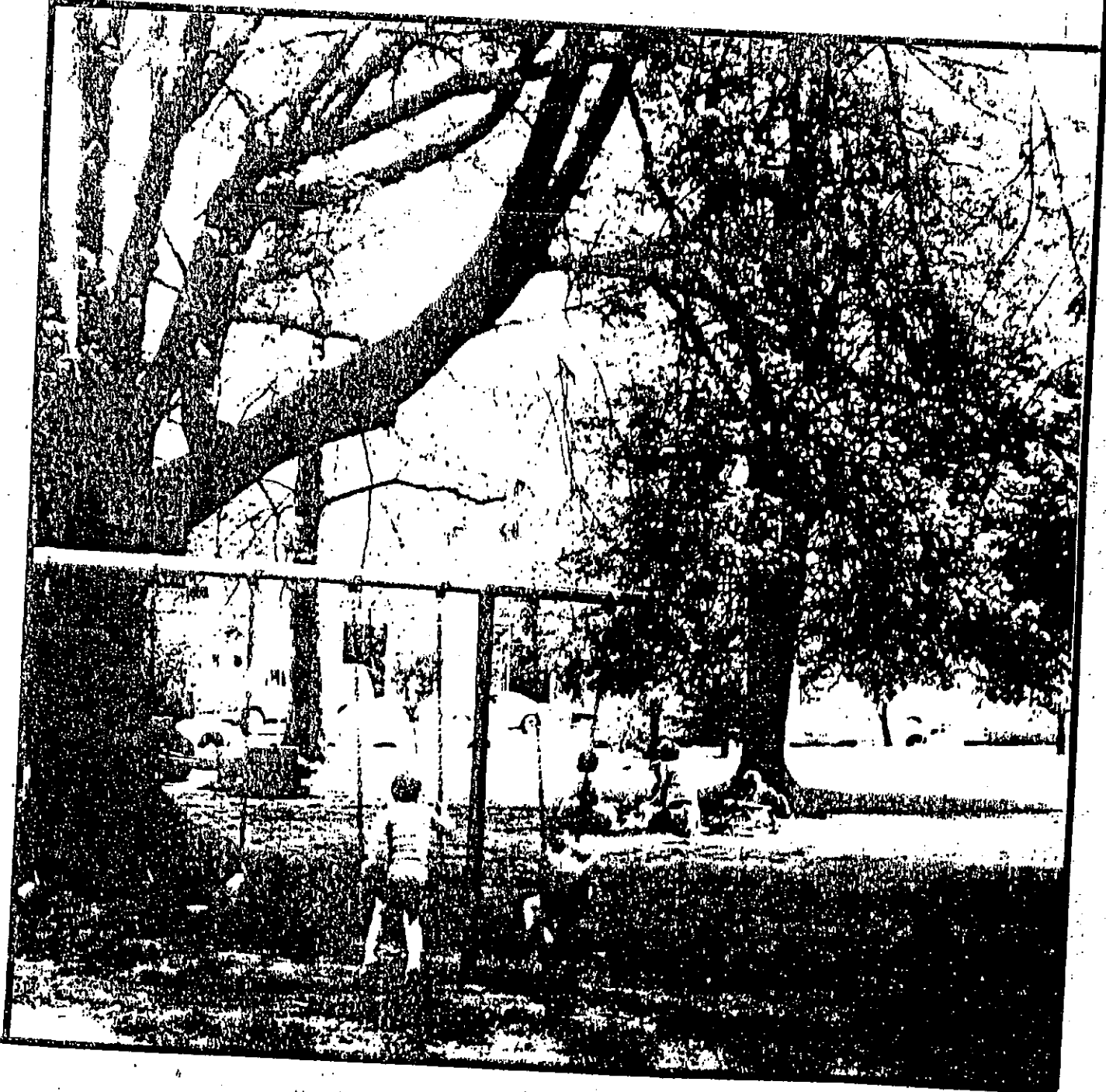


CITY OF DAYTON OREGON

COMPREHENSIVE LAND USE PLAN

MAY: 1979



Up dated by Ordinance #460

Adopted December 1986

DAYTON
CITY COUNCIL

Arthur J. Johnson, Mayor 89-90

James Connely
Nancy Thompkins
Charles Rogers
Term 89-92

Pieter Schoonveld
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PLANNING COMMISSION

Charlene Decker
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Steve Monahan

Cal Armstrong
B.R. Bendel
Fidel Gonzales

Up dated by Ordinance #460 December 1986

INTRODUCTION

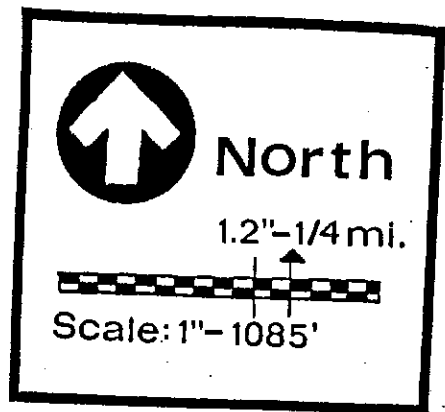
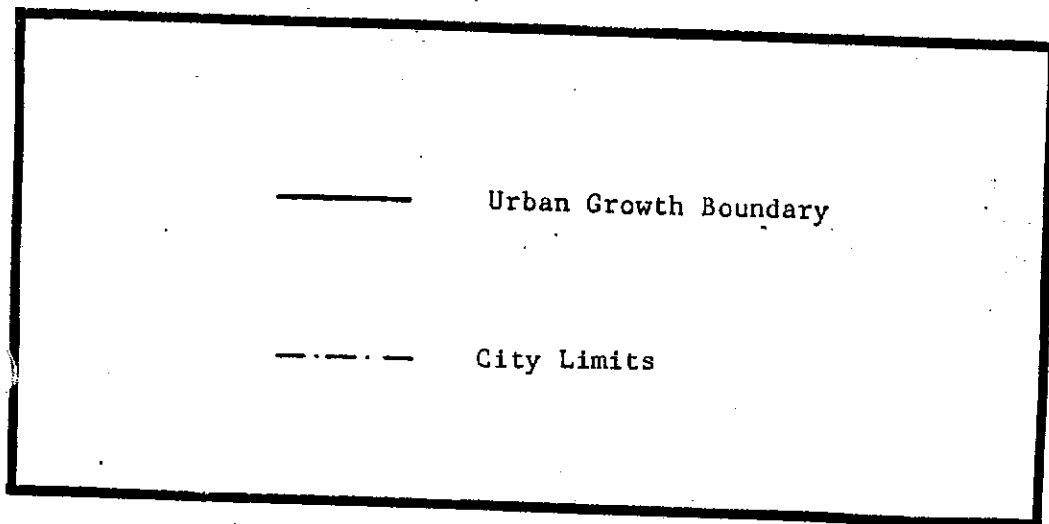
The City of Dayton has acknowledged the need for establishing a comprehensive plan, which will assure the citizens that the quality of life that they now enjoy will be maintained and enhanced for future years to come. The community has experienced a fluctuating growth rate in recent years. With no directives as to where this fluctuation occurs or what it affects, the impact could prove disastrous to the natural eco-system and community resources. Also, through the application of a comprehensive plan, the City will have a firmer handle on economic problems. The City will be able to resolve through prioritization and investigation of fund sources fiscal problems as they interact with other concerns of the community.

The development of the Comprehensive Plan occurred in several stages. The natural and man-made systems that make up the community were separated as elements into three main categories: Natural Resources, Community Resources and Community Development. A data base for all of the elements was gathered and problems and issues were identified. With the aid of the supporting data base, goals were developed which state general objectives that the City would like to accomplish or work toward in the near future, policies that will carry out the intent of the goals were applied. At the end of each category, the implementation mechanisms are discussed. The Comprehensive Plan reflects the needs of the City to the year 2000 and will be reviewed and updated every three years.

This Plan represents over two years of concerted effort by the Dayton Planning Commission, concerned citizens, and the Dayton City Council. There was also a substantial amount of coordination between affected governmental agencies and the City during the Plan's development process.



DAYTON





NATURAL RESOURCES

AIR RESOURCES

Although Dayton's air quality is very good at the present time, the City is susceptible to potentially severe pollution conditions due to regional meteorologic and topographic characteristics. The City sees a need to maintain the present air quality and to evaluate the impact of future development on air resources.

FINDINGS

- Federal and State air quality standards are presently being met.
- Field burning is a seasonal form of air pollution.
- The overall area is susceptible to temperature inversions.
- Increased automobile traffic will increase auto related air pollution.
- Of City survey respondents, 13 percent feel the air quality in the community is improving, 65 percent feel the air quality is remaining unchanged, and 15 percent feel the air quality is deteriorating.

OBJECTIVE

To maintain and improve the quality of the air resources of the City and State.

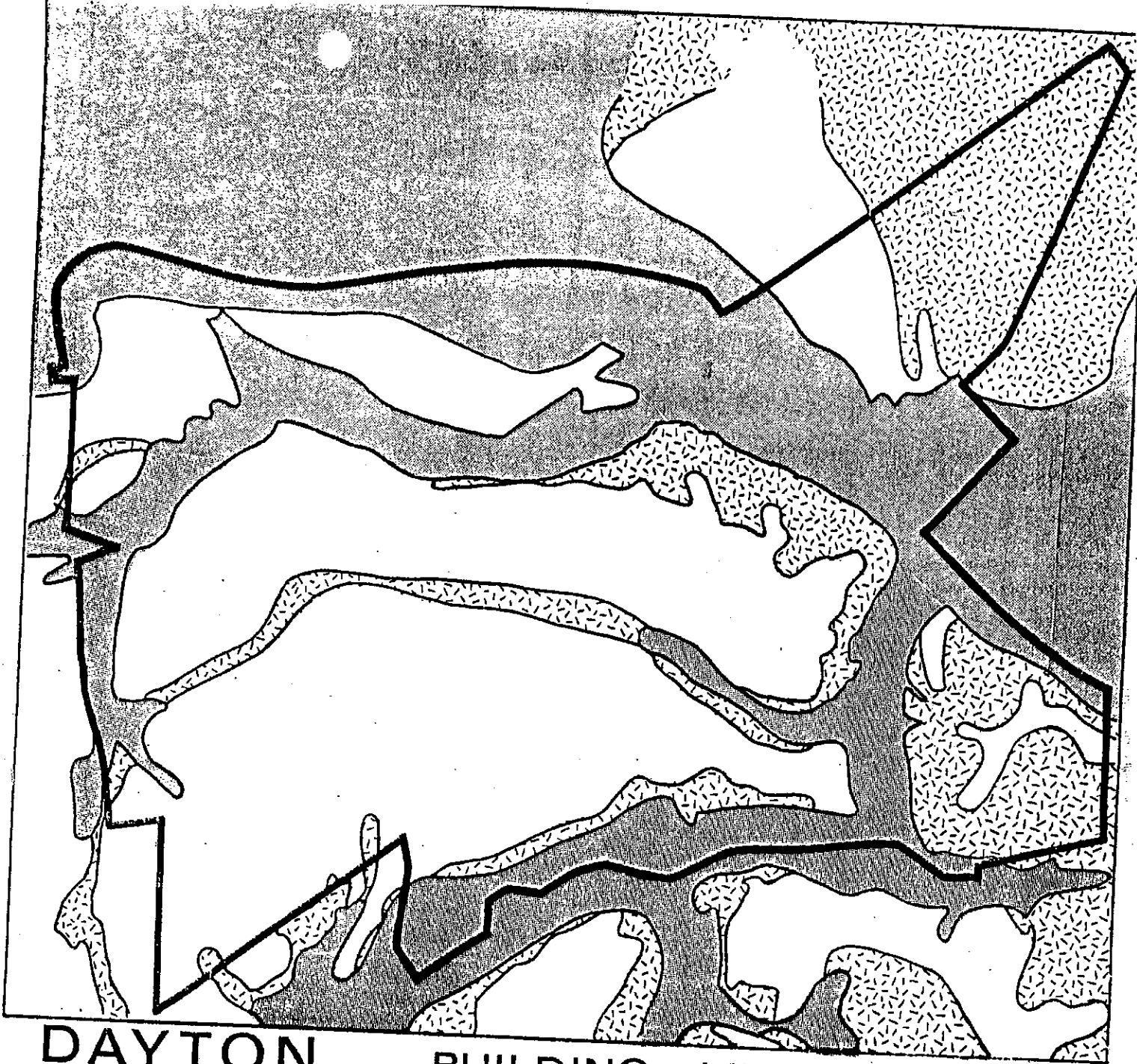
POLICIES

The City shall support State and Federal agency efforts to maintain and improve the air resources of the City and the State.


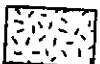

The City shall restrict future developments which would detrimentally affect the quality of the air resources.


The City shall encourage the minimization of noise levels wherever possible.

The City shall encourage alternative forms of transportation to reduce automobile emission pollution.




DAYTON BUILDING LIMITATIONS

	SEVERE LIMITATIONS Flood hazard Slopes above 20% Soils with qualities: high water table; severe shrink/swell; poor drainage; floor or slide hazard (or a combination of the above)
	MODERATE LIMITATIONS 10 to 20% slopes Moderate soils
	SLIGHT LIMITATIONS



North

1.2" = 1/4 mi.



Scale: 1" = 1085'

The City shall designate all areas within the planning boundary that have building limitations, and those which are in the floodplain zone.

The City shall prohibit any land use which would increase the existing natural hazard potential.

The City shall investigate alternative uses for areas unsuitable for development.

WATER RESOURCES

A community's present and future well-being are influenced by the availability of an ample water supply. Through proper land use planning and water management practices, the City can maintain an adequate supply of good quality water for future growth.

FINDINGS

- There are ample ground and surface water resources in the areas south, southeast and southwest of Dayton.
- The present water supply for the planning area comes from both surface and ground water.
- Surface waters presently provides local recreational use.
- Of City survey respondents, 17 percent feel that the surface water quality in the community is improving; 61 percent feel surface water quality is remaining unchanged; and 15 percent feel surface water quality is deteriorating.
- The City's water resources is influenced by the by the sensitive ground water area that underlies the City.

OBJECTIVES

To maintain and improve the quality of the water resources of Dayton and the State.

POLICIES

The City shall cooperate with and support State and Federal agency efforts to maintain and improve the water resources.

The City shall maximixe the utilization of its water resources.

All effluents from future developments should not detrimentally affect the water quality of the planning area.

The City has been identified as a major water area with a sensitive aquifer by the DEQ. The DEQ has not yet implemented this program. At the appropriate time, the City will coordinate with the DEQ in the implementation of its program for water table areas with sensitive aquifers. The DEQ anticipates this program may have an effect on the placement of septic tanks and under-ground storage tanks.

MINERAL AND AGGREGATE RESOURCES

At present, no quarrying activities occur in the Dayton planning area although there is one rock crushing activity in the City. The potential for quarrying activity in the immediate area is not known, yet the City feels it is appropriate to address the subject.

FINDING

At the present time there is one rock crushing activity within the planning area.

OBJECTIVE

To provide land use compatibility between mining and quarrying, or related activities, with adjacent land uses.

POLICY

The City shall require that mineral activities operate in a manner conducive to surrounding land uses.

OPEN SPACE

The rural atmosphere in and around Dayton provides residents with numerous scenic views and open spaces. In order to maintain such resources as the City grows, citizens recognize the need to plan for the preservation of these natural features.

FINDINGS

- The City has a scenic view of the Coast Range.
- Unmaintained open areas create fire hazards and unsightliness.
- The Yamhill River forms the north and northeast planning boundary.
- Palmer Creek forms the southern planning boundary.
- Dayton is surrounded by relatively flat farmland.
- Unbuildable lands or natural hazards can provide open space.
- There exists 150.66 unbuildable acres in the Urban Growth Boundary.
- Of City survey respondents, 62 percent feel that the community has adequate open spaces, scenic areas and views, and 27 percent feel that more area is needed.

