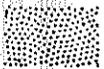


# SHERIDAN TRANSPORTATION





# SHERIDAN TOPOGRAPHY



FLOOD HAZARD AREA (100 yr. flood plain line)

Contour lines measured in feet above sea level

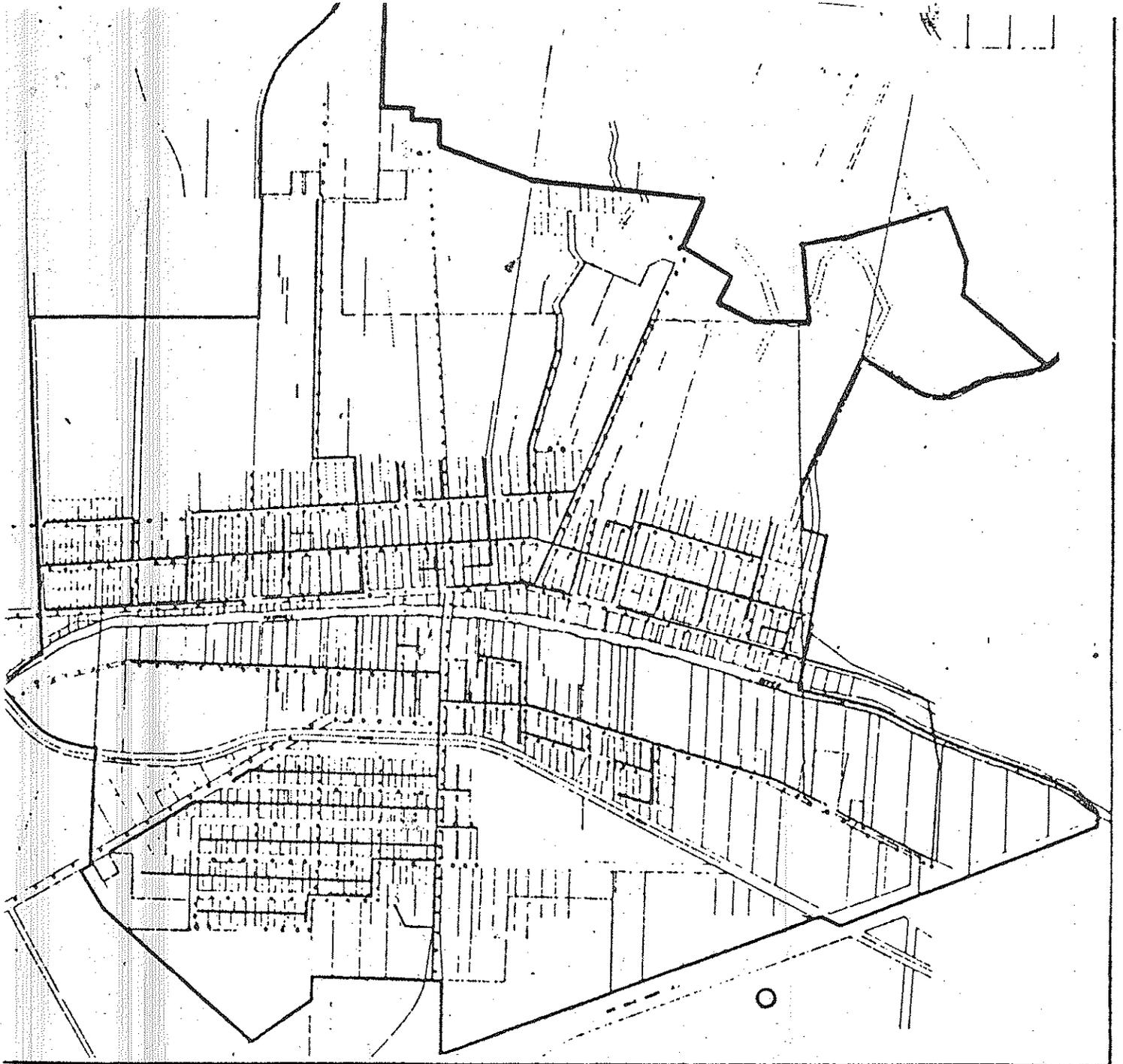


