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ACKNOWLEDGED PLAN MATERIAL

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Department of Land Conservation and Development

COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

November 26, 1979

The Honorable Dolly P. Gamel
Mayor, City of Lafayette
P.O. Box 55
Lafayette, OR 97127

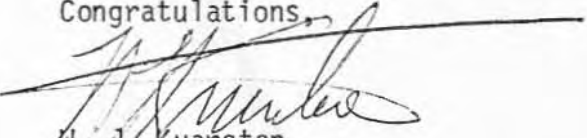
Dear Mayor Gamel:

It gives me a great deal of pleasure to confirm that the Land Conservation and Development Commission, on November 9, 1979 officially acknowledged the comprehensive plan and implementing ordinances of the City of Lafayette as being in compliance with ORS 197 and the Statewide Planning Goals.

The acknowledgment signifies an historic step for the City's land use planning program. By effectively planning ahead for the wise use of your valuable land, you have set an excellent example for others to follow.

I would like to commend the city officials, staff and citizens of your community for their hard work and foresight in the field of land use planning.

Congratulations,


W. J. Kvarsten
Director

Enclosure

cc: Yamhill County Board of Commissioners
Lorie Scoltock, County Coordinator
Dave Bishop, Yamhill County Planning Director
Craig Greenleaf, Field Representative

WJK:LC:mh
75Z
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BEFORE THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF THE CITY OF)
LAFAYETTE'S COMPREHENSIVE PLAN) COMPLIANCE ACKNOWLEDGMENT
AND IMPLEMENTING MEASURES) ORDER

On July 2, 1979 the City of Lafayette, pursuant to ORS Ch. 197.251(1) (1977 Replacement Part), requested that its comprehensive plan and implementing measures, consisting of the Comprehensive Land Use Plan, Ordinance #355, adopted April 18, 1979; Planning Atlas referenced in the Plan; Development Ordinance #356, adopted April 18, 1979; Urban Area Agreement Amity Ordinance #355, adopted April 18, 1979 and Yamhill County Ordinance #210, adopted May 16, 1979 be acknowledged by the Land Conservation and Development Commission in compliance with the Statewide Planning Goals.

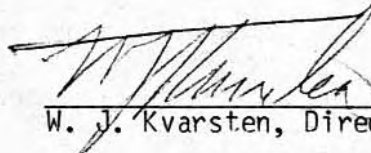
The Commission reviewed the attached written report of the staff of the Department of Land Conservation and Development on November 9, 1979, regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section IV of the report constitutes the findings of the Commission

Based on its review, the Commission finds that the Lafayette comprehensive plan and implementing measures comply with Statewide Planning Goals adopted by this Commission pursuant to ORS Ch. 197.225 and 197.245.

Now therefore be it ordered that: -

The Land Conservation and Development Commission acknowledges that the comprehensive plan and implementing measures of the City of Lafayette are in compliance with the Statewide Planning Goals.

DATED THIS _____ DAY OF _____, 1979



W. J. Kvarsten, Director

WJK:LC:mh

LAND CONSERVATION AND DEVELOPMENT COMMISSION

ACKNOWLEDGMENT OF COMPLIANCE REPORT

City of Lafayette

DATE RECEIVED: July 2, 1979

DATE OF COMMISSION ACTION: November 8, 1979

I. REQUEST:

Acknowledgment of Compliance with Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends that the Commission acknowledge the City of Lafayette's Comprehensive Plan and Implementing Ordinances to be in compliance with the Statewide Planning Goals.

B. Local Coordination Body:

