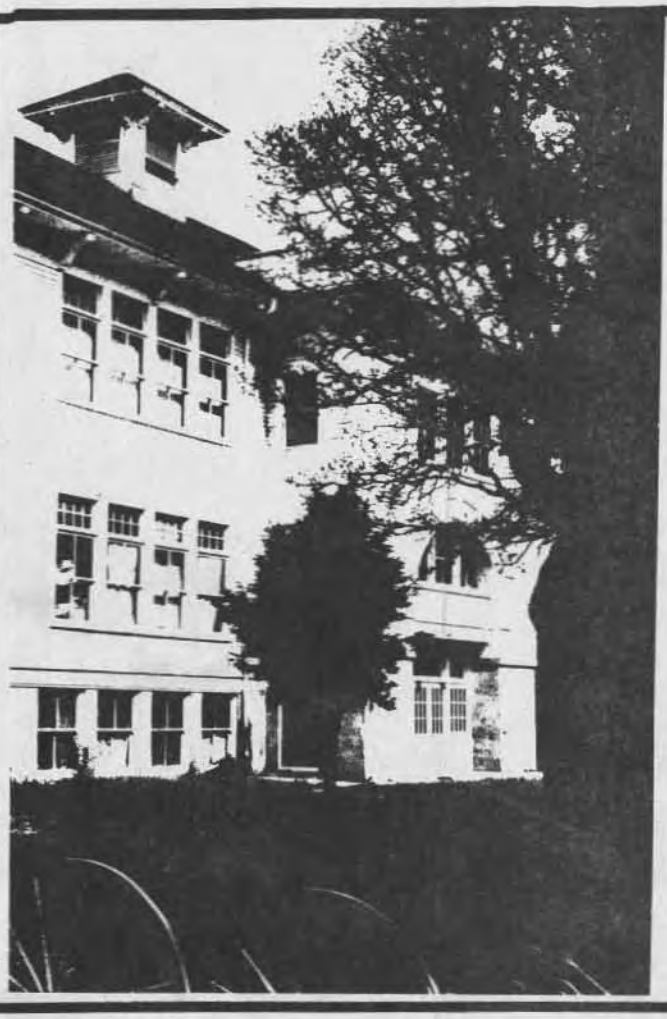
CITY OF LAFAYETTE

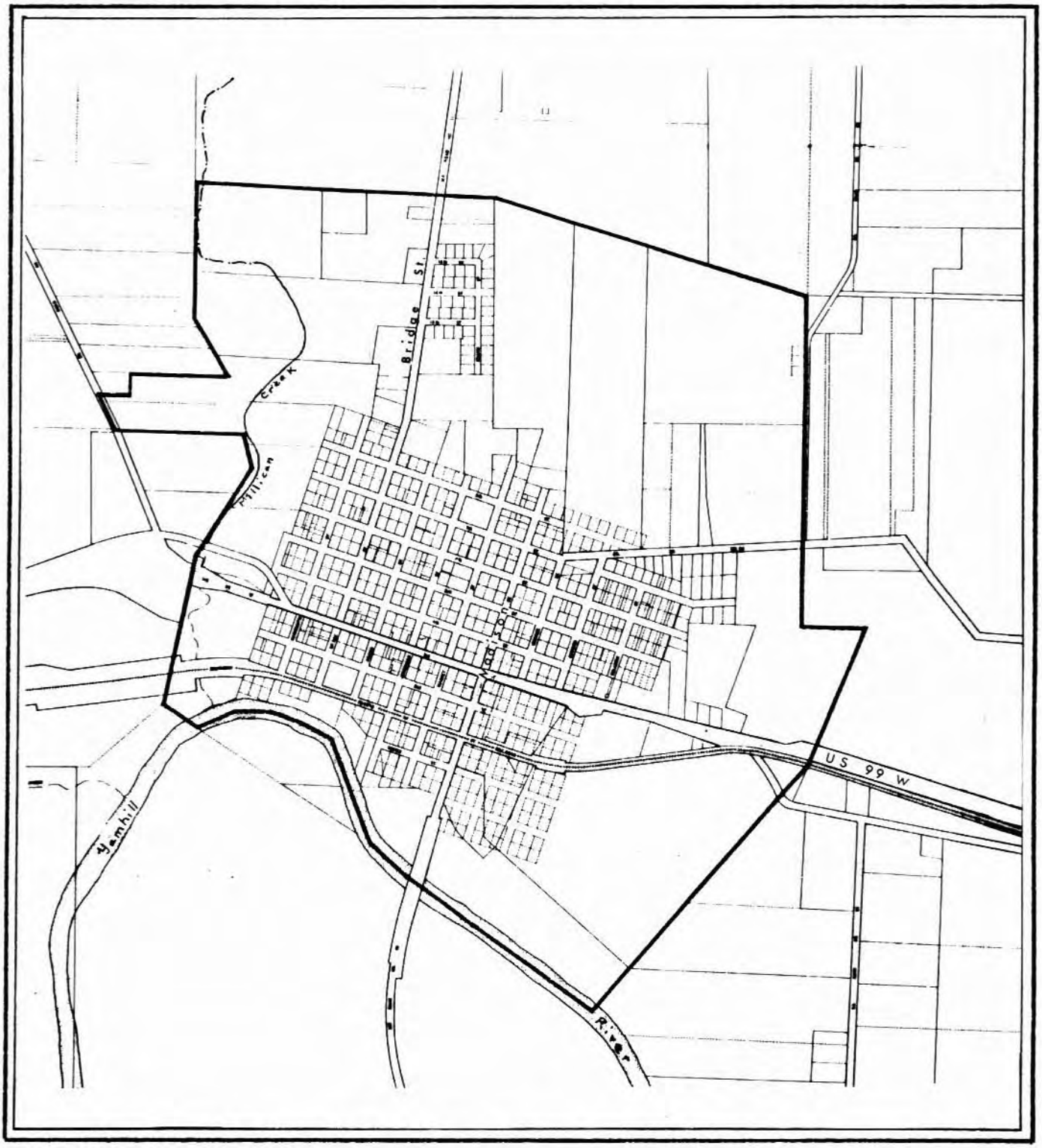
PLANNING ATLAS

A BACKGROUND DOCUMENT FOR THE LAFAYETTE COMPREHENSIVE LAND USE PLAN



LAFAYETTE, OREGON

MAY: 1979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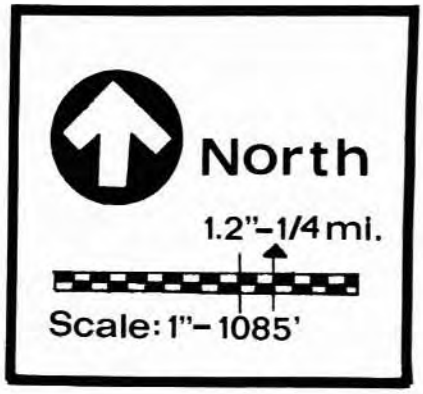
LAFAYETTE


North
1.2"-1/4 mi.
Scale: 1"-1085'

INTRODUCTION

The material in this Planning Atlas is a synthesis of the information gathered and discussed during the development of the Lafayette Comprehensive Land Use Plan. The City's land use goals and policies, derived from this material, are found in the companion document, Comprehensive Land Use Plan: City of Lafayette, 1979.

Arranged to show how the Statewide land use goals were considered during development of Lafayette's Plan, this Atlas will serve as the information base from which to update the Plan.

Compilation of Atlas material was done by the Yamhill County Planning Staff, with the willing help of the Lafayette Planning Commission, numerous state agency representatives, local utility representatives, the City Recorder, and knowledgeable persons. County staff who worked on this Atlas include: Ron Bunch, Rich Faith, Mike Brandt, Maggie Collins, Roberta Young, Blaise Edmonds, Sara Leslie, Gene Williamson, Tom Cunningham, Dee McKenzie, Gloria Banks, Sandra Lewis and Velma Schafner.

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AGRICULTURAL LANDS

Agricultural land comprises a large portion of the Lafayette planning area. Approximately 243 acres, or 44 percent of the City's land area, are devoted to agricultural uses. Agricultural lands within the City are composed of SCS Agricultural Capability Class II or III soils. These numerals indicate progressively greater limitations and narrower choices for farm use.

The principal farm crops grown in the area are wheat, seed grass, and nuts. Pasture lands also make up a significant share of the agricultural activity in the area.

Soils

The Soil Conservation Service of the U.S. Department of Agriculture has soil resource data of the Lafayette area. This information is useful in land use planning and community development. Each soil is rated according to its limitation for building and development sites, and also classified as to its agricultural capability.

Definitions

Agricultural Land Capability: Class II soils have moderate limitations that restrict their use.

Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class VI soils have very severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland or wildlife habitat.

There are no Class I, IV, or V soils present in the Lafayette area.

Building Site Limitations: The ratings and limitations are for houses and other buildings that are no more than three stories high. The kind of sewage system is not considered in the evaluation of sites for residences.

Soils that have slight limitations for use as building sites for residences have slopes of less than 12 percent, are well drained or moderately well drained, and are not subject flooding. Hard rock is at a depth of more than 40 inches.

Soils that have moderate limitations for this use are somewhat poorly drained and are not subject to flooding. They have a seasonal high water table, fair stability, or moderate shrink-swell potential in the subsoil. They have slopes of 12 to 20 percent. Moderately rated soils have limitations that normally can be overcome with planning, careful design and good management.

Soils that have severe limitations for this use are poorly drained or are subject to flooding. They have poor stability, high shrink-swell potential, low shear strength, or high slide hazard. They have slopes of more than 20 percent. A severe rating indicates that the particular use of the soil is doubtful and careful planning and above-average design and management is required to overcome the soil limitations.

There are eight soil types in the Lafayette planning area. The location of these are shown in Map 2 . The important properties and limitations of each soil type are listed in Table 1 to serve as a guide for determining building suitability on the basis of soil characteristics.

Summary

Nearly 90 percent of the Lafayette planning area is in Class II and Class III soils which are considered to be potentially suitable for agricultural use. However, this agriculturally suitable land is generally favorable for building sites and presently is either being used for urban purposes or has been determined to be necessary for the future urbanization of the City to the year 2000. Until such times as these lands are needed, agriculture can serve as an interim land use within the Lafayette Urban Growth Boundary.

Some of these soils have certain limitations for residential development, as noted above. Applicants for building permits, within areas rated as moderate or severe, should be directed to the Soil Conservation Service of Yamhill County for additional information regarding soil management and land use.

Sources: Soil Survey of Yamhill Area, Oregon; U.S. Dept. of Agriculture, Soil Conservation Service, January, 1974.
Yamhill County Planning Department, 1978.

CITY OF LAFAYETTE

Table 1

SOILS FACT SHEET

Name	Percent Slope	Agricultural Land Capability Class	Building Site Limitations	Specific Limiting Factors	Percent of Planning Area	Existing Land Use
Woodburn silt loam WuB	0-7	II	slight	none	66%	Agriculture(70%) Urban Uses (30%)
Terrace escarpments Te	20-40	VI	severe	high slide hazard; slope	11%	Agriculture & Vacant
Woodburn silt loam Wud	12-20	III	moderate	slopes	10%	Agriculture(60%) Residential & Roads (40%)
Amity silt loam Am	0-2	II	moderate to severe	seasonal high water table; poor drainage	7%	Agriculture
Woodburn silt loam WuC	7-12	II	slight	none	3%	Agriculture
Wapato silty clay loam Wc	0-3	III	severe	flood hazard; high water table	1%	Sewage facilities
Chehalis silty clay loam, overflow Ck	0-3	II	severe	flood hazard	1%	Sewage facilities
Newberg silt loam Nw	0-3	II	severe	flood hazard	1%	Park use

Source: Soil Survey of Yamhill Area, Oregon; U.S. Dept. of Agriculture, Soil Conservation Service; January, 1974.
Yamhill County Planning Department, 1978.

LAFAYETTE SOILS

Class II

Class III

Class IV

Class VI

North

1.2"–1/4 mi.

Scale: 1"– 1085'

FOREST LANDS

There are no forest lands in the City of Lafayette or its immediate environs. Large stands of trees are located along the South Yamhill River, Henry Creek and Millican Creek. Another wooded area is found to the southeast of the commercial core. These areas serve as open space and wildlife and fisheries habitat.

OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Open Space and Scenic Views

There are several areas within the planning area which are desirable to preserve as open space. The most notable of these are the agricultural and undeveloped lands which surround the urban core. However, because these lands are within the City they constitute urban land. As a rural community, Lafayette is surrounded by scenic farm land and open space which lend an overall pastoral setting to the City.

Within the Community are found significant areas of floodway and flood fringe which offer open space potential. These areas make possible a wide range of uses and functions for land that is normally considered impractical and unwise for urban development. For example, when left in a natural state such areas can be a visual asset to the City. They can serve as a wildlife refuge for fish, birds and small animals. They can provide recreational opportunities such as bicycle and hiking paths; and they can serve as an open space buffer between areas of urban settlement. The stands of trees and other vegetative cover found in these flood prone areas further enhance their open space potential.

Other existing uses which provide open space in Lafayette include park land and vacant lots. Scenic views are offered by the various historic structures in the community and by the Coast Range mountains to the west of the City.

Mineral and Aggregate Resources

An inventory of mineral and aggregate resources for Yamhill County is scheduled to be completed in 1979 by the Department of Geology and Mineral Industries. Until this study is done there is little information as to potential sources and sites for the County.

There is no quarrying activity in the Lafayette planning area at this time. Potential sites, if any, will have to be identified in the inventory study.

Source: Oregon Department of Geology and Mineral Industries.

Energy Resources

Very little data has been collected to establish the importance of local energy sources within the planning area. Solar energy is a feasible source in this area and is presently utilized in various parts of the County. Wind power is another source that has not been explored much. This source of energy is very site specific in this area and very little data on wind exists for the County. Woodburning for heating purposes is used in the planning area and is the most common form of energy use derived from local sources. Although there is a fair amount of surface waters in the planning area, hydro-power is not currently utilized, mainly due to the volume and fluctuation in water levels.

Source: Yamhill County Energy Office, 1978.

Fish and Wildlife Resources

Significant waterways in Lafayette are the Yamhill River and Millican, Martin and Henry Creeks. These serve as habitat for a variety of game and nongame fish species.

The Yamhill River is a migration route for coho salmon, winter steelhead trout, and cutthroat trout. Fisheries for these species near Lafayette are considered minimal.

Warm-water game fish and nongame species are most common in the Yamhill River. Major warm-water game species include; largemouth bass, black and white crappie, bluegill and brown bullhead catfish. Lesser abundant warm-water species include: warmmouth bass, yellow perch, punkinseed, yellow bullhead catfish, and channel catfish. It should be noted that channel catfish do not spawn successfully in the Willamette Valley, and these populations are maintained by periodic planting by the Department of Fish and Wildlife.

In the immediate vicinity of Lafayette, warm-water game fish are not as abundant as they are farther downstream. This is due to fewer deep pools and general lack of overhanging and submerged vegetation.

Cutthroat trout from the Yamhill River move into Millican, Henry and Martin Creeks during the fall and winter months. Millican Creek maintains small populations of cutthroat trout throughout the summer months.

Nongame fish found in the Yamhill River include; carp, goldfish, largescale sucker, chiselmouth, redside shiner, peamouth cherb, northern squawfish, sculpin, dace, and Pacific lamprey. Nongame species inhabiting Millican, Martin and Henry Creeks include: sculpin, dace, redside shiner, and stickleback.

The Oregon Cherb (Hybobsis crameri) has been listed as endangered by Oregon State University. Although the range of this species includes the mainstream Yamhill River, there have been no recorded collections of this species from this river. The Oregon Cherb is reported to prefer quiet water. Rapid changes in water level are thought to be a major factor affecting its reproduction.

Small animals, including raccoon, oppossum, and rabbit, inhabit the riparian edges of waterways in the planning area. These species are also found in areas where sufficient vegetative cover exists.

Numerous small birds and several gamebirds, such as pheasant, quail, dove and partridge are known to inhabit the planning area. These are most commonly found in open space areas which offer some protective vegetation.

A wildlife evaluation is presently being conducted by the State Fish & Wildlife Department for the planning area. A specific inventory of species will have to be developed with the aid of the residents within the area.

In Lafayette, the most important areas to protect are the riparian zones along the Yamhill River and the various creeks and drainageways. These specific areas provide the food, cover and water for the riparian wildlife. Furbearing species such as mink, beaver, muskrat and otter inhabit these areas along with various waterfowl. As of this time there are no known endangered wildlife species in the area.

Source: Oregon Department of Fish and Wildlife, 1978.

Water Resources

The City of Lafayette is situated on the north bank of the Yamhill River at river mile 16.2. Two minor tributaries of the Yamhill, Henry Creek and Millican Creek, form Lafayette's east and west borders respectively. Area residents use these watercourses primarily for recreation and irrigation. Seasonal rainfall in the amount of 40 inches annually varies flows in the Yamhill River from 25,000 cubic feet per second (cfs) to 5.5 cfs summer low.

Groundwater is available nearly everywhere around Lafayette in varying quantities. In the Millican Creek Valley to the north and northwest, deposits of low permeable sedimentary sandstone and shale commonly afford yields of only 1-10 gallons per minute (gpm). To the northeast in Henry Creek Valley are found moderately permeable deposits of layered basaltic lava known as the Columbia River Basalts. This area, the westernmost portion of the Red Hills of Dundee, has produced wells with yeilds as high as 120 gpm. The area south and southeast of Lafayette is underlain with Young Alluvials and Willamette Silts. These formations vary in thickness and in productivity. Near the Yamhill River, the deposits of alluvials are mostly clay and silt and are considered to produce only small quantities of groundwater, while further south, the alluvial deposits develop gravel packs and have recorded yields of 200-600 gpm.

The City of Lafayette relies on groundwater sources in the Henry Creek Valley for municipal supply. Three wells tapping the Columbia River Basalts have a combined yield of 240 gpm. In addition, three springs provide another 35-70 gpm. Annual water table measurements of existing wells in the area indicate a static level decline, as the rate of consumption exceeds the rate of recharge. The useful life of the City's well-field has been estimated at only 15-30 years.

The future water supply needs of Lafayette are likely to come from groundwater sources. The Yamhill River and its tributaries, Henry Creek and Millican Creek have been developed to near capacity. Water rights allocated to the Yamhill greatly exceed low summer flows. A prior right of 1.14 cfs would need to be obtained by the City if they should ever opt to derive their municipal supply from the Yamhill River. This, plus the cost of treatment facilities necessary to meet the Federal Safe Drinking Water Act, make surface water development an unlikely choice.

Source: Gene Williamson, Yamhill County Watermaster, 1978.

Historical and Cultural Resources

The earliest settlers of Lafayette referred to the area as the "Falls of Yamhill River". The first land claims were established on the south side of the Yamhill River in 1840. In 1846, Joel Perkins laid out a townsite on his claim and named it Lafayette, for his hometown in Indiana. Also, at this time, Lafayette was designated as the County Seat of Yamhill County. The platting of the town of Lafayette was completed on August 28, 1849, and was later incorporated in 1878, which made it the third oldest city in the state.

In its early years, Lafayette was the center of activities in the County. Early rapid growth brought many changes. The first post office was authorized at Yamhill Falls in 1850. In the same year first mention of a County Courthouse at the southwest corner of 3rd and Jefferson Streets was made. Before this, the town "Commons" was the site of the first court and a large oak tree at the site became known as the Council Oak, and is designated by a historical plaque today. The citizens of Lafayette constructed a church in 1851 and deeded it to the first organized congregation in the area, which was Methodist; however, other denominations were also allowed use of the church. Telegraph lines were installed in 1855-56 connecting Portland, Oregon City, Lafayette, Dayton and Corvallis. The first newspaper in Yamhill County was published in 1866 in Lafayette and subsequently moved to McMinnville in 1888, after the transferral of the County Seat to McMinnville.

Education was provided in Lafayette as early as 1849. The Oregon Academy was incorporated in 1852 and then in 1874-75 the first public school in Lafayette was constructed. Many prominent Oregonians have been educated in Lafayette, for it held the reputation of having one of the best educational facilities in the State.

The earliest form of transportation was river transport by flat boats, which began on the Yamhill River as early as 1850. A short time later, river steamboats dominated. These transported supplies in and out of Lafayette until the coming of the railroads in the latter 1800's. When the steam boats came into use, it was necessary to have locks constructed on the Yamhill River in order to allow the boats access to Lafayette.

When plans for the main railroad routes were drawn up for Oregon, Lafayettewas not included. However, with support from other nearby towns, a narrow guage railroad was completed through Lafayette in 1881.

The West Side Railway completed a road to St. Joseph in 1872 and a stage was operated between Lafayette, St. Joseph and Dayton. With the construction of more roads in the valley and the extension of West Side Railway through McMinnville, trade in Lafayette suffered. As a result, McMinnville began experiencing rapid growth.

Lafayette's early prosperity and growth was rather short lived. The first changes were brought about by the passing of the Donation Land Law by Congress in 1850. Under this law, a person had to live on his

claim in order to keep it. Consequently, this led to an out-migration of people from the town into the country. Local businesses began to suffer due to frequent changes of ownership. The extension of the railroads to McMinnville and other valley towns decreased the trade in Lafayette, and after a lengthy battle, the County Seat was moved to McMinnville in 1888.

Remnants of Lafayette's prosperous past history are still evident in the Community today. In the Oregon State Historic Preservation Office "Inventory of Historic Sites and Buildings", the following are included on the register:

Yamhill County Historical Museum, 5th and Market Streets. 1892-93

Peter P. Gates House, 416 6th St. 1860

James Kelty House, Hwy. 99 and 3rd. Sts. 1860

John W. Watts House, 4th and Jefferson Streets

Council Oaks - Lafayette Commons, 1846

Other possible sites and buildings that have historic significance should be identified and preserved. Under certain conditions, sites and buildings on the State Historic Register can be subject to Federal assistance for preservation. Lafayette was one of the first towns established in the Willamette Valley, and it contains a wealth of historical significance, which is undoubtedly a substantial asset to the Community.

Sources: Old Yamhill: The Early History of Its Towns and Cities, Yamhill County Historical Society, 1976.

State Historic Preservation Office, Department of Transportation, Parks and Recreation Branch.

AIR, WATER AND LAND RESOURCES QUALITY

Climate

Lafayette is located in the central eastern portion of Yamhill County. Because of a shielding effect from the Coastal Range to the west, weather characteristics are that of a modified Marine West Coast climate, with mild winters and generally dry summers. Precipitation averages about 42 inches per year with less than 2% in the form of snow or sleet. Approximately three-quarters of the precipitation falls from November through March. The monthly temperature mean is 52.1°F. Daily temperatures in January range from 31° to 44°F. and in July the range is from 48° to 83°F. Humidity values are not available locally; however, for Portland January's average is 81% and July's is 66%. There is an average growing season of 170 days based on last occurance in spring and first occurance in fall of temperature of 32°F.

Source: U.S. Department of Commerce, Weather Bureau.

Geology

The Lafayette area is predominantly characterized by alluvial deposits of Willamette Silt. This surficial deposit ranges in thickness up to 75 feet in places, and overlies the older Troutdale Formation. The Willamette Silt has relatively high porosity and consists of mixed bedded silts and fine sands.

Deposits of more recent Young Alluvium are also present in the Lafayette area. Alternating layers of sand and gravel, blanketed by floodplain silts comprise the Young Alluvium deposits.

Topography

The majority of the Lafayette area is located on gently sloping, relatively flat terrain. Elevations range from between 70 and 80 feet along the Yamhill River to over 240 feet in the north central portion of the City. The land slopes generally southward, from the 240 foot elevation toward the Yamhill River, with the predominant elevation ranging between 150 and 190 feet throughout most of the City. Slopes range from 0 to 5 percent through most of the area, to over 20 percent near the major drainages. The major stream is the Yamhill River which borders the urban area on the south. Adjacent to the western border lies Millican Creek, which flows from north to south into the Yamhill River. Near the eastern border lies Henry Creek, also a tributary of the Yamhill River, which flows generally in a southerly direction. To the east of Madison Street lies a small intermittent creek which drains generally southward into the Yamhill River.

Water Quality

Water quality within Lafayette's waterways is generally good. The river and creeks exhibit no major pollution problems; however, water quality is reduced by soil erosion, urban storm runoff, and seepage of chemical fertilizers and pesticides from nearby agricultural lands. Water Quality is supervised by the Oregon Department of Environmental Quality.

NATURAL HAZARDS

The only identifiable natural hazards found in the Lafayette area are due to flooding, soil hazards, and steep slopes. Approximately 22 percent of the planning area is subject to one or more of these natural hazards. Although some of these areas are presently developed, agriculture and open space are the primary land use. All of this land area has severe building limitations and should be extensively evaluated to adequately plan for future growth.

Flood Plains

Flood plains are those areas which are dry during some seasons of the year but may be covered with water when heavy rain, melting snow, or other conditions cause adjacent rivers, streams, or lakes to overflow their banks. The determination of the extent of this overflow is the first consideration in planning for the use and control of such areas. A flood hazard area of Lafayette has been mapped for the National Flood Insurance Administration of the Department of Housing and Urban Development. By 1980, this map should be refined to include precise elevations and flood insurance rates. Until that time the "Special Flood Hazard Area Map" should serve as the official flood hazard map for the Lafayette area.

The flood hazard area within Lafayette's Urban Growth Boundary occupies approximately 11 percent of the Lafayette area. Most of this land is in agricultural, park, or open space use at the present time. Any use of flood hazard areas should be carefully evaluated before future development is allowed to occur.

Soil Hazards

Of the 8 soil types present within the Lafayette planning area, 2 soils, occupying approximately 69 percent of the land, are in the category of "slight building limitations." These soils present little or no problem for residential development. Of the remaining 6 soil types, 1 soil, occupying about 10 percent of the land, is in the "moderate" category, and 5 soils, occupying 21 percent of the land are in the "severe" category. Approximately 10 percent of the lands with severe building limitations are in flood hazard areas, leaving about 11 percent of the area limited by other soil characteristics.

Soil characteristics which impose severe building limitations on approximately 11 percent of the Lafayette land area include seasonal high water table; high shrink-swell potential; slow permeability; excessive slope; slide problems; and poor drainage.

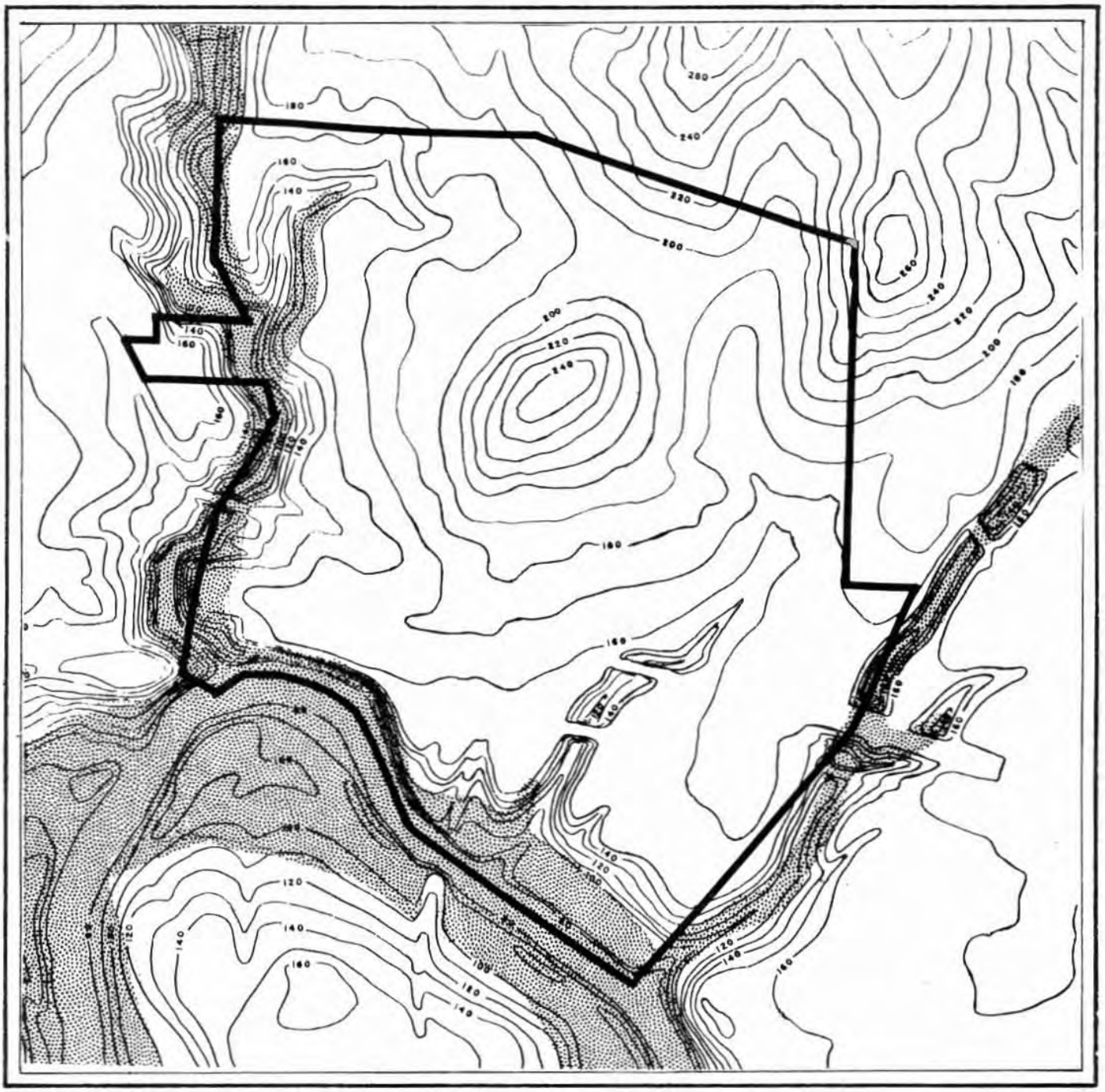
Steep Slopes

The steepest slopes are found near the Yamhill River, Millican Creek and an intermittent drainage lying to the east of Madison Street. Slopes in excess of 20 percent can be found in all of these areas. Steep slopes, while not necessarily a hazard themselves, are a factor

to be considered when combined with other hazards. Soils which have been identified as being slide prone present a higher risk of sliding as the degree or percentage of slope increases.

Building on steep slopes has implications not only in terms of public safety but of economics as well. As the percentage of slope increases, there is an increase in building costs. This is especially significant in today's housing market, in which an increasing number of people can no longer afford to purchase a single-family dwelling. Design and construction costs must be taken into account when building on steep slopes.

Source: Yamhill County Planning Department, 1978.



LAFAYETTE

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'

LAFAYETTE 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'

RECREATION

Lafayette currently has three city parks. Lafayette City Park, located between Jefferson and Market and Seventh and Eighth Streets, contains 1.1 acres. Park facilities include playground equipment, picnic tables, basketball facilities and restrooms. Lafayette Commons, located on Second Street between Adams and Bridge Streets, also contains 1.1 acres. Picnic facilities and a softball field are contained in this park. The largest city park, Terry Park, is approximately 5.0 acres in size and is situated along the banks of the Yamhill River. It offers river access for fishing and swimming. Picnic facilities are also available in the park.

The County maintains Lafayette Locks Park, which is located about 1.5 miles south of Lafayette along the Yamhill River. The park, which is also a historical site, contains picnic facilities and playground equipment.

According to standards released by the Parks and Recreation Branch of the Oregon Department of Transportation, a city-wide park should be 2.5 acres per 1,000 people. With an estimated 1977 population of 1,050, Lafayette's 7.2 acres of park land easily satisfies this standard. In addition, there is sufficient park land to meet the needs of the City's projected population to the year 2000.

Should the City desire to acquire and develop additional park and recreational facilities there are primarily three funding alternatives available to it. The City can either: 1) seek outside agency funding; 2) seek local methods of funding through levies, taxes, or other resources; or 3) require additional park lands in future subdivisions.

1. Outside Agency Funding

   Yamhill County annually receives Heritage Conservation and Recreation Services (H.C.R.S.) funds to be used for park and recreation projects. These funds are available to local municipalities on a competitive basis. The City of Lafayette also has available to it a portion of the County's share of state gas tax monies to be used for the construction and maintenance of bicycle paths. This could also serve as a worthwhile recreational project for the City.

2. Local Measures

   Given that the City has sufficient park lands to meet the needs of its present and future population, special tax levies for the acquisition of additional park and/or recreational facilitites would not seem to be a likely funding source in the foreseeable future.

3. Revised Subdivsion Ordinance

   The City may find its best opportunity for setting aside additional park space through a revised sibdivision ordinance.

Source: Yamhill County Planning Department, 1978.

ECONOMY OF THE CITY

Although it has some manufacturing businesses, Lafayette serves primarily as a retail and service center for those living and working in the immediate area. The City enjoys a moderately diversified economy with a variety of employment opportunities.

Occupational characteristics of the household principal wage earners in Lafayette were derived from a 1976 Community Attitude Survey. The results of the survey were as follows:

Retired	41%
Other Blue Collar	13
Professionals/Managerial	11
Construction	10
Unemployed	7
Lumber Industry	5
Education	4
Other White Collar	4
Clerical/Retail	3
Agricultural	2

Construction, other blue collar jobs, and professional/managerial positions are the predominant occupational catagories in Lafayette. At the time of the survey, the unemployment rate of 7% for the City surpassed the County rate of 5%. While there is a wide range of occupations in Lafayette, the same survey revealed that only about one out of every ten household wage earners worked in the City. Of those working outside the City, 25% were employed in McMinnville, and 64% were employed in other areas.

Median family income for households in Lafayette can be derived from a housing survey conducted by the Mid Willamette Valley Council of Governments in 1976. The information from the survey revealed that the City's median family income was $10,788. This figure ranked well below both the County and State median family incomes, which were $12,872 and $13,750 respectively. However, compared to other small cities in Yamhill County, the City's median family income ranked among the highest.