Total acreage in the Urban Growth Boundary is as follows:

Land limited by private development	191.86
Land limited by public facilities	212.61
Land limited by natural hazards	150.66
Water	16.14
Vacant buildable land	250.16
Total acreage	<hr/> 821.43

OBJECTIVE

To conserve desired open spaces and protect scenic areas and views.

POLICIES

The City shall require all future development to address the natural features, open spaces and scenic sites and views in their proposals.

The City shall identify scenic views and sites and establish preservation measures.

Wherever possible, natural hazard areas shall be designated as open spaces.

The City shall develop regulations to encourage open spaces in new residential developments.

Wherever possible, the City shall designate natural drainageways as open space.

IMPLEMENTATION

AGENCY REVIEW AND COORDINATION

When processing proposals which could have an impact on natural resources, the City shall request the expertise of involved agencies. Through effective agency coordination the City can keep in touch with changes dealing with environmental quality; and, acquire a good data bank that can aid in the implementation of conservation and management measures.

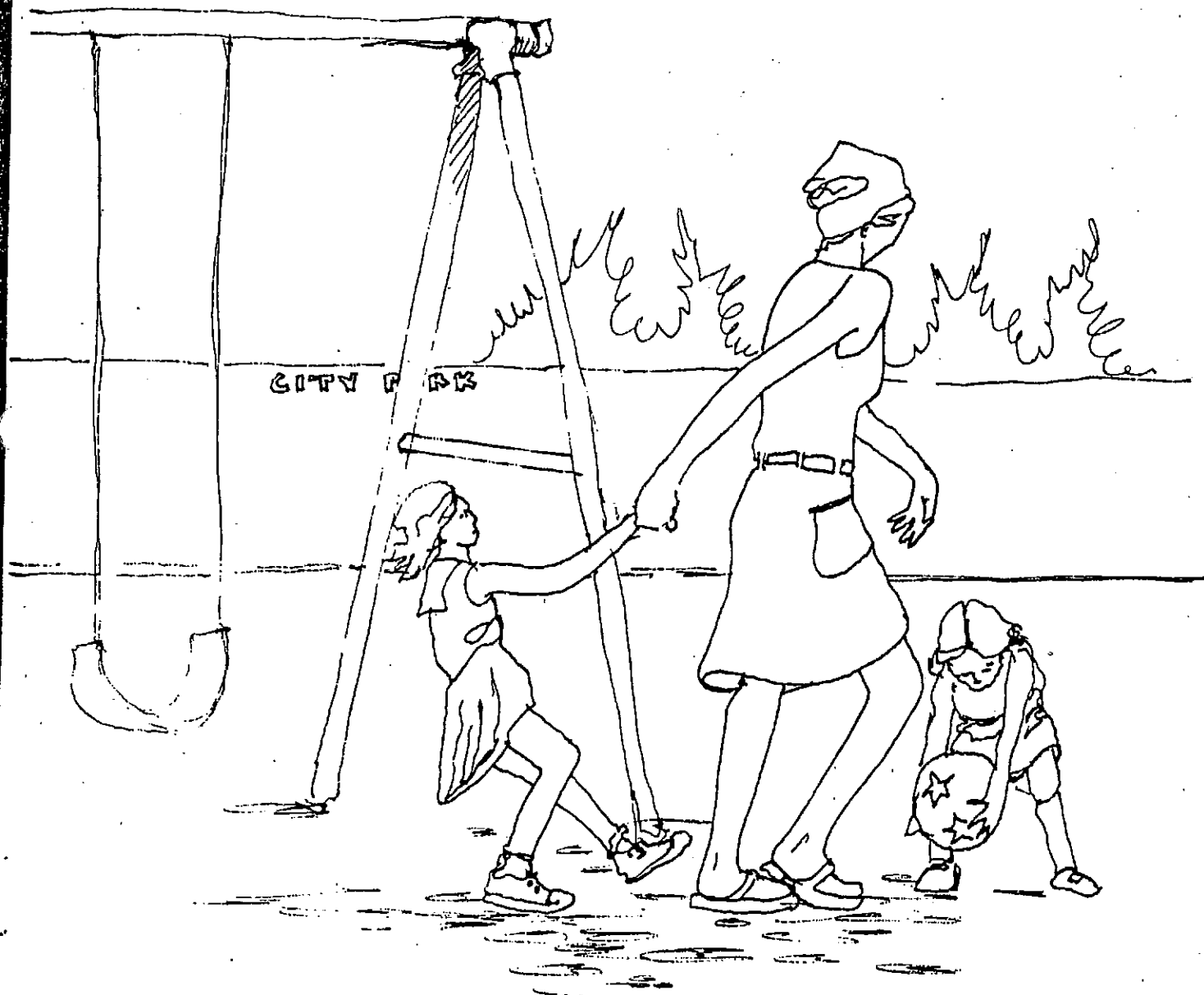
ZONING ORDINANCE

The zoning ordinance is a means of plan implementation which establishes uniform regulations within designated zoning districts. Some of the zoning regulations pertaining to the implementation of natural resource policies are as follows:

1. **Restricted Development Boundary.** There is a delineation of those lands that are subject to natural hazards, including floodplains, excessive slopes and poor soil suitability. The developer of any lands which are within the hazard area boundary will have to comply with a review procedure at a planning commission hearing, thus assuring that development will occur in such a way that will eliminate the hazard potential.
2. **Site Design Review.** In addition to a site and building evaluation required in the Restricted Development Boundary, a site design review is required of all commercial and industrial development. Information required for a site design review would include addressing the impact of the proposal on the natural resources.

PLAN MAP

Areas with severe building limitations or natural hazards are designated as open space on the Comprehensive Plan map. These areas are to remain in their natural state.



COMMUNITY RESOURCES

EDUCATION

The City of Dayton recognizes the intergral role educational services and facilities play in maintaining a healthy community. The quality of schools, in part, influences the type of future growth that will be attracted to the community. In addition, schools provide citizens with additional facilities for recreational activities and civic functions.

FINDINGS

- There is one elementary school and one high school in the City of Dayton.
- Approximately 60 percent of Dayton property tax dollars are spent for education.
- Educational facilities have a major impact on land use development within an urban environment.
- School district 8 is presently studying the needs for upgrading the curriculum and existing facilities.
- Of City survey respondents, 54 percent have completed high school.

OBJECTIVE

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

POLICIES

The City shall designate school properties on the land use map and, in a joint effort with the school district, 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.

The City shall seek cooperation and support from the school district in providing community use of the school facilities when the school is not in session.

Jointly the City and school district shall strive to provide energy efficient designed educational facilities.

The City shall encourage and support the school district's efforts to provide maximum educational services at a minimal cost to the taxpayer.

TRANSPORTATION

Dayton is dependent on private automobiles as the primary source of transportation, and as is typical of many small cities, problems with the street network are a major transportation concern. Of particular concern are transportation problems which affect the commercial core area. These problems are related to the secondary highways which pass through the City center and they include speeding, on-street parking, and pedestrian hazards. Through agency coordination and local improvement programs, the City's objective is to improve present traffic conditions and also to diversify their transportation modes.

FINDINGS

- . The conditions of Dayton's streets are generally adequate for the existing traffic load. Substantial increases in traffic loads could be serviced provided that increased maintenance and improvements occur.
- . The City of Dayton, the State Highway Division, and Yamhill County are responsible for the maintenance of streets in the planning area.
- . Curbs and sidewalks exist on very few of the City's streets.
- . The most serious traffic hazard exists at the intersection of Third and Mill Streets.
- . The Southern Pacific Railroad owns, maintains, and operates rail freight service on tracks as near as 0.25 mile to the planning area.
- . The nearest available air service is in the City of McMinnville.
- . For regularly scheduled commercial flights, Dayton's population generally uses the Portland International Airport.
- . The only available form of public transportation to the City of Dayton is for the elderly and the handicapped.
- . Walking and bicycling are attractive transportation modes despite the lack of adequate facilities and funding.
- . Of City respondents in 1978, 54 percent saw no need for a community bike path in the community.

The City shall coordinate with Yamhill County and the Oregon Department of Transportation in the development of a county-wide bikeway plan.

Bicycle paths between schools, parks, commercial areas, and residential areas throughout the City shall be promoted.