North

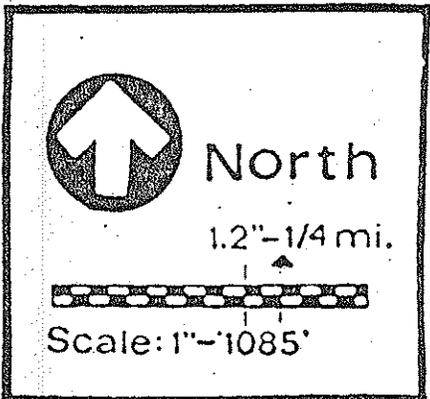
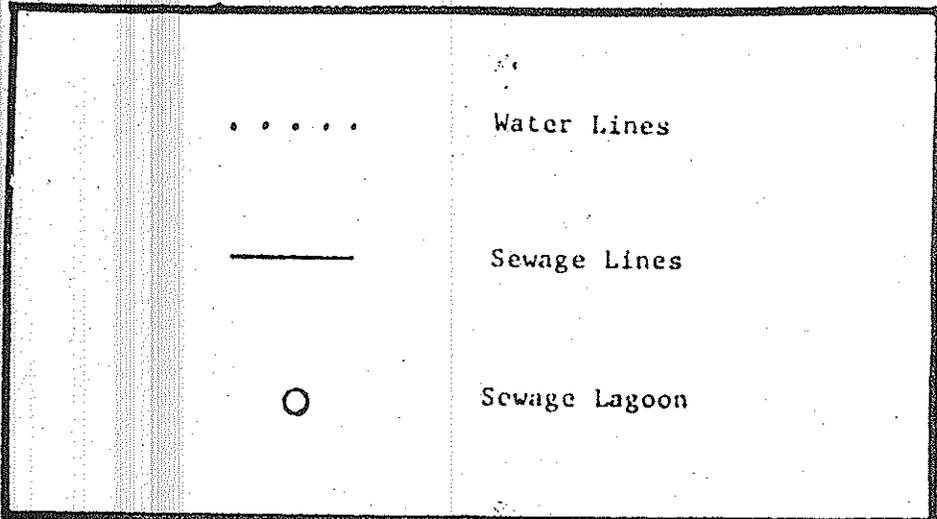
1.2" = 1/4 mi.



Scale: 1" = 1085'



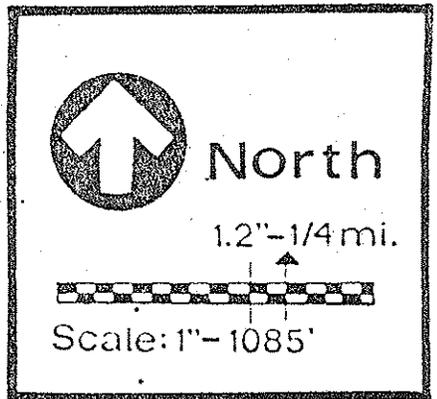
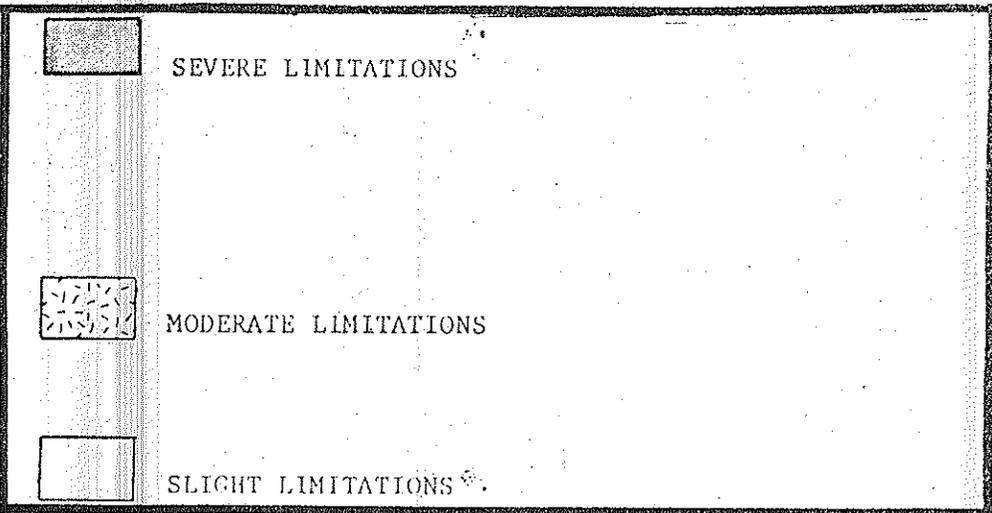
# SHERIDAN SEWER and WATER