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

The present commercial core appears to be inadequate to meet the needs of the community to the year 2000. There is sufficient land available

to meet the commercial land use requirement of 5.14 acres; however, the commercial core will need substantial upgrading as well as a greater variety of available services to remain competitive with nearby community shopping facilities.

Some industry that exists in Lafayette is of a basic sector; that is, the goods and services are exported out of the community. Approximately 41% of the work force in Lafayette is employed in these industries. Porter Truck Lines and Macore Plastics are the City's major industries. Presently, the majority of industrial uses are interspersed in the commercial area of the City.

It is quite evident that the economy in Lafayette needs a boost. The Community Survey conducted in 1977 revealed the following facts:

- 73% of respondents feel Lafayette badly needs new industry and jobs,
- 63% of respondents feel that Lafayette needs non industrial employment opportunities,
- the majority of people in Lafayette shop in McMinnville,
- 57% of respondents desire additional growth for the City,
- 55% of respondents feel that shopping needs in the Community are not being met.

Construction of an elementary school is presently being planned in Lafayette. This should encourage families to reside in the City and could eventually aid in establishing a more uniform age distribution. Also by in-filling the commercial area and the promotion of industrial uses in industrial zones, a more efficient arrangement of services can be provided for the community. Since there is adequate area for commercial uses, effort should be put on core utilization rather than strip or sporadic development. This will provide for the most convenient and economic use and will visually enhance the business district. By encouraging a variety of basic and non-basic services rather than a limited few, local trade may be stimulated since there would be a wider range of services available to Lafayette residents.

Source: Yamhill County Planning Department, 1978.

Condition of Local Economy

By examining the commercial and industrial uses as well as the work force in a community, the condition and diversification of the local economy can be seen. Approximately one-half of Lafayette's business establishments are involved with retail trade. These businesses employ approximately 40% of the work force in the City. The following tables (Tables 2 and 3) depict a comparative profile of the percentage of total work force and business establishments for seven small cities in the County.

Table 2 Comparative Profile

Percentage of Total Business Establishments

Within Various Industrial Categories

	Amity	Carlton	Dayton	Lafayette	Sheridan	Willamina	Yamhill
Agriculture, Forestry, and Fishing	–	3	–	–	–	–	–
Mining	–	–	4	–	–	–	–
Construction	4	–	–	4	–	4	–
Manufacturing	8	3	4	13	4	6	–
Transportation and Public Utilities	4	3	4	9	10	9	11
Wholesale Trade	8	6	–	–	3	2	–
Retail Trade	50	44	48	48	47	34	44
Finance, Insurance, and Real Estate	8	6	7	4	9	6	11
Services	15	32	33	17	25	34	21
Public Administration	4	3	4	4	1	4	6
Totals	100%						

Note: Columns may not add up to 100% due to rounding of decimal figures.

Source: Economic Profiles of Yamhill County's Small Cities; Yamhill County Planning Department, November, 1978.

Table 3

Comparative Profile

Percentage of Total Work Force Within

Various Industrial Categories

	Amity	Carlton	Dayton	Lafayette	Sheridan	Willamina	Yamhill
Agriculture, Forestry, and Fishing	_	3	_	_	_	_	_
Mining	_	_	4	_	_	_	_
Construction	1	_	_	5	_	4	_
Manufacturing	23	35	1	18	26	3	_
Transportation and Public Utilities	2	1	3	21	13	4	3
Wholesale Trade	9	16	_	_	2	4	_
Retail Trade	17	19	21	40	25	23	22
Finance, Insurance, and Real Estate	4	4	5	4	5	5	5
Services	40	23	59	4	25	49	68
Public Administration	5	5	8	8	4	8	3
Totals	100%						

Note: Columns may not add up to 100% due to rounding of decimal figures.

Source: Economic Profiles of Yamhill County's Small Citites; Yamhill County Planning Department, November, 1978.

POPULATION AND HOUSING

Population

Except for the decade between 1950 and 1960, Lafayette's population has steadily increased. As shown in Table 4, the City experienced a 16.4 percent decrease in population during the 1950's. This trend was dramatically reversed in the following decade. Since 1970, population growth has flucturated markedly. The period before 1974 saw rapid growth, while since that time the City's growth rate has been unusually low.

Table 4 Population Trends 1940-1977

Year	Population	Percent Increase
1940	409	—
1950	662	61.8
1960	553	16.4
1970	786	42.1
1973	1,000	27.2
1974	1,030	3.0
1975	1,040	1.0
1976	1,045	0.5
1977	1,050	0.5

Source: Decennial Census Data and Center for Population Research and Census, Population Estimates.

Comparatively, the City's rate of population growth has greatly exceeded that of the County as a whole. For example, from 1960 to 1970, Lafayette's growth rate was 42.1 percent compared with the County's rate of 24.2 percent. During the next seven years the City's population increased 33.6 percent while the County grew by only 17.4 percent.

The population increases that have occurred since 1960 can mainly be attributed to net migration rather than natural increase. Although these statistics are not available for the City, County trends serve as a good indication of Lafayette's components of population change. These are shown in Table 5. It is believed that inmigration will continue as the major contributor to future population growth in the County and the City of Lafayette.

Table 5 Population Components of Change

Yamhill County 1950-1977

	Net Population Change	Natural Increase Net Increase	Natural Increase Percent Change	Migration Net Migration	Migration Percent Change
1950-1960	-1115	3745	11.2%	-4860	-14.5%
1960-1970	7844	1677	5.2%	6167	19.0%
1970-1977	6987	1877	4.7%	5110	12.7%

Source: Derived from Vital Statistics Data, Oregon State Health Division

Lafayette is projected to experience continued population increases to the year 2000. Population projection figures prepared by the Yamhill County Planning Department for the County and its cities estimate there will be an additional 664 persons living in Lafayette by the year 2000. This represents a 63 percent increase over the estimated existing population of 1,050. Table 6 shows population projections for the City of Lafayette.

Table 6 Projected Population

City of Lafayette

Year	Population	Percent Increase
Existing (1977)	1,050	—
1980	1,318	25.5%
1985	1,436	8.9%
1990	1,531	6.6%
1995	1,630	6.5%
2000	1,714	5.2%

Source: Yamhill County Planning Department, 1977.

Age distribution is an important factor to consider when planning the future of a community. The needs of a community can be more easily determined if the age composition is known. For example a large proportion of school age children would direct emphasis on education or recreation; a high proportion of young adults could point to the need for increasing job opportunities; or a substantial number of elderly people would mean that emphasis should be placed on meeting the needs of senior citizens.

Age composition data is available for the incorporated cities in Yamhill County through a housing survey taken in 1976 by the Mid Willamette Valley Council of Governments. The data (Table 7) show that Lafayette has a very low number of pre-school children, while the proportion of retirement age persons (65 years or older) is rather high.

Table 7 Age Distribution

City of Lafayette

Age Group	Number of Persons	Percentage of Total Population
0-6	50	4.8
7-15	215	20.6
16-59	445	42.6
60-64	53	5.0
65+	282	27.0

Source: Derived from 1976 Mid Willamette Valley Council of Governments Housing Survey

Education levels of a city's population is reflected in the composition of the work force as well as per capita income. There are no statistics concerning education for the small cities in the County; however, it could be assessed that the City's educational levels would be comparable to the County's. Over a five year average of 9th grade enrollments, 76.4 percent graduated from high school. According to the 1970 census, 24.3 percent of the adult county population did not complete high school.

Housing

The Lafayette planning area had a total of 363 housing units in October 1978. Of these, 74 percent were owner occupied, according to the community's 1976 Citizen Attitude Survey. The housing stock includes 236 single-family units (65%); 120 mobile homes (33%); and 7 multi-family units (2%). This is a unique housing mix compared to other cities in Yamhill County. Mobile homes constitute an unusually large percentage of the housing stock, and housing trends indicate that they account for a greater proportion of the housing stock now than they did in 1970. Multi-family units account for a relatively small percentage of the total housing units and an even smaller proportion of the City's housing stock than they did in 1970. This relatively small number of multi-family units does not provide citizens with adequate housing choices. The Citizen Attitude Survey indicated that 36 percent of City respondents felt that the type of housing most needed in Lafayette was some form of multi-family housing.

Age and Condition of Housing

Although many of the housing units in Lafayette are more than 35 years old, the overall housing quality is good. According to a recent survey conducted by the Yamhill County Planning Department, about 51 percent of all housing units in the planning area are not defective (Table 8). Much of this can be attributed to the large number of homes built, and mobile homes placed, in Lafayette since 1970. Approximately 21 percent of the 363 housing units in the City were added after 1970. Building permit records are incomplete, but they indicate that most of the building that has occurred since 1970 has occurred during

the past few years. Another reason for the overall good quality of the City's housing stock, is that residents of Lafayette have generally kept their homes in good repair. However, as the housing units continue to age they will become more costly to repair, and as repairs are made, costs for these repairs will increase accordingly.

Table 8 Lafayette Housing Conditions

October 1978

Rating	Units	Percentage
Not Defective	185	51.5%
Slightly Defective	78	21.7%
Intermediately Defectively	92	25.6%
Critically Defective	4	1.2

Source: Housing Survey conducted by the Yamhill County Planning Department, 1978. (See Appendix A for criteria definition.)

Availablility of Housing

Availability of housing was determined through the use of the Citizen Attitude Survey, through discussions with local residents, and in discussions with local real estate company personnel.

The consensus of this effort has been that there are very few vacancies in the area at the present time. No single form of housing is predominantly in demand. Homes in various price ranges and types are all listed as being needed in Lafayette. The Citizen Attitude Survey indicated that 43 percent of City respondents feel that there is almost no choice of housing for new residents and that rentals are in short supply.

Future Needs

The population projection for the study area to the year 2000 has been placed at 1,714 people. This is an increase of 664 people, or 63 percent over the present estimated population of 1,050. At an estimated average household size of 2.9 for the City, approximately 232 dwelling units will have to be provided by the year 2000. Of course this is only an estimate and the actual number of dwelling units needed, and persons residing, in Lafayette by the year 2000 will vary depending upon several factors. Such factors include the economy of the City and the region as a whole, social attitudes, and the availability of financing for homes, among others.

Depending upon the housing mix and the amount of land required to accommodate each housing type, the amount of land necessary for Lafayette housing growth will vary. By using the average residential lot size of 13,589 square feet, which presently exists in the City, the amount of land needed to accommodate 232 additional housing units would be about 72 acres. The planning area has more than ample land to accommodate such growth.

Lafayette's future housing requirements do not appear to be related to land availability. The City's primary concern, in regards to housing, will be to ensure that adequate housing choices exist for all city residents. The special needs of the elderly, low income, and handicapped persons are not adequately addressed at the present time, and as housing costs continue to rise it will become more difficult to meet the housing needs of these groups and all City residents.

Sources: Yamhill County Planning Department Housing Survey of Lafayette, October 1978.
Lafayette Realty Company
Lafayette Community Attitude Survey, 1977.

PUBLIC FACILITIES AND SERVICES

Education

Education is an integral part of any urban community. The provision of educational services aids the community in many ways. In choosing a community to reside in, the quality of education is often a major determining factor, and therefore a good means of attracting families into the community. When not in use for instructional purposes, educational facilities can be used for civic and organization activities; thereby enabling the maximum utilization of the facilities.

Educational services are provided by the McMinnville School District (School District 40). There are 5 elementary schools, 1 junior high school and 1 senior high school in the District. Other school facilities in the McMinnville area include two parochial schools and one private school. For the most part, the elementary schools in District 40 are operating at overcapacity.