Hazardous traffic conditions shall be examined in detail and recommendation for improvements shall be made through a systematic capital improvement program.

The City shall participate in the updating process for the City of McMinnville Master Airport Plan and strive toward maintaining a compatible relationship between the growth of the airport with nearby environs.

The City shall coordinate with and encourage the Oregon State Department of Transportation in development of the designated bicycle route.

The City of Dayton shall coordinate with the Oregon State Department of Transportation to have alignment and elevation problems along Third Street between Ferry Street and the Palmer Creek Bridge placed on the Six-year Highway Improvement Program.

The City of Dayton recognizes that its Comprehensive Plan and implementing Ordinances must be amended to provide more certainty regarding the permissibility of street, road, and highway maintenance and improvements and to coordinate the local planning review of highway projects with the Oregon Action Plan for Transportation. The City will consider appropriate amendments as soon as possible after the Oregon Department of Transportation develops model plan policies and model ordinances to guide the City in rectifying the problem.

ENERGY USE

Centralized sources of energy are becoming scarcer and requiring more difficult and expensive production processes. Since energy is used both directly as fuel and in the manufacturing of goods, consumers are witnessing an increase in their utility rates and their daily purchases. Through cutting back unnecessary consumption and waste, conservation efforts can play a significant role in reducing costs.

FINDINGS

- For the period 1977 through 1997, total energy consumption in Oregon is expected to increase at an average annual rate of 2.5% per year.
- All energy fuels, with the exception of wood, are imported into the County.
- The harnessing of solar radiation, wind and water is a potential energy resource for the County.
- Conservation efforts can cut back energy demands by at least 20% without impairing the quality of life.
- The demand for energy and costs to produce energy are continually rising.
- According to the citizen survey, electricity and wood are the predominant heating fuels used in the City.

OBJECTIVE

To promote the conservation of energy and the use of alternative forms of energy.

POLICIES

The City shall encourage cooperation between citizens, utilities and governmental entities concerning energy matters and its use.

The City shall actively promote citizen awareness concerning energy conservation.

Energy evaluation shall be a main criterion in the evaluation of all land use issues.

PUBLIC FACILITIES

Dayton recognizes the necessity for maintaining public facilities and services in a manner which will direct growth and protect the general health, safety and welfare of the citizens. An efficient and economical public facility system is a primary objective of the City to assist in planning for the community's future growth.

FINDINGS

- The City presently has a water storage capacity of 985,000 gallons.
- The water quality of the springs and wells, primarily used for the City's supply, is considered good.
- The City's distribution system appears to be generally adequate for supplying domestic needs. The system appears to be inadequate in satisfying standard fire flow requirements.
- Fifty-two percent of City survey respondents rate the water service as average.
- The City's sewer treatment facility is adequate in capacity for present and projected population needs.
- There is an existing infiltration and inflow problem in the sewer lines; however, treatment is provided for extraneous flows.
- Fifty-eight percent of City survey respondents rate the sewer service as average.
- Storm drainage is mainly provided only in the central business district.
- Storm drainage problems will increase as more development occurs without proper drains to handle the storm flow.
- Forty-six of City survey respondents rate storm drainage as average.
- Dayton is designated as a Sewerage Works Implementation Agency under the Section 208 Area-wide Waste Treatment Management Plan.

OBJECTIVE

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

POLICIES

Water, sewer, and storm drainage service shall be adequately provided and maintained in order to meet the residential, commercial, and industrial needs of the City.

The City shall provide public facility services in a most energy conservative manner and encourage prudent use of such services.

The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewage disposal.

The City shall require new development to provide a storm drainage and collection system within the development.

The City shall utilize public facilities in a manner that will support the land use policies in the Comprehensive Plan.

The City shall require all development to comply with State and Federal environmental rules, regulations, and standards.

RECREATION

Recreational opportunities are essential to the general well-being of a community. Adequate space and proper facilities are needed to provide citizens with appropriate recreational opportunities. Dayton recognizes this need and has a variety of parks and open spaces available to citizens. It is the City's intent to continue to maintain an adequate level of recreational facilities and areas to meet the community's needs.

FINDINGS

- The existing 9.81 acres of City Park lands more than meet the standards set by the Parks and Recreation Branch of the Oregon Department of Transportation for Dayton's present population and the projected population to the year 2000.
- Park areas range in size from 0.5 acre to 4.24 acres.
- One of the five park areas are undeveloped at this time.
- All City Parks should be developed by the spring of 1985.
- The high school and elementary school provide recreational space and facilities.
- Of City survey respondents, 58 percent feel that the City has adequate park and recreational facilities.

OBJECTIVES

To provide citizens of the community with adequate park land and recreational opportunities.

POLICIES

Recreational lands and facilities shall be located throughout the planning area in order to minimize distance between residential areas and recreational opportunities.

Recreational standards for the planning areas shall conform to criterion established by the Parks and Recreation Branch of the Oregon Department of Transportation of 2.5 acres of park lands for each 1,000 City residents.

The City shall continually explore and utilize all opportunities for financing the development and maintenance of all park lands and recreational facilities.

The City shall limit the use of parks lands to park related uses.

The City shall coordinate with Dayton school District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

To assure the availability of adequate, properly located park sites, property shall be acquired in advance of actual need whenever possible.

The City shall encourage the development of bicycle and pedestrian pathways as potential recreational resources for the citizens of the community.

PUBLIC SAFETY AND SERVICES

Public services are, for the most part, adequately provided to Dayton's citizens. Although medical facilities are lacking in the community, they are provided in nearby McMinnville. As the City grows, public services will be improved and more emphasis will be placed on attracting medical facilities to the community.

FINDINGS

- Fire protection is provided jointly by the City and The Dayton Rural Fire District.
- There is adequate City fire protection at the present time.
- 56 percent of City survey respondents rate fire protection as excellent.
- 24-hour police protection is provided to the citizens of Dayton.
- 57 percent of City survey respondents rate police protection as average.
- Dayton has a mayor-council form of government.
- There are a wide range of local, as well as regional, social and cultural services available to the community.
- No medical services are available within the community.

OBJECTIVE

To plan and support an efficient arrangement of public safety and social services in order to meet the needs of the community.

POLICIES

The City shall support and coordinate with the County Health Department and other medical facilities in order to ensure adequate health services for the community.