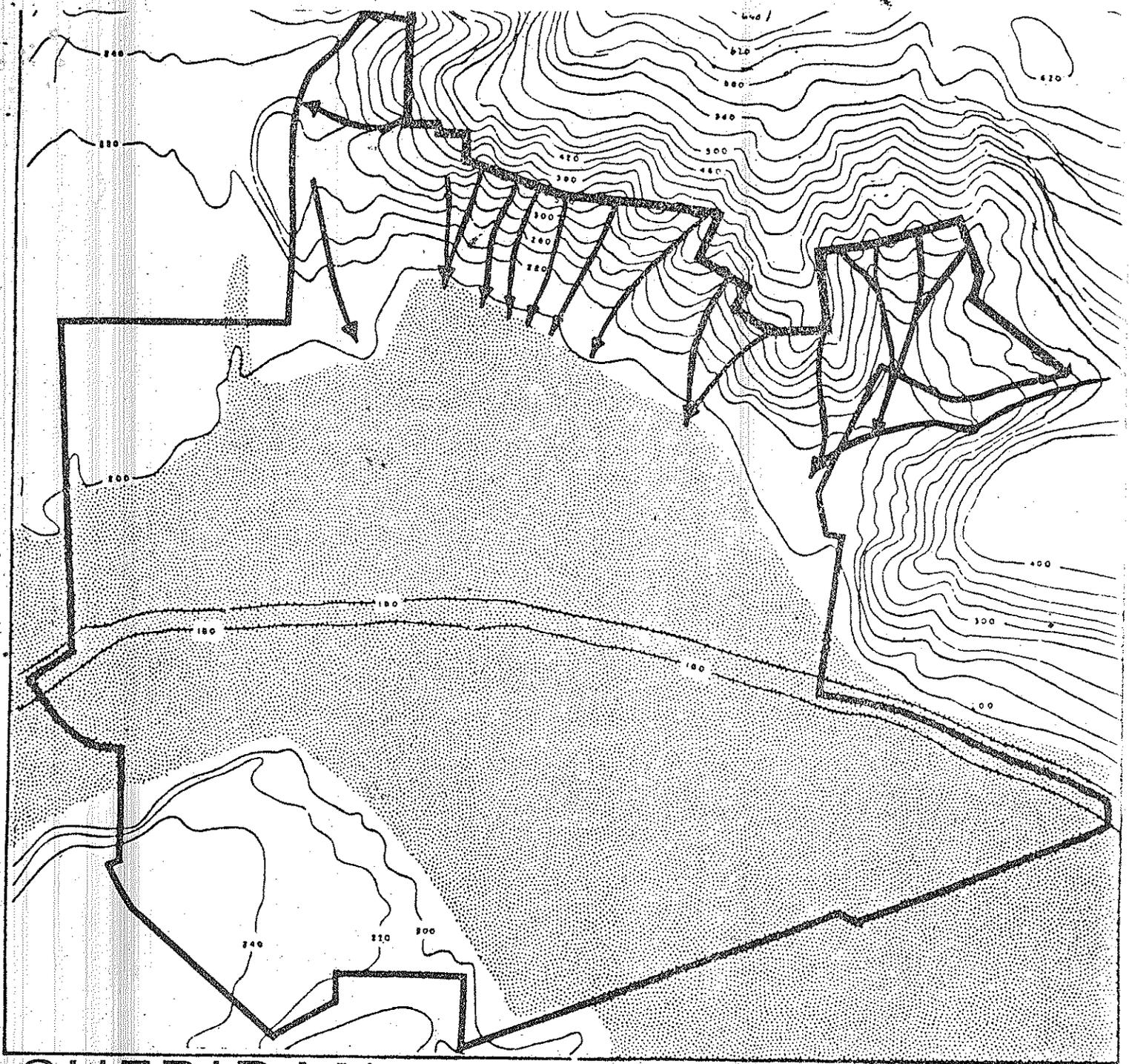






# SHERIDAN BUILDING LIMITATIONS - Soils

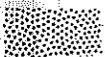




# SHERIDAN BUILDING LIMITATIONS - Drainage Pattern

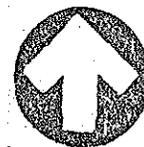


DRAINAGE WAY



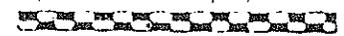
FLOOD HAZARD AREA (100 year flood plain line)

Contour lines measured in feet above sea level.