Lafayette Student Enrollment

November, 1978

School	Current Enrollment
Adams	27
Columbus	12
Cook	40
Memorial	24
Newby	6
McMinnville Jr. High	39
McMinnville Sr. High	34
St. James	4
Seventh Day Adventist	3
Total	189

Source: McMinnville School District 40

Construction will begin in the Spring of 1979 for a new grade school in Lafayette. It is scheduled to begin operation the Fall of 1980. The new school facility will be located on a 10 acre parcel, off County Road 84, in the northeast portion of the City. It will provide for kindergarten through the 6th grade levels and will have a capacity of 165, plus an additional 25 or 50 depending upon the number of kindergarten sessions needed.

Two private Liberal Arts Colleges in the County offer continuing higher education - Linfield College in McMinnville and George Fox College in

Newberg. Chemeketa Community College, which is located in Salem, offers a variety of courses throughout the County. There is a Chemeketa Community College district office in McMinnville.

Sources: School District 40

Solid Waste

Solid waste management is a regional as well as local responsibility. Yamhill County is part of the Mid Willamette Valley 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.

City Sanitary Service of McMinnville provides the solid waste disposal service for the City and the immediate area. The service is provided through a ten year renewable contract which will be up for renewal in 1983. Service rates are submitted to the City Council for approval. The current residential rates depend upon the type of disposal container and the volume.

Refuse is picked up by truck and transported to the Whiteson landfill site, 6 miles south of McMinnville. The landfill 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. Approximately 5 tons of refuse, generated from residential, commercial and industrial uses in the planning area, are transported to the landfill site each week.

Recycling solid waste materials reduces the volume of material to be disposed of, and conserves energy and material resources. Materials generally recycled are glass, ferrous and non-ferrous materials, plastics and paper. Paper products constitute the largest percentage of solid waste materials. At this time there are two recycling efforts in the County. City Sanitary Service is doing some recycling at the Whiteson landfill site. Cardboard, ferrous and non-ferrous materials are sorted from the incoming refuse. Equipment used in the recycling operation consists of a shredder and baler, a compactor unit, and a tractor. In approximately a year's time, City Sanitary Service hopes to have a separate recycling center and will offer county communities the option of setting up a recycling service with the disposal service.

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

The Yamhill Valley Recycling Center has quite a substantial amount of support from county residents. In June 1977, 9 tons of material was sorted at the center and at this time an average of 50 tons of material is being sorted monthly.

Sources: City Sanitary Service of McMinnville, 1978.
Yamhill Valley Recycling Center, 1978.
Chemeketa Region Solid Waste Study.

Public Water System

History

The Lafayette water system was originally constructed in 1914. This system was well-designed and consists of 4 and 6-inch steel pipe. The original source of supply was a 400-foot well located at the City Park. This well is still used today in emergency situations. In 1924 Big Springs and Nelson Springs were developed to supplement the Park well. Some time between 1914 and 1924 a 100,000 gallon reservoir was constructed approximately 1½ miles northwest of the City. A 6-inch transmission line was installed to connect the City system with the reservoir and chlorination building. In 1946, Kumne Springs, also known as Lafayette Springs, in the same watershed as the other springs, was added to existing water sources. In 1967 and 1968, in order to meet high water demands, two wells were developed northwest of the reservoir in the Henry Creek Valley. In 1975 two additional wells were drilled in the same region, one producing and one dry.

Meters have been required on all hookups for some time. As of January, 1975 there were 350 metered service connections. The distribution piping is essentially the same as installed in 1914 except that a new 10-inch transmission main from the reservoir and an 8-inch distribution main along Third Street were installed in 1973. These pipes are asbestos-cement. The remaining system is composed mostly of steel pipe, presenting occasional leakage problems but is in generally fair shape considering its age.[1]

Existing Situation

The water sources previously mentioned produce a total reliable supply of 315 gallons per minute or 453,600 gallons per day. This excludes the City Park well which reportedly violates the Environmental Protection Agency's Safe Drinking Water Standards in both turbidity and mineral content and is used only in emergency situations. The water quality of the springs and additional wells is considered good. With additional storage, these sources would meet Lafayette's existing municipal demands.

The City of Lafayette's 100,000 gallon concrete reservoir provides the only reserve of stored water at the present time. Although the reservoir has recently developed a series of small leaks, it can probably provide adequate service for quite a few years. The storage capacity, however, is inordinately low. The City currently has plans to remedy this situation with a 500,000 gallon storage reservoir adjacent to the present one planned for completion in February of 1979. With total storage of 600,000 gallons, Lafayette will be very close to the 750,000 gallons it is estimated they will need for the year 2000 (estimate based on year 2000 population projection of 1714 times the predicted peak gallons per person per day requirement of 163).

[1] "Engineering Report on Water Supply, Storage and Transmission-City of Lafayette" 1975, Westech Engineering, Inc. used for reference.

The City's distribution system appears to be adequate for the present needs. While much of this piping is old, with routine maintenance it should provide continued service for some time. In 1973 the system received a significant boost when the 6" transmission main was replaced with a 10" line. In 1969 a study by Westech Engineering, Inc., titled "Report on Upgrading the City Water Distribution System," analyzed the system needs for the year 2070. This document recommended a schedule for pipe replacement.

Future Needs

The present water supply of 453,600 gallons per day should be ample for quite a few years. Annual water table measurements in the area of the City's well field indicate a static level decline over the years and the useful life of the City's three wells has been estimated at between 15-30 years.[2] This provides a time buffer to pursue alternative sources of future water supply.

In terms of storage, the additional 150,000 gallons needed to meet Oregon Health Department recommendations mentioned above depends on several variables: population growth, consumption trends, and industrial development. A rapid rise in any one or all of these factors will require additional storage facilities. Distribution improvements will no doubt follow the lines of development.

A conversation with Mike Henry, the City Engineer, reveals that a capital improvement plan is being generated to meet these expected deficiencies.

NOTE: All references to water requirements refer to domestic demands and do <u>not</u> reflect fire flow requirements.

[2] Ibid.

Table 9 WATER USAGE TRENDS FOR LAFAYETTE

	1975				1977			
	Maximum	Minimum	Average	Gpcd*	Maximum	Minimum	Average	Gpcd*
January	127,000	68,000	73,290	70.4	67,000	44,000	55,000	52.3
February	125,000	64,000	64,500	62.0	104,000	35,000	53,428	50.8
March	85,000	63,000	68,032	65.4	60,000	43,000	50,006	47.6
April	124,000	62,000	74,387	71.5	72,000	32,000	54,724	52.1
May	119,000	62,000	73,600	70.7	67,000	29,000	45,709	43.5
June	207,000	73,000	129,830	124.8	168,000	28,000	94,258	90
July	199,000	85,000	133,225	128	166,000	69,000	90,001	86
August	179,000	69,000	110,500	106	178,000	46,000	73,332	70
Sept.	126,000	71,000	101,733	97.8	105,000	22,000	57,533	54.7
October	67,000	25,000	41,354	40	72,000	33,000	49,491	47
Nov.	60,000	40,000	41,333	40	95,000	33,000	51,866	49.3
Dec.	no figures available				no figures available			

*gpcd: gallons per capita per day

Figures were obtained from Oregon State Health Department records for monthly usage. Fluctuations may be caused by fires, system leakage, monthly precipitations, or sprinkling restrictions.

Based upon this data the following statements can be made.

1. The maximum per person use for this period was 128 gallons.

2. The minimum per person use for this period was 40 gallons.

3. Population projections for the year 2000 are 1714. Maximum usage times projected population figures are: 128 x 1714 x 2½ (the recommended storage by Oregon State Health Department is 2½ days) = approximately 220,000 one day and 660,000 for three days.

4. The national average per person rise in consumption is 1.1 gallons per year. In this instance this would be 33 gpcd for the year 2000. With this additional useage the corrected figure for projected 2000 storage needs would be: 161 x 1714 x 3= 828,000 gallons.

Source: Gene Williamson, Yamhill County Watermaster, 1978.

Public Sewer System

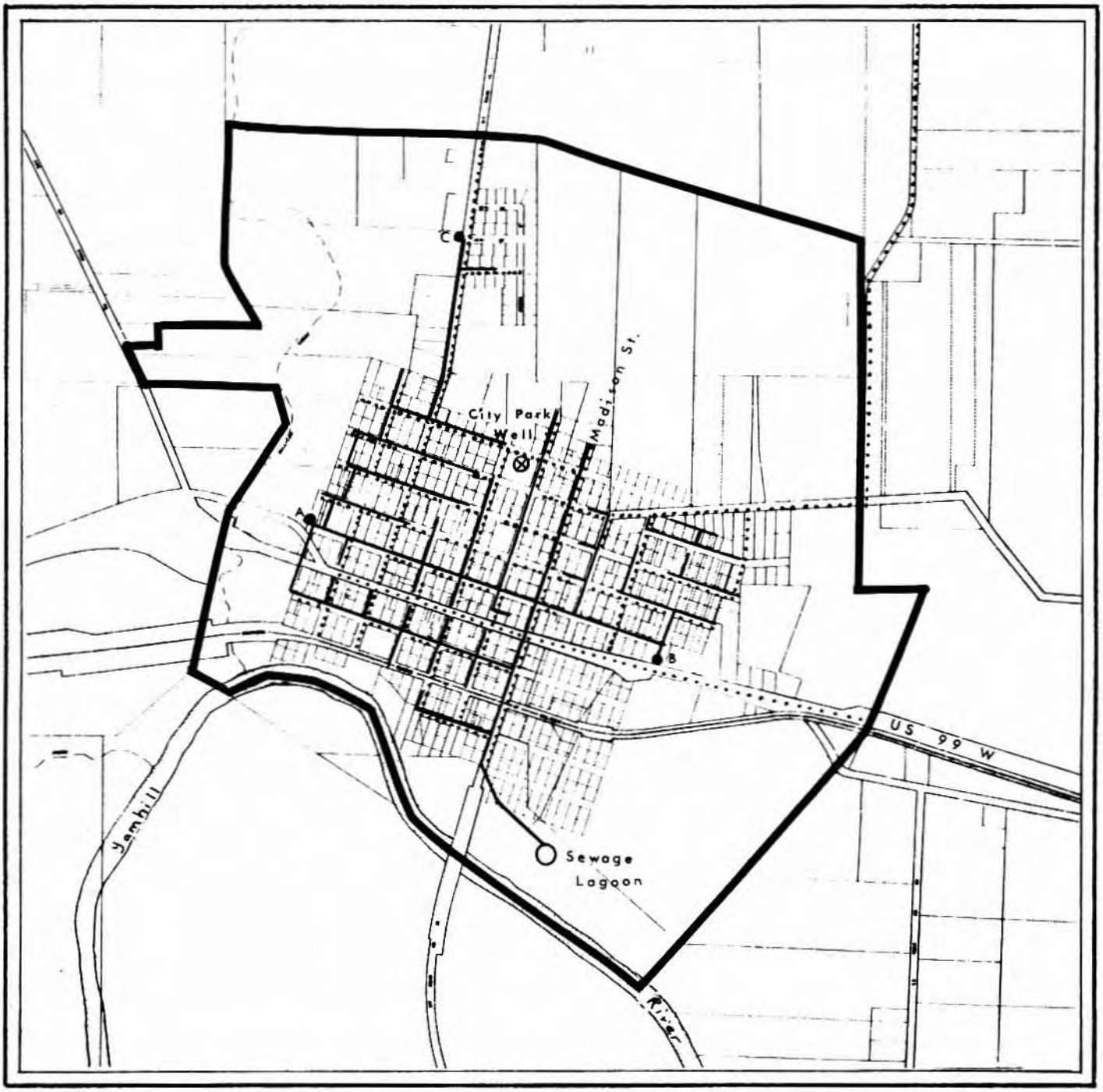
Lafayette's existing sewer facility was constructed in 1974. It is an activated sludge automatic plant with a system of 8" mains. In case of any problems concerning the operation at the treatment plant, a lagoon, which was part of the older system is available to contain the effluent until the disorder can be corrected. The lagoon can also be used if discharge into the Yamhill River is restricted.