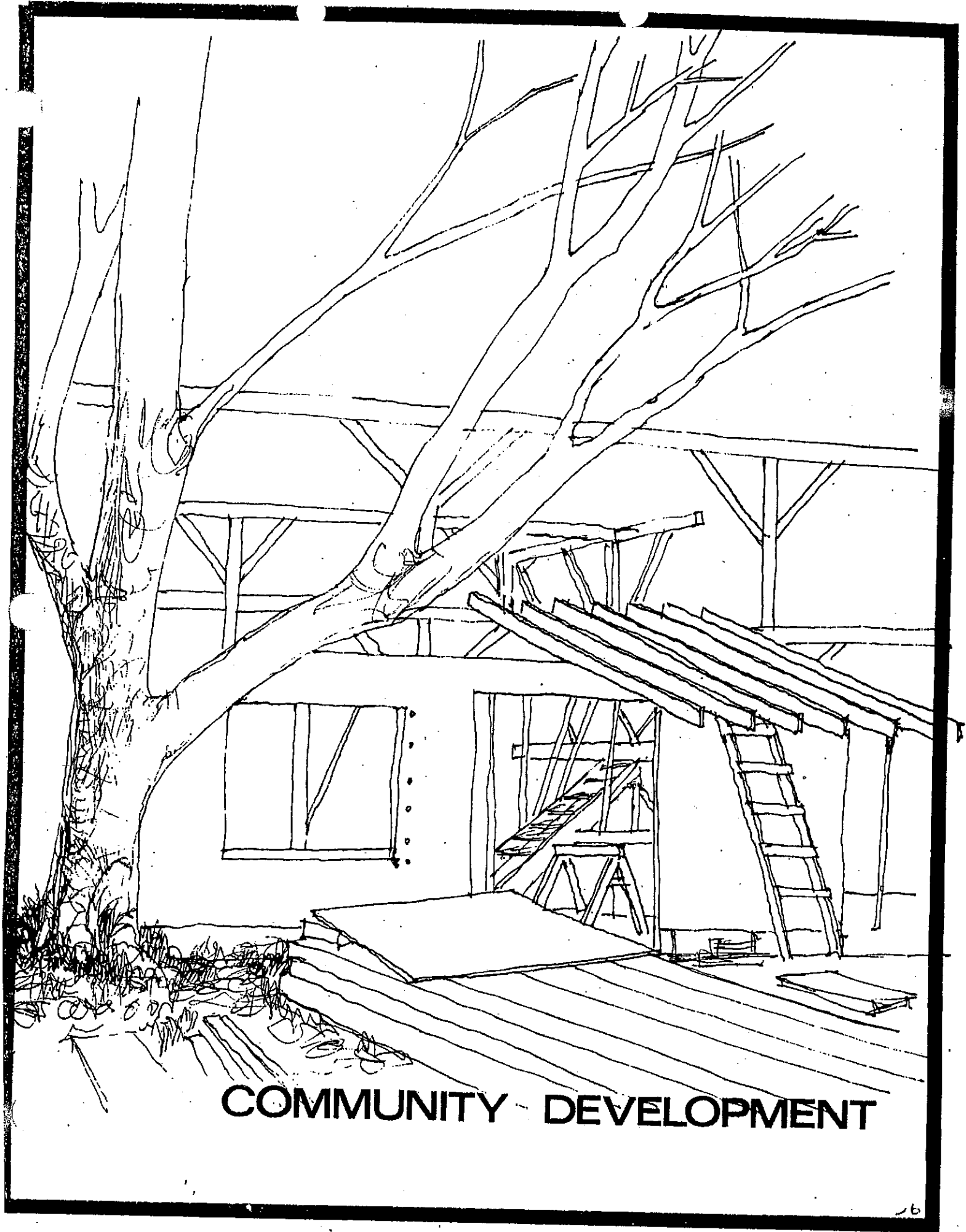
The City shall investigate improvements which will improve its fire rating.

The City shall strive to educate and inform its citizens so that the most efficient public health and safety services can be provided.

IMPLEMENTATION

The following methods pertain to the implementation of the community resource policies:

1. Subdivision Ordinance. The subdivision ordinance establishes regulations and standards for subdividing and land partitioning within the City. Transportation improvements, public facilities and services, energy conservation and recreational standards are specifically addressed during the processing procedure for a subdivision plat or partitioning request.
2. Capital Improvement Program. Through the management of a capital improvement program, maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community.
3. Data Base. The City shall update the Comprehensive Plan Atlas as changes occur. Technical data that will encourage good planning practices will be collected and made available to the citizens and governing bodies.
4. Agency Coordination. In evaluating development proposals, affected agencies will be notified and given an opportunity for review and comment.
5. Comprehensive Plan Map. Future uses and the extension of public facilities and services will be designated on the Plan map and shall be referred to in the decision-making process.
6. Zoning Ordinance. Within the zoning ordinance, the following sections pertain to the implementation of the community resource policies:
 - A) Site Design Review. The impact on the community resources of proposed commercial and industrial development is evaluated by the Planning Commission through a site design review. The City can assure, through this review mechanism, development that will be aesthetically pleasing; and development sited in a way that will utilize public services most efficiently and planned in such a manner that will most benefit the community.
 - B) Restricted Development Boundary. Developments occurring in natural hazard areas are required to submit plans showing that the natural hazard potential will be alleviated and that affected community resources will be planned for in a manner that will best accommodate the development.
 - C) Mobile Homes. Standards and restrictions pertaining to mobile homes and mobile home parks are specified.
 - D) Zone Map and Regulations. Lands are designated on the official City zone map as to the intent of the use of such areas; regulations and standards pertaining to the various zone districts are specified.



COMMUNITY DEVELOPMENT

POPULATION AND ECONOMICS

Dayton recognizes the importance of establishing a sound and diversified economic base. A prime objective of the City is to encourage non-polluting commercial and industrial development which will efficiently utilize urban land and facilities, and, at the same time, provide needed revenue support for the City's tax base. In addition, citizens are actively seeking commercial and industrial activities that will generate local job opportunities. The objectives and policies that follow, represent the City's effort to provide for these and other concerns related to Dayton's economic growth.

FINDINGS

- Dayton has experienced a 49.6 percent population growth increase in the past seven years.
- The community's growth can mainly be attributed to a sprawling of the metropolitan areas of Portland and Salem.
- According to the citizen survey, the age groups with the greatest number of people are the 0-10 and 23-35 year brackets.
- Construction and other blue collar are the primary occupations of the head of household in Dayton.
- Clerical and retail trade is the primary occupation of the second wage earner in the family.
- According to the citizen survey, the median family income for Dayton is \$10,520.
- Retail and service sectors comprise the bulk of business activities in the City.
- Approximately three-fourths of the businesses in the downtown area are in good condition.
- 56 percent of the survey respondents rate the commercial sector as poor.
- According to the citizen survey the majority of shopping is conducted in McMinnville.
- Through the citizen survey there is an overwhelming consensus that all types of businesses are needed in the community.
- 84 percent of City survey respondents feel the City should be actively seeking new industry.
- 91 percent of City survey respondents feel that Dayton needs to plan for its future growth and development.

The City shall require that all new construction or substantial renovation of existing commercial buildings be subject to a site review process which will consider off-street parking, pedestrian safety, shopping convenience, traffic movement and design criteria.


The City shall encourage the establishment of a local business association and work jointly to develop a downtown redevelopment plan.



DAYTON


SEWER and WATER

.....	Water Lines
————	Sewage Lines
•	Lift Station
⊗	Well
○	Sewage Lagoon



North

1.2"-1/4 mi.

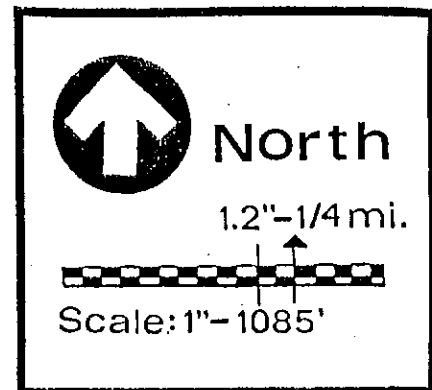
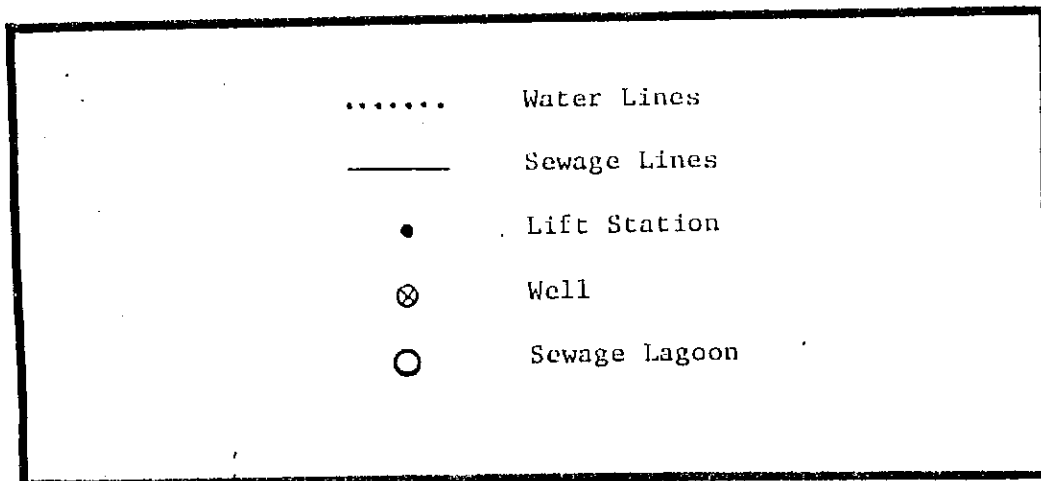


Scale: 1"-1085'



DAYTON

SEWER and WATER



HOUSING

The continuation of the small-town residential character which presently exists in the City is a quality desired by Dayton residents. At the same time, citizens recognize the need for a diversified housing stock. The opportunity for the availability of an adequate choice of housing types, in a variety of price ranges, is a primary objective of the City.