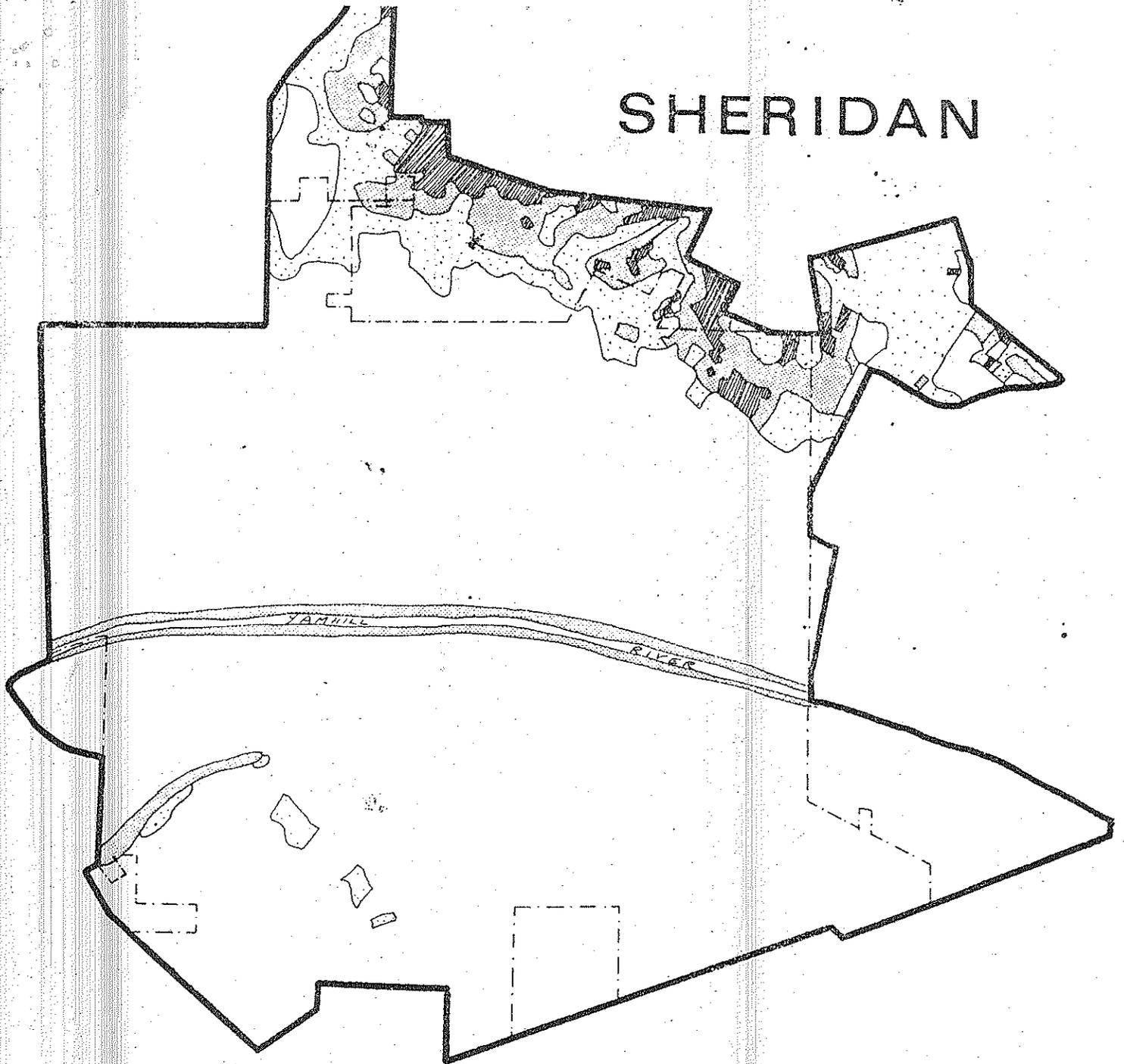
North

1.2" = 1/4 mi.



Scale: 1" = 1085'

# SHERIDAN



## BUILDING LIMITATIONS - Slope