The sewer system is considered to be in good condition. The treatment plant was designed to handle 300,000 gallons of effluent per day, or to service roughly 3,000 people. At this time, approximately 75,000 to 100,000 gallons per day is being treated, so the plant is operating at about one-third capacity. With the projected population of 1,714 people in Lafayette for the year 2000, the existing sewer facility can adequately handle the increased load.

Storm Drainage

Lafayette does not have an overall City storm drainage system. Drainage facilities exist in the downtown business district along Highway 99W. The residential areas of the community, for the most part, rely on surface drainage with the exception of new residential developments where storm drainage systems are required.

Sources: Consultants Northwest, Mike Henry.
Kim Merryman, Lafayette Sewer Plant Operator



LAFAYETTE SEWER and WATER

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

North

1.2"–1/4 mi.

Scale: 1"–1085'

Fire Protection

The Lafayette Fire District provides fire protection for the City of Lafayette. The fire district and city limit boundaries are one and the same. Presently there is a Fire Chief and fifteen volunteer firemen in the fire district. Equipment consists of two fire trucks, a transport vehicle and miscellaneous firefighting equipment.

Lafayettehas a current fire rating of 7. The high rating is mainly due to an inadequate water storage facility which soon will be expanded to meet state standards. The Lafayette Fire District is presently experiencing no problems in providing adequate fire protection for the community. Approximately 14-20 alarms are responded to each year.

Police Protection

Police protection is provided by the City of Lafayette. Two officers provide 24-hour protection. The City contracts with Yamhill County for use of the County jail facility. The City's equipment consists of one patrol vehicle.

There appears to be adequate police services and the department will be expanded as the community grows. Vandalism is probably the most common crime committed in the community.

Medical Services

There are presently no medical services or facilities in the community. Newberg Community Hospital and McMinnville Community Hospital are the nearest medical facilities and there are numerous physicians in both cities. There also is a County Health Department which offers a number of health services to all County residents.

McMinnville Community Hospital is a proprietorship hospital with a staff of 38 physicians and 230 employees. The hospital has 87 beds at the present time and expects to need additional beds by 1982-1983. The City of McMinnville furnishes ambulance service. With the exception of the need for additional beds in 4 or 5 years, the facility is operating well within its capacity and has no immediate plans for expansion.

Newberg Community Hospital is a non-profit facility with a City governing board. There are 19 active staff physicians, 36 courtesy physicians and a total of 141 employees. The hospital provides general medical care, a 24-hour emergency room and 2 ambulances. Presently, the hospital is upgrading some of its facilities and will probably expand some departments that are now operating at over-capacity.

The Yamhill County Health Department provides a variety of health services to County residents. Home nursing, clinics, counseling, and a mental health program are just a few of the services provided by the Health Department.

Sources: Albert Greeley, Asst. Administrator, McMinnville Community Hospital
Justine Pfeiffer, Asst. Administrator, Newberg Community Hospital
Yamhill County, 1976, League of Women Voters of McMinnville,Oregon

City Government

Lafayette has an elected mayor-council form of government. An 8-member Planning Commission is appointed by the Council. The responsibilities of the Commission include the approval of land use applications, consistent with the existing Charter and Ordinances of the City; and other deliberations as an advisory body to the Council. The City employes a staff of 8 for the following municipal services: a City recorder, office clerk, 2 police officers and 4 public work employees.

Social and Cultural Services

Due to the close proximity to McMinnville, Portland and Salem, Lafayette residents are offered a wide range of social and cultural activities. Local organizations include the Lafayette Youth and Senior Activity Center, the American Legion and Auxillary, the Rebekahs, and Home Extension.

Yamhill County Museum, which is operated by the Yamhill County Historical Societlty, is located in Lafayette. This is the only historical museum in the County.

At the present time efforts are being made to open a public library. Local citizens are volunteering their time to provide this service to the community.

Communications

Unlike many small communities of the same relative size, Lafayette has a good variety of communication facilities available to it. This probably is due in part to Lafayette's close proximity to larger urban centers.

Lafayette has had a post office since 1850. In fact, for a period of time slightly less than a year, there were two post offices serving the community. There is no mail delivery service in Lafayette at this time. All residents pick up their mail at post office boxes.

The first newspaper in Yamhill County was published in Lafayette in 1866. During the period of time from 1866 to 1914, there were five different newspapers published. Currently, no newspaper is published in Lafayette. Once a month a local news-letter is printed by the City police officer and distributed free of charge.

The News-Register, published in McMinnville, probably has the widest newspaper circulation in the Lafayette area with 234 accounts. Other newspapers commonly subscribed to are the Oregonian, published in Portland; the Statesman, published in Salem; and the Dayton Tribune, published in Dayton.

There are presently 2 radio broadcasting companies in McMinnville, KMCM and KSLC-FM, plus a variety of stations in Portland that can be received locally in Lafayette. Television transmission comes from the Portland area. Six stations are available to local viewers.

Lafayette's telephone service is provided by Continental Telephone Company. There is no breakdown of city statistics due to the large size of the exchange area. Presently there is a 6% increase in hook-ups for the exchange area with a 100% increase projected for 1995.

Sources: Continental Telephone Company
Old Yamhill, Yamhill County Historical Society, 1976.

TRANSPORTATION

Automobile

Travel in Lafayette is primarily by automobile, consequently the greatest community demand, in regard to transportation, is for improvement of the City's street network. The Lafayette street network is comprised of 22 streets. There are 12 east-west streets and 10 north-south streets in the planning area. All of these streets have been classified according to the primary function each street serves.

Street Classifications

1. Minor Streets

The basic function of minor streets is to provide access to the fronting property owner. These streets, which are at the bottom of the street heirarchy, generally carry traffic to collector or arterial streets. All the streets in Lafayette not classified as collectors or arterials are either urban or rural minor streets.

Urban Minor Streets

Eighth	Fourth	Adams	Jackson
Sixth	Water	Jefferson	Wilson
Fifth	Washington	Market	N. Madison

Rural Minor Streets

County Road #85 Yamhill Locks Road

Mineral Springs Road

The maintenance of all urban minor streets is the responsibility of the City of Lafayette. Yamhill County is responsible for maintaining Yamhill Locks Road and Road #85.

2. Collector Streets

The function of collector streets is to collect traffic from minor streets and to distribute it to the arterial street system. The 5 collector streets classified in Lafayette are the most heavily traveled streets next to the arterial street.

Major Collector Streets

Bridge S. Madison

Minor Collector Streets

Second Seventh Monroe

The maintenance of Second, Seventh, Monroe and Bridge Streets is the responsibility of the City of Lafayette. The Oregon Department of Transportation is responsible for maintaining that portion of Madison Street which has been classified as a major collector street.

3. Arterial Streets

The function of arterial streets is to facilitate traffic movement between communities. One highway in the planning area serves this purpose.

Arterial Streets

Highway 99W

The maintenance of Highway 99W is the responsibility of the Oregon Department of Transportation.

Traffic Load

Traffic flow figures in Lafayette are only available for state and federal roads. For comparative purposes 1972 and 1977 traffic counts, for specific locations along major roads, are as follows:

SELECTED TRAFFIC VOLUMES
1972 and 1977

Location	1972 Average Daily Traffic All Vehicles	1977 Average Daily Traffic All Vehicles	Change 1972 to 1977
0.02 mile south of 99W on Madison Street	1,100	1,500	+400 (36%)
South City Limits on Madison Street	1,000	1,450	+450 (45%)
East City Limit on Highway 99W	5,300	6,300	+1,000(19%)
0.01 Mile West of Madison Street on Highway 99W	5,600	6,600	+1,000(18%)
West City Limits on Highway 99W	5,500	6,500	+1,000(18%)

Source: Oregon State Highway Division, Traffic Volume Tables for 1972 and 1977.

Lafayette's telephone service is provided by Continental Telephone Company. There is no breakdown of city statistics due to the large size of the exchange area. Presently there is a 6% increase in hook-ups for the exchange area with a 100% increase projected for 1995.

Sources: Continental Telephone Company
Old Yamhill, Yamhill County Historical Society, 1976.

Street Conditions

Because of population increases, traffic volumes should continue to rise on all of the streets in the Lafayette planning area. Although Lafayette's streets are more than adequate to accommodate existing traffic capacities, some improvements may be necessary to accommodate substantial additional traffic capacities. Of the 8.3 miles of streets existing in the planning area approximately 0.4 mile (4 percent) of the streets are not paved. Approximately 96 percent of the streets are paved but many lack curbs, sidewalks and storm drainage facilities.

It is the responsibility of the City of Lafayette to maintain approximately 79 percent of the existing streets in the planning area. The remaining 21 percent of the streets are the responsibility of Yamhill County or the Oregon Department of Transportation.

Traffic Hazards

By far the most hazardous street in Lafayette is Highway 99W (Third Street). This street is the most heavily traveled in the City; consequently, the majority of Lafayette's traffic accidents take place on it. In 1977, half of the 10 accidents investigated by City police, occurred along Third Street. Vehicles parked along the Highway block visibility for automobiles attempting to turn from side streets onto the Highway. As a result, every intersection in the City along Third Street is particularly hazardous. Other streets or intersections which present traffic problems, either due to volume of traffic or poor visibility include:

Bridge Street	Intersection of Second and Market
Madison Street	Intersection of Fourth and Market

Another traffic problem in Lafayette, according to City police, is related to the Southern Pacific Railroad tracks. As a safety precaution, streets which intersect the rail line have been blocked off by barriers. With the exception of Madison Street, all city streets which intersect the tracks are now closed to through traffic.

Railroad

Southern Pacific Railroad tracks run in an east-west direction along the southern portion of the City. Residential units are located near the tracks from Washington Street to Madison Street. All streets intersecting the tracks in the planning area, except Madison, are closed to through traffic by barriers. A railroad crossing with bell, lights and gates is located on Madison Street. The railroad is used only for freight service, and it is likely that this situation will continue. The train tracks are in adequate condition for the existing level of service.

Airport

Currently there are no airport facilities in the Lafayette planning area. A small private airstrip, adjacent to Highway 99W, lies just to the west

of the planning area. The nearest available air service is the McMinnville Municipal Airport approximately 5 miles to the southwest. There are no regularly scheduled flights provided but local charter service is available.

For regularly scheduled commercial flights, Lafayette's population generally travels to the Portland International Airport approximately 36 miles away. This airport is served by eight airlines that provide passenger and freight service.