FINDINGS

- As of October, 1986, there were 531 housing units in the planning area.
- Eighty-five percent of the existing units are single family, 10 percent are mobile homes, and five percent are multiple family units.
- Dwelling units have increased by 9 percent since 1978.
- Approximately 52 percent of the existing housing stock has no physical defects.
- There is a need for rehabilitation of older housing structures in the Community.
- There is an overall consensus in the citizen survey that there is little choice in the Dayton housing market.
- Approximately 153 housing units will be needed by the year 2000, approximately 38 acres may be required.
- In providing adequate housing for the City, the needs of the elderly, low-income, and the handicapped should also be addressed.
- Of City survey respondents, 91 percent own their home.
- Of City survey respondents, 92 percent feel that there is not an adequate housing in the Community.
- Of City survey respondents, 76 percent prefer the City promote the rehabilitation of older housing.
- Of City respondents, 51 percent prefer a combination of new housing types.
- The City has a sufficient land base to provide for a range of housing types and densities for the present and future needs of the Community.

The City shall cooperate with all Federal, State, regional, and local agencies to develop and implement housing programs to meet the needs of its citizens.

The City shall provide for the collection and dissemination of housing information from Federal, State, regional, and local sources.

LAND USE AND URBANIZATION

Dayton sees the need to plan for an orderly, timely and efficient transition of rural lands into urbanized land. Providing adequate land for various urban uses is also a primary objective of the City. Through the Comprehensive Plan and its implementing documents the City's objectives can be attained.

FINDINGS

- The largest single-land use in the planning area is agriculture(40%).
- Approximately 250 acres of buildable land are available within the planning area for future development.
- The existing commercial area has insufficient vacant lands to accommodate the City's projected commercial land requirements.
- It has been the consensus of City residents that Dayton should actively pursue attracting additional industrial activity to the community.
- There is insufficient undeveloped land available in the City limits to accommodate the City's projected needs to the year 2000.
- In-filling of vacant and oversized lots promotes efficient use of existing public facilities.
- According to the citizens survey, 72 percent of the respondents feel that commercial development should be allowed on Third Street.
- The City shall review and update the Comprehensive Land Use Plan and all supporting documents at least every three years to ensure that a factual basis for planning decisions is maintained. All Plan reviews shall be undertaken consistent with the Statewide Citizens Involvement Goal with the City's Citizen Involvement Program.

OBJECTIVE

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

POLICIES

The City shall encourage the availability of sufficient land for various urban uses to ensure choices in the market place.

The City shall efficiently utilize existing facilities and services by encouraging in-filling of developable land within the planning area.

The City shall coordinate the type, location, and delivery of public facilities and services in a manner that best supports the existing and proposed land use pattern of the community.

The City shall coordinate comprehensive planning with the appropriate Federal, State and local agencies.

Land within the planning area shall be utilized in a most energy efficient manner.

IMPLEMENTATION

AGENCY REVIEW AND COORDINATION

The City will obtain information and guidance from appropriate agencies that will aid in the economic development of the City. Through proper communication and coordination channels the City can actively pursue State and Federal sources that will provide revenue through borrowing or use grants for basic services. The City will also tap available resources from other governmental agencies to upgrade and diversify the housing stock in the City.

ZONING ORDINANCE

Within the zoning ordinance the following pertain to the implementation of the community development policies:

1. Zone Map and Regulations. Land use is regulated through the establishment of zones in the City. Adequate land for various uses has been designated to meet the projected needs of the City to the year 2000. Standards and regulations for specific uses are defined in the zone code.
2. Restricted Development Boundary. Development will be prohibited in areas that contain natural hazard potential, unless construction techniques are applied that would eliminate the hazards.
3. Site Design Review. Design reviews of commercial and industrial development will be required so that the City maintains design consistency and services are arranged as efficiently as possible.

BUILDING CODE

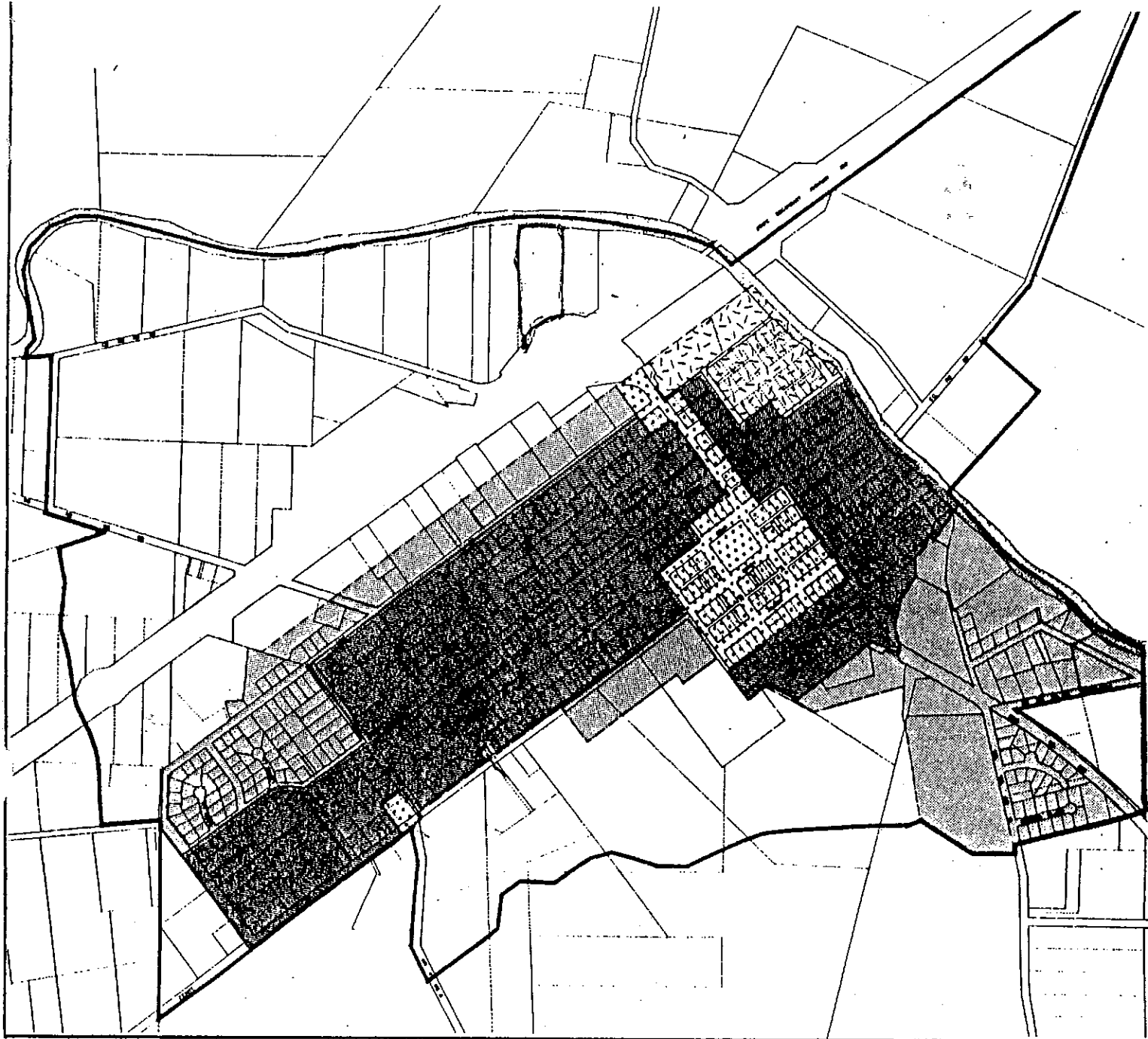
Building codes help to assure the public of safe housing by defining standards for structural strength, and standards for fire, safety, plumbing, and electrical installation.

URBAN GROWTH BOUNDARY





In establishing long range needs for the community, the Urban Growth Boundary has been delineated, and will provide adequate lands to accommodate urban uses until the year 2000.


DATA BASE

Demographic and economic data will be accumulated on a continual base so that the plan and atlas can be updated as changes occur. This will be done periodically through the appropriate agencies.




DAYTON ZONING MAP

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
 R-1	 GC	 GI
 R-2		



North

1.2" = 1/4 mi.



Scale: 1" = 1085'

CITIZEN INVOLVEMENT PROGRAM
for the City of Dayton

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

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

I. Communication -

Effective two-way communication between citizens and elected and appointed officials will be facilitated by:

- A. Mail-back questionnaires or door-to-door surveys conducted by the Planning Commission will be distributed to each household.
- 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 have the opportunity and will be invited to be involved in:

- A. Data gathering.
- B. Plan preparation.
- C. Recommending changes in Comprehensive Plan and ordinances.
- D. Participating in development, adoption and application of legislation to carry out the Comprehensive Plan and ordinances.
- 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.

CITIZEN INVOLVEMENT AND
PLAN DEVELOPMENT

Dayton has provided opportunities for citizens to participate during the development process of the Comprehensive Plan and has adopted a Citizen Involvement Program to assure future citizen involvement opportunities.

The Dayton Planning Commission has been appointed as the Committee for Citizen Involvement in accordance with the requirements of the Statewide Citizen Involvement Goal. As the Committee for Citizen Involvement, the Planning Commission has been primarily responsible for the development of the Comprehensive Plan.

The Citizen Involvement Program is intended to provide two-way communication between the local governing bodies and the citizens. The City wants to improve citizen awareness concerning planning issues which affect the future of the community.

Public work sessions between the City and the County began in the fall of 1977 to establish an Urban Growth Boundary. On June 21, 1978 the City Council and the Board of Commissioners conducted a public hearing in which they adopted the Urban Growth Boundary.

The major part of the Plan development actually occurred between September 1978 and June, 1979. The Planning Commission conducted public bi-monthly work sessions during the goal and policy development phase. A community questionnaire, which was conducted in October, 1978 provided demographic and economic data for the Plan. The questionnaire also relayed citizens attitudes concerning the City and its future needs. Flyers were also distributed door-to-door to all City residents to encourage membership for a Citizen Advisory Committee.

On January 29, 1979 a public meeting was held by the Planning Commission on the first draft of the goals and policies. The draft was printed in a tabloid and distributed to all residents within the City. The tabloids were also submitted to agencies and special districts for review.

A second town hall meeting was held by the Planning Commission on March 12, 1979. The intent of this meeting was to receive citizen input regarding the proposed zoning designations for the City. Flyers advertising this meeting were distributed door-to-door to all City residences. This phase of the Plan development involved the establishment of measures that would implement the Plan.

On May 14, the Planning Commission held a public hearing on the final Comprehensive Plan draft. Flyers again were distributed to all residences. After receiving testimony and making necessary revisions the Planning Commission recommended adoption of the Plan and its implementing ordinances to the City Council. Adoption by the City Council took place May 31, 1979.

URBAN AREA
GROWTH MANAGEMENT AGREEMENT

I. Introduction

The City and Yamhill County recognize the need for coordination and cooperation in the management of growth in and around the Urban Area. This agreement is formulated in accordance with this principle.

This agreement establishes a process for maintaining ongoing planning efforts, designed to keep pace with growth and change. It is essential that intergovernmental coordination be maintained to assure the citizens of the City and of Yamhill County that growth occurs in an orderly and efficient manner.

To that end, this agreement sets forth the means by which a plan for management of any unincorporated area within the urban growth boundary will be implemented and by which the urban growth boundary may be modified.

II. Definitions

Area of Influence - An area of land located outside an Urban Growth Boundary and designated by the City and Yamhill County that extends one mile outside the City's Urban Growth Boundary and the watershed area as depicted on Schedule "A" and Schedule "B".

County - Yamhill County unless the context suggests otherwise.

Urban Growth Boundary - A line jointly adopted by the City and County that encircles the city and separates rural and urbanizable land. The City's urban growth boundary is shown on the attached map. The Urban Growth Boundary and the City limit may or may not be the same.

- III. 1. Plan Map Conflicts. The Comprehensive Plan Land Use Map adopted by the City of Dayton shall be the plan map for the area within the Urban Growth Boundary, and shall replace conflicting portions of the Yamhill County Comprehensive Plan Map (1974) pertinent to this area. Where said maps conflict, Yamhill County shall initiate the process necessary for consideration of a map amendment.
2. Urban Growth Boundary. In accordance with the Comprehensive Plan of the City the jointly adopted Urban Growth Boundary shall define the geographical limits of urban expansion to the year 2000. The City shall prepare for the orderly extension of public facilities and services within the boundary. Lands outside the boundary shall be maintained in accordance with the Yamhill County Comprehensive Plan.
3. Urbanization. The City and Yamhill County shall encourage urbanization within the boundary to occur in an orderly and efficient manner, resulting in a compact, balanced urban center meeting long-term economic and social needs of the residents of the area regardless of political boundaries.

forwarded to the Board of County Commissioners for its recommendation. In order to provide the Board with advance notice of reasoning for a proposed annexation, the findings adopted by the city planning commission shall be referred to the Board following the commission action.

- d. Service Expansion Plans. As the ultimate provider of urban services, the City may prepare and from time to time update utility expansion plans. If so, these plans shall provide a basis for the extension of services within the Urban Growth Boundary, and as such shall be referred to Yamhill County for information and comment.
- e. Roads. The County and City shall cooperatively develop an implementation policy regarding streets and roads within the Urban Growth Boundary which is consistent with the City Comprehensive Plan. Such policy shall include but not be limited to, the following:
 - (1) The circumstances under which the City will assume ownership of and maintenance responsibility for County roads within the corporate limits.
 - (2) The conditions under which new public streets and roads will be developed within the Urban Growth Boundary.
 - (3) The conditions under which County and other roads should meet City standards within the Urban Growth Boundary. Roads should be compatible with City street alignments and extensions. Upon annexation of property, roads adjacent to (and which serve) such property should also be annexed.
- f. The City through its departments shall cooperate with the County to coordinate City and County planning efforts and actions that affect land use with those of special districts.

VI. Establishment of Land Use Review Procedures

1. Urban Growth Boundary Amendment

Amendment of the Urban Growth Boundary may be initiated by the Yamhill County Board of Commissioners, the City Council, or by an individual owner(s) of property who request(s) inclusion in or exclusion from the Urban Growth Boundary.

Amendment of the Urban Growth Boundary shall be treated as a map amendment to both City and County Comprehensive Plan maps.

Applications shall be filed with the City Recorder or other designated official which shall collect the joint fee and forward the Yamhill County fee along with notice to the Yamhill County Department of Planning and Development.

Applications shall be accumulated and referred quarterly to the Dayton City Recorder for a Joint Public Hearing of the Dayton Planning Commission and Yamhill County Planning Commission. At least ten days advance public notice of the hearing shall be given by publication in a newspaper of general circulation in the County.

Following the Public Hearing, each Planning Commission shall make and forward its findings and decision directly to the governing body of its jurisdiction which shall then make a determination based upon the facts and record presented at the public hearing and shall not be required to hold a public hearing thereon.

If the governing bodies do not concur in their final decision within sixty days of referral of the matter to them by the Planning Commission, a joint meeting shall be held to resolve differences. If agreement cannot be reached, procedures for resolution of conflict provided within ORS 197.300 may be invoked.

2. Comprehensive Plan Amendment

- a. Inside Urban Growth Boundary but outside city limits. This amendment shall be filed with Yamhill County, and shall otherwise be treated as an amendment to the Urban Growth Boundary.
- b. Inside city limits. This amendment shall be processed by the City and shall be referred to Yamhill County for a recommendation.
- c. Outside the Urban Growth Boundary, but within the Area of Influence. This amendment shall be processed by Yamhill County and shall be referred to the City for a recommendation.

3. Zone Changes and Combination Plan/Zone Changes

The City and Yamhill County recognize that each jurisdiction has authority to zone within its legal boundaries. However, the Urban Growth Boundary recognizes the eventual assumption of authority by the City. Therefore, the following procedures are established.