Public Transit

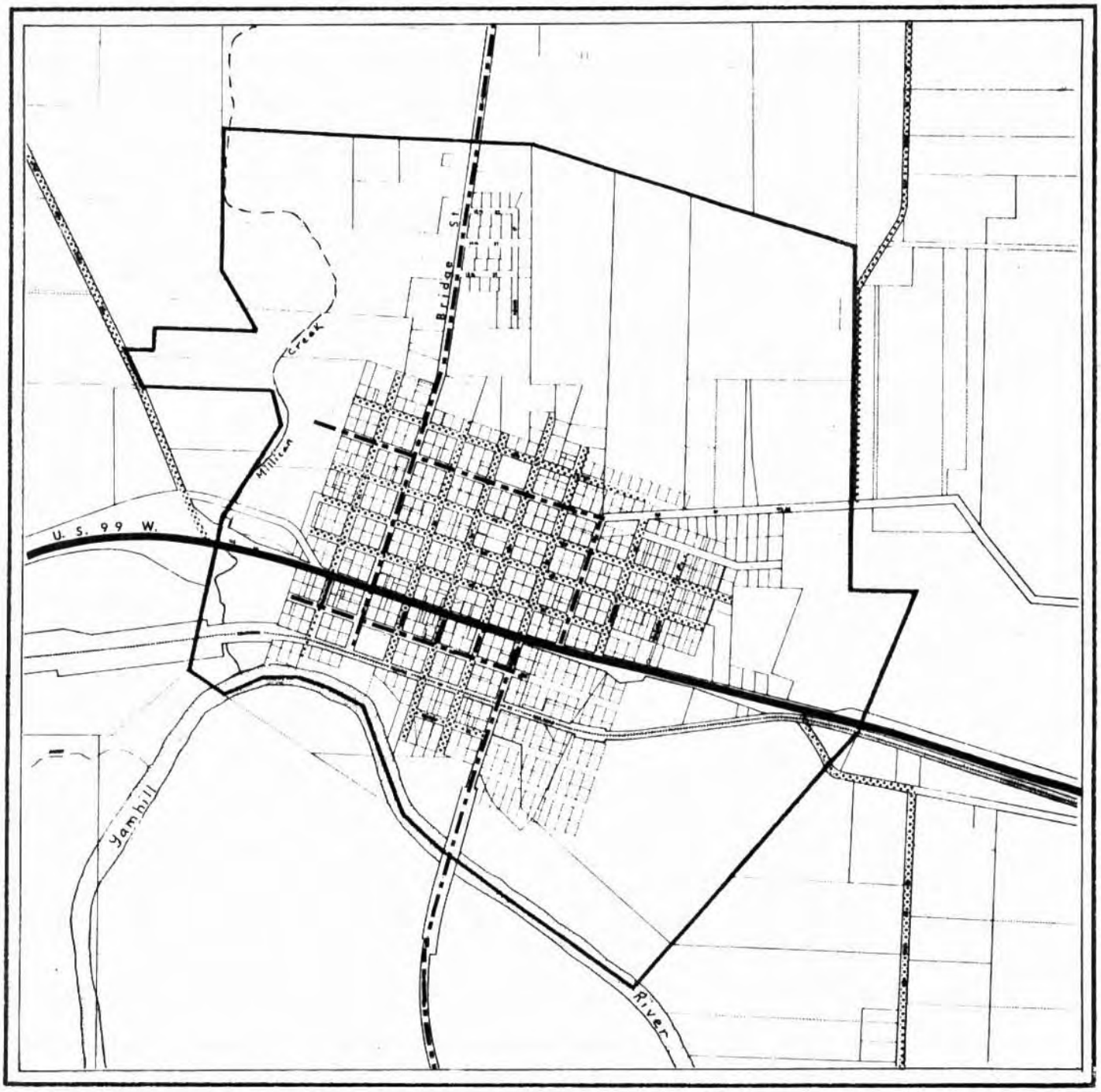
At the present time YamCo Transit is the only form of mass transportation available to County residents. YamCo is a public transportation system designed to serve the citizens of Yamhill County. YamCo Transit runs with one 16-passenger bus which is supplied to the County through Hamman Stage Lines, Inc. The transit service is funded through City, County, State and Federal (CETA) monies and is on a one year experimental project. Due to lack of ridership, it is uncertain whether the transit system will be continued beyond this time period.

Pedestrian and Bicycle Ways

While walking and bicycling are most often thought of as recreational activities, their potential to serve as alternative City transportation modes is high. The increasing cost of fuel, the need to conserve energy, and relatively short distances between Lafayette's commercial core and residential areas, make both walking and bicycling attractive transportation choices.

The lack of adequate facilities is a likely deterrent to bicycling and walking at the present time. Sidewalks exist on only a few streets in the City but a lack of heavy traffic on side streets make walking a relatively safe, accessible form of city transportation. Streets with relatively low volumes of traffic are also the only facilities for bicycling available within the planning area. With the provision of safe and convenient walking and bicycling facilities within the planning area, and as part of a county-wide system, more people might engage in these forms of transportation.

Sources: Oregon State Highway Division, 1978.
County Road Department, 1978.



LAFAYETTE TRANSPORTATION

Arterial Streets

Collector Streets

Minor Streets

North

1.2"–1/4 mi.

Scale: 1"–1085'

ENERGY USE

Electricity, propane, heating oil, and wood are the fuel types that supply the energy needs for the City. The community is presently not served by natural gas. There is also at least one residence in the planning area that is utilizing solar energy as a heating source. With the exception of wood, the major fuels are imported into the County. Electricity is primarily generated from hydroelectic and thermal plants elsewhere in Oregon; and fuel oil comes from other parts of the United States and from foreign imports. With the exception of wood, which is a local resource, the purchase of other energy sources means local money flowing out of the local economy.

Electricity

Portland General Electric provides electricity to the community. As of July 1978, there were 340 residential customers and 44 commercial customers.

Electrical Consumption From July 1977 to July 1978	
Total Residential Consumption	4.819 10^6 kwh
Average Residential Consumption	14,174 kwh/customer
Total Commercial Consumption	.687 10^6 kwh
Average Commercial Consumption	15,614 kwh/customer

Residential customers at Portland General Electric pay a $3.00 per month basic charge plus per kwh rates as follows:

Winter (November - April)	2.477¢/kwh
Summer (May - October)	2.277¢/kwh

Commercial Demand Level #1* customers pay a basic charge of $5.00 per month for single-phase power or $8.50 per month for three-phase power. In per kwh rates are as follows:

Winter:	2.643¢/kwh	First 5000 kwh
	1.793¢/kwh	Above 5000 kwh
Summer:	2.443¢/kwh	First 5000 kwh
	1.593¢/kwh	Above 5000 kwh

* Commercial Demand Level #1 rates apply when demand does not exceed 30 kw more than twice during the previous 13 months, or when 7 months or less of servie demand did not exceed 30 kw more than once. Commercial Demand Level #2 rates apply when demand exceeds this limit.

Commercial Demand Level #2 customers pay a basic charge of $10.00 per month for single-phase of $15.00 per month for three-phase plus 1.189¢/kwh plus the following:

Winter: $2.93/kw of demand in excess of 30 kw

Summer: $2.10/kw of demand in excess of 30 kw

As a general rule there are two or three customers in demand level #2 in each community. Sewer and water plants, schools, grain elevators, and large manufacturing plants generally fall into this category.

Propane, Heating Oil, Wood

Propane prices vary according to the distributor and also according to the volume purchased. Following are approximate prices averaged from information given by several County propane dealers:

1 - 19 gallons	60¢/gallon
over 20 gallons	53¢/gallon

Heating oil prices also vary according to distributor and according to quantity purchased. An average price estimated from information given by several County distributors is about 47¢/gallon.

Wood prices vary so widely - according to distribution, quantity and type of wood - that it is impossible to arrive at an average cost. In addition, many people cut their own wood or burn scrap and pay only the price of a permit and their own labor.

At this time, there is no information regarding the proportion of each energy type usage in the planning area. Local distributors do not keep records broken out by city for propane and heating oil use. It is assumed that propane, heating oil and wood contributes a significant portion of the needs in the community. Propane is commonly used as a cooking fuel, particularly in mobile homes. Heating oils are used in many older homes, and many older and newer homes are turning to the use of wood as a supplementary fuel.

Solar & Wind Energy

There are several solar heated homes in the County at this time. The use of solar energy is growing rapidly, and within a year there should be solar assisted buildings in all Yamhill County communities.

Wind, like solar, is a potential energy source in the County. However, there are no known wind installations in any of the small communities at the present time.

The U.S. Weather Bureau estimates that the sun shines 25% to 35% of the time during the winter months in McMinnville. The following chart is average daily solar radiation on a horizontal surface in Langleys/day.*

* 1 Langley = 3.69 Btu/Sq. Ft.

The information was interpolated from data presented in Transition (Oregon Office of Energy Research and Planning, 1973).

January	90
February	170
March	270
April	390
May	450
June	480
July	560
August	465
September	365
October	210
November	130
December	90

Household Energy Use

Approximately 78% of the household energy budget goes toward space and water heating. Based on recent fuel price forecasts developed by the Oregon Department of Energy, the costs for heating the home will continue to soar in the years ahead. For example:

	If you paid in 1976	Without conserving energy, in 1996 you can expect to pay
Electricity	$300	$1,372
Natural Gas	$300	$1,768
Heating Oil	$300	$1,235

In addition to heating, households require energy for a variety of other uses. Information from the Oregon Department of Energy presents a breakdown of residential energy use for the typical Oregon household. It is assumed that these figures apply to residences in the City of Lafayette as well.

Oregon Residential Direct Energy Use for 1977

Space Heating	62.4%
Water Heating	16.0%
Refrigeration	4.4%
Cooking	3.9%
Lighting	2.5%
Clothes Drying	2.2%
Television	1.9%
Freezing	1.8%
Other	5.1%

42 million BTU's per capita

Source: Oregon Department of Energy

By observing the rapid projected cost increases for heating a home and the large percentage of the household budget that goes toward space and water heating, it can easily be seen that an ever-increasing portion of the household income will be going toward the basic need of heating the home. While this trend may not affect householders of financial means, they will no doubt cut into the buying power of the elderly people living on fixed or low incomes, and of growing families.

Personal energy consumption was 45% of total direct energy used in Oregon in 1977.

Oregon Personal Direct Energy Use for 1977

Private Auto	56.4%
Space Heating	27.2%
Water Heating	7.0%
Refrigeration	1.9%
Cooking	1.7%
Lighting	1.1%
Clothes Drying	1.0%
Other	3.8%

100 million BTU's per capita

Source: Oregon Department of Energy

Oregon's direct energy use by sector for 1977 is broken down the following way:

Energy Use by Sector

Transportation	39.1%*
Residential	19.7%
Industrial	29.5%
Commercial	9.6%

214 million BTU's per capita
*Of 39.1%, 25.4 is private and 13.7 other

Source: Oregon Department of Energy

The soaring cost of energy, coupled with the fact that the larger part of our energy comes from unrenewable sources, necessitates conservation efforts and the investigation of alternative sources of energy. In every facet of urban living, measures should be taken to utilize energy in a most efficient and conserving manner.

Source: Yamhill County Energy Office, 1978.

Existing Land Use

The distribution and character of existing land uses provide a basis for understanding present conditions within the planning area and for making projections for future land use patterns. To more accurately determine a city's land use requirements, an inventory of existing land uses should be prepared. The location as well as the amount of land occupied by various land uses are generally included in the land use inventory. An existing land use inventory for the City of Lafayette has been prepared by the Yamhill County Department of Planning and Development. The results of the survey, which was completed in the fall of 1978, are summarized in the following table.

Land Use Statistics

City of Lafayette - 1978

Existing Land Use	Acreage	Percent of Planning Area
Agriculture	243.13	44%
Residential	113.54	21%
Public Facilities (Existing & unopen streets, public buildings, sewer, parks)	93.02	17%
Wooded	49.13	9%
Vacant	24.15	4%
Miscellaneous (Railroads, water, parking, churches)	18.98	3%
Industrial	2.46	0.43%
Commercial	2.37	0.43%

Source: Land use survey by Yamhill County Planning Department, November, 1978.

Of the 546.96 acres within the planning area, approximately 88.77 acres of undeveloped lands are limited for building by soils; 35.91 acres are limited by slopes; and 3.77 acres are limited by flood hazard. All lands which have severe building limitations are wooded or in agricultural use. The amount of land actually available for future development is 197.30 acres, based on the following findings:

Land Limited by Private Development	- 120.91 acres
Land Limited by Public Facilities	- 93.20 acres
Land With Severe Building Limitations	- 128.45 acres
Water	- 7.10 acres
Undeveloped Land With Less Than Severe Limitations	- 197.30 acres
	546.96 acres

Land Use Projections

Land use projections for various uses have been estimated, based upon the City's projected population of 1,714 for the year 2000. The projections are also based upon averages developed using total land use data for the cities of Amity, Carlton, Dayton, Lafayette, Sheridan, Willamina and Yamhill. The averages have been calculated to be 0.018 acres/capita for industrial use; and 0.003 acres/capita for commercial use. According to these calculations, the following shows estimated commercial and industrial land use projections:

	1978 (Existing Use)	2000 Projections	Land Needed
Industrial Use	2.46 acres	14.59 acres	12.13 acres
Commercial Use	2.37 acres	4.39 acres	2.02 acres

Present commercial zones have more than enough undeveloped lands to accommodate the City's projected commercial land requirements. Excluding right-of-ways, the commercial zone areas account for approximately 5.0 percent of the City area. In other Oregon communities, outside the large metropolitan areas, approximately 4 percent of the area is used for commercial purposes.

The existing industrial area has more than double the amount of land that is projected to be needed for industrial purposes to the year 2000. The industrial area, east of Madison Street, is primarily undeveloped land and accounts for 8.1 percent of the City. In other Oregon communities, outside the large metropolitan areas, approximately 11 percent of the area is used for industrial purposes.

Industrial and commercial land use figures are very difficult to project. Many factors, including the type of commercial and industrial activities desired by the City, determine the actual amount of land which will be required for each of these uses. However, land use projections do provide the City with adequate guidelines for use in the planning process.

Like commercial and industrial land use projections, residential land use figures are very difficult to project. Factors, including the amount of land designated for various residential densities, affect the actual amount of residential land needed to accommodate a city's future growth. Conservative estimates, on the amount of land available for residential development in Lafayette, indicate that there is an abundance of developable land within the City. There are several acres of developable land available through in-filling of vacant and over-sized parcels within the existing residential area. In-filling helps to encourage more efficient use of existing public facilities. Agricultural areas that are located away from areas of residential development, constitute large acreages within the City. These areas will generally be more costly to service than areas which are nearer to existing residential development and public services.

Source: Yamhill County Planning Department, 1979.

Appendix A

BUREAU OF CENSUS HOUSING CRITERIA

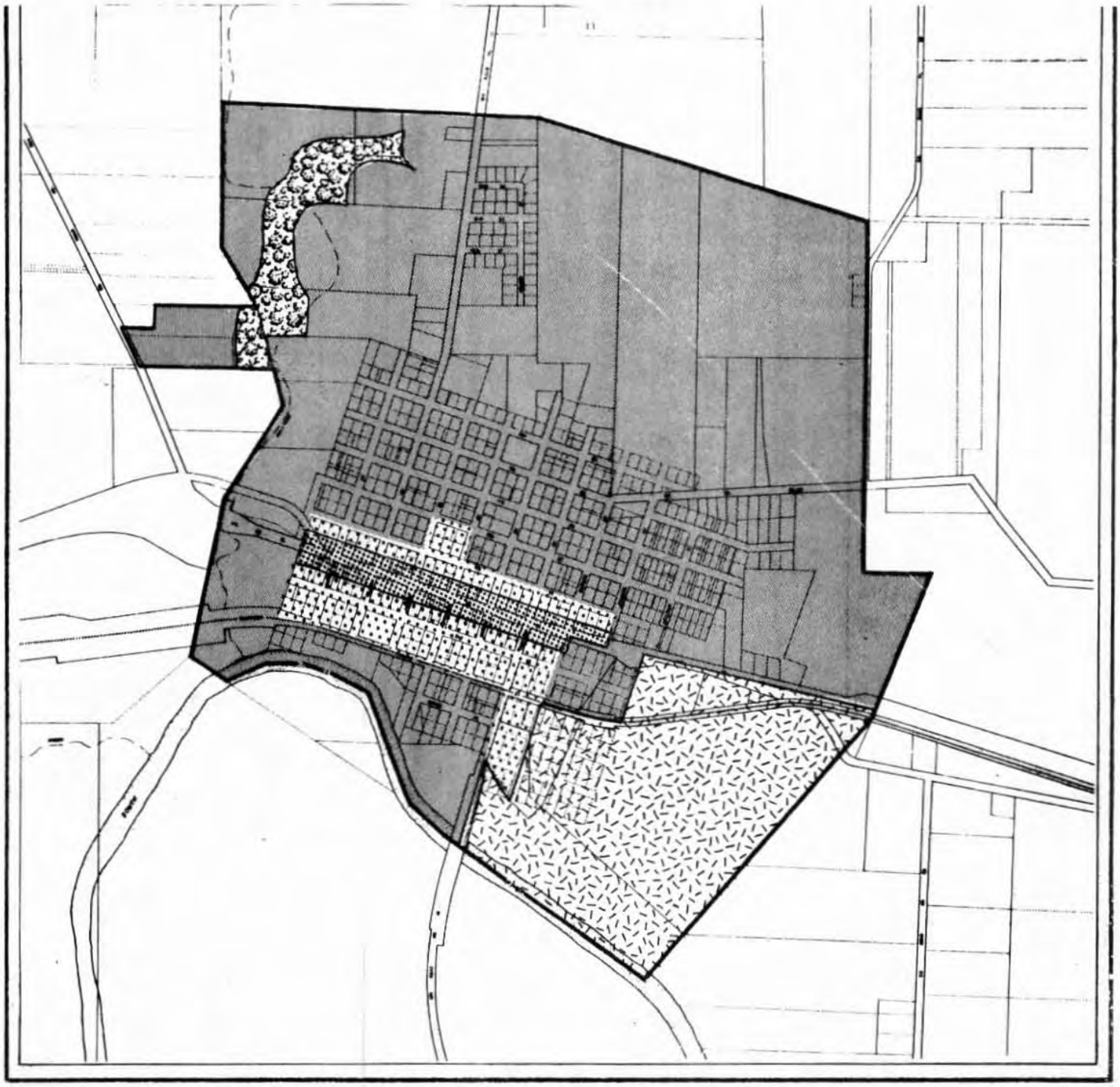
Rating and Exterior Condition

A. Not Defective
   1. New or excellent

B. Slightly Defective
   1. Slight damage to porch or steps
   2. Small cracks in walls, plater or chimney
   3. Broken gutters or downspouts
   4. Lack of paint

C. Intermediately Defective: one or more intermediate defects; five or more defects
   1. Holes in walls
   2. Open cracks
   3. Missing material over small area of wall or roof
   4. Rotten window sills or frames
   5. Deep wear on stairs
   6. Poor or no foundation

D. Critically Defective: one or more critical defects; five or more intermediate defects
   1. Sagging walls or roof
   2. Holes, open cracks, missing material over large area
   3. Damage by storm or fire unrepaired



LAFAYETTE PLAN MAP

RESIDENTIAL

RESIDENTIAL/COMMERCIAL

COMMERCIAL

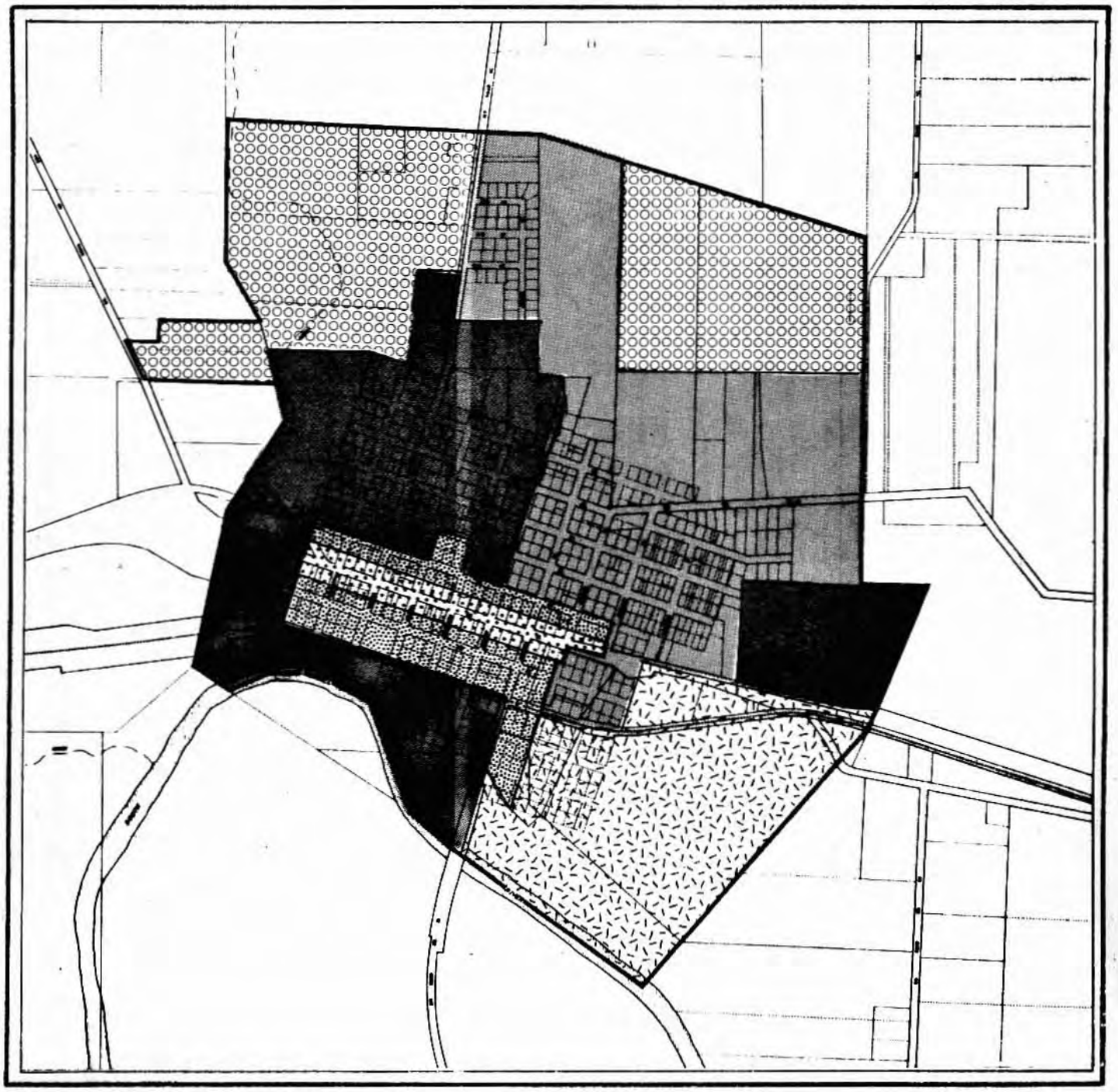
INDUSTRIAL

OPEN SPACE

North

1.2"-1/4 mi.

Scale: 1"-1085'



LAFAYETTE ZONING MAP

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
LR	RC	GI
R·1	GC	
R·2		

North

1.2"–1/4 mi.

Scale: 1"–1085'