- (4) Public Improvement Projects
 - (5) Extensions of the Public Sewer, Water or Storm Drainage Systems.
 - (6) Capital Improvement Programs
 - (7) Major Transportation Improvements
5. Any of the above applications shall be referred to affected federal, state and local agencies identified in the City or Yamhill County agency coordination list for information and/or comment.
-

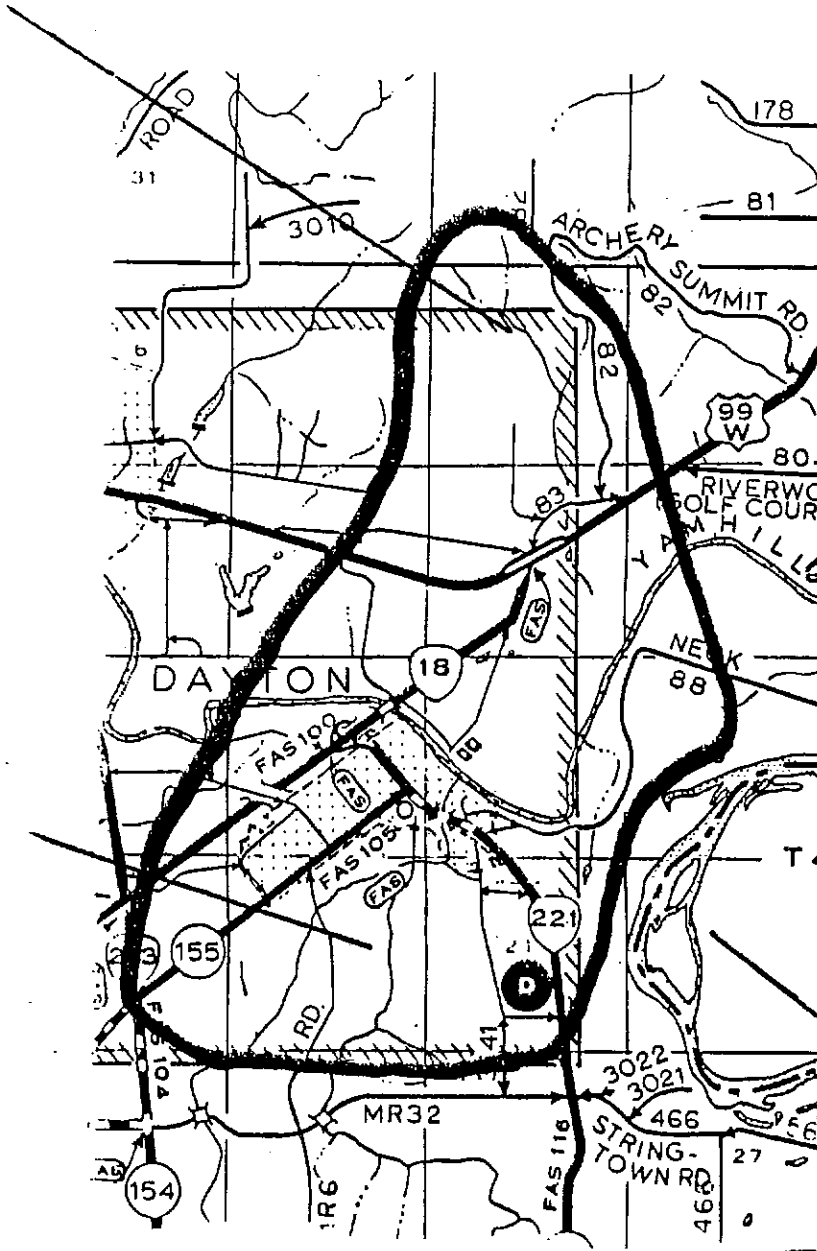
Exhibit "A"
"Area of Influence"

Miller Creek

Palmer Creek

Yamhill River

Willamette River



NEWBERG-DUNDEE BYPASS (NDTIP) POLICIES

1. **Effective period for Newberg-Dundee Bypass Policies**
 - A. Policies 2B-2D, 3A-3C, 4B, and 4C will apply on an interim basis until an Interchange Area Management Plan is adopted by City, ODOT and Yamhill County. Unless the City affirmatively extends the interim policies within 90 days of adoption of the IAMP by all three jurisdictions, these interim policies will terminate accordingly.
 - B. Policies 2A, 2E, and 4A are intended to be permanent comprehensive plan policies.
2. **Transportation**
 - A. The City supports the development of the Bypass in the southern location corridor described as Alternative 3J (Modified) in the Location Environmental Impact Statement.
 - B. The City will coordinate with ODOT, Yamhill County and affected property owners to participate in preparation and adoption of an Interchange Area Management Plan (IAMP) for the New Dayton Interchange. The purpose of the IAMP is to protect the function and capacity of the interchange as part of a plan for local access, local street circulation, and adjacent land uses including property zoned for industrial uses. At a minimum, the IAMP will address the following City and ODOT concerns: access management standards, road connections and local street circulation, compatible land uses and bypass termini protection. The IAMP will be designed to protect the function and capacity of the interchange for at least a 20-year planning period. The study area for the New Dayton Interchange will be drawn to include consideration of traffic impacts on the existing Dayton Interchange to Oregon 18. The IAMP will also include consideration of mitigation for traffic impacts and transportation conflicts.
 - C. The IAMP for the New Dayton Interchange will consider access and circulation options to support uses in the commercial/industrial area within the UGB and east of the S. Yamhill River.
 - D. The IAMP will include consideration of any proposed or adopted plan for developing the East Dayton Industrial Park, which comprises the area

annexed to the City by Ord. No. 532 along with remaining property designated for industrial use within the UGB and adjacent to Oregon 18.

- E. The Bypass will be planned and developed by ODOT as a two-tiered project in which the corridor will first be approved and then the design of the facility will be approved. Therefore, for purposes of City compliance with the Transportation Planning Rule (OAR 660-012-0060), the City will not consider or rely on the Bypass (including the proposed New Dayton Interchange) for providing additional planned capacity as "planned transportation facilities" until the Oregon Transportation Commission approves a financing plan for the Bypass. Upon adoption of a Bypass financing plan by the Oregon Transportation Commission, those portions of the Bypass identified to be constructed with the 20-year planning horizon by the financial plan will be considered planned improvements pursuant to OAR 660-12-0060.

3. Population and Economics Policies

- A. Until the IAMP is adopted, the City will maintain the limited use overlay and trip cap adopted by Ordinance No. 532 and applied to the 31 acres of property zoned for industrial and commercial use. Due to the location of these 31 acres it is important for the City's economic growth to retain development options for this area. Therefore, a mixed-use policy is appropriate to support industrial development in this area.
- B. To preserve lands intended for industrial use and protect the function of the Bypass, the City will not expand commercial zoning to the east of the S. Yamhill River until the IAMP is adopted. Figure 1 shows the area of applicability of this policy.
- C. Until the IAMP is adopted the City will coordinate with ODOT through the Site Design Review process in review of access and circulation of any proposed development plans for the recreational vehicle park located north of the S. Yamhill River.

4. Land Use and Urbanization Policies

- A. The City recognizes that the Oregon Highway Plan seeks to avoid UGB expansions along Statewide Highways and around interchanges. The City also recognizes that Yamhill County, as part of the goal exception process, must adopt facility design and land use measures to minimize accessibility of rural lands from the Bypass and support continued rural use of surrounding lands.

- B. To protect the function of the New Dayton Interchange and agricultural lands, the City will not expand the Dayton UGB to the north or east of the S. Yamhill River within the IAMP Study Area until the IAMP is adopted. However, the City's Wastewater Facilities Master Plan concludes that it is likely that even without population growth, the City will need to expand and upgrade its sewage treatment facilities. Therefore, an exception to this policy will be made to accommodate expansion of the City's sewage treatment plant and related facilities.

- C. The City will consider a Master Plan process for property within the UGB and located east and north of the South Yamhill River, including the East Dayton Industrial Park, the Recreational Vehicle Park, and other property located within or adjacent to the proposed study area for the New Dayton Interchange IAMP. The City will seek ODOT's support for, and participation in, the development of any Master Plan as part of the IAMP.

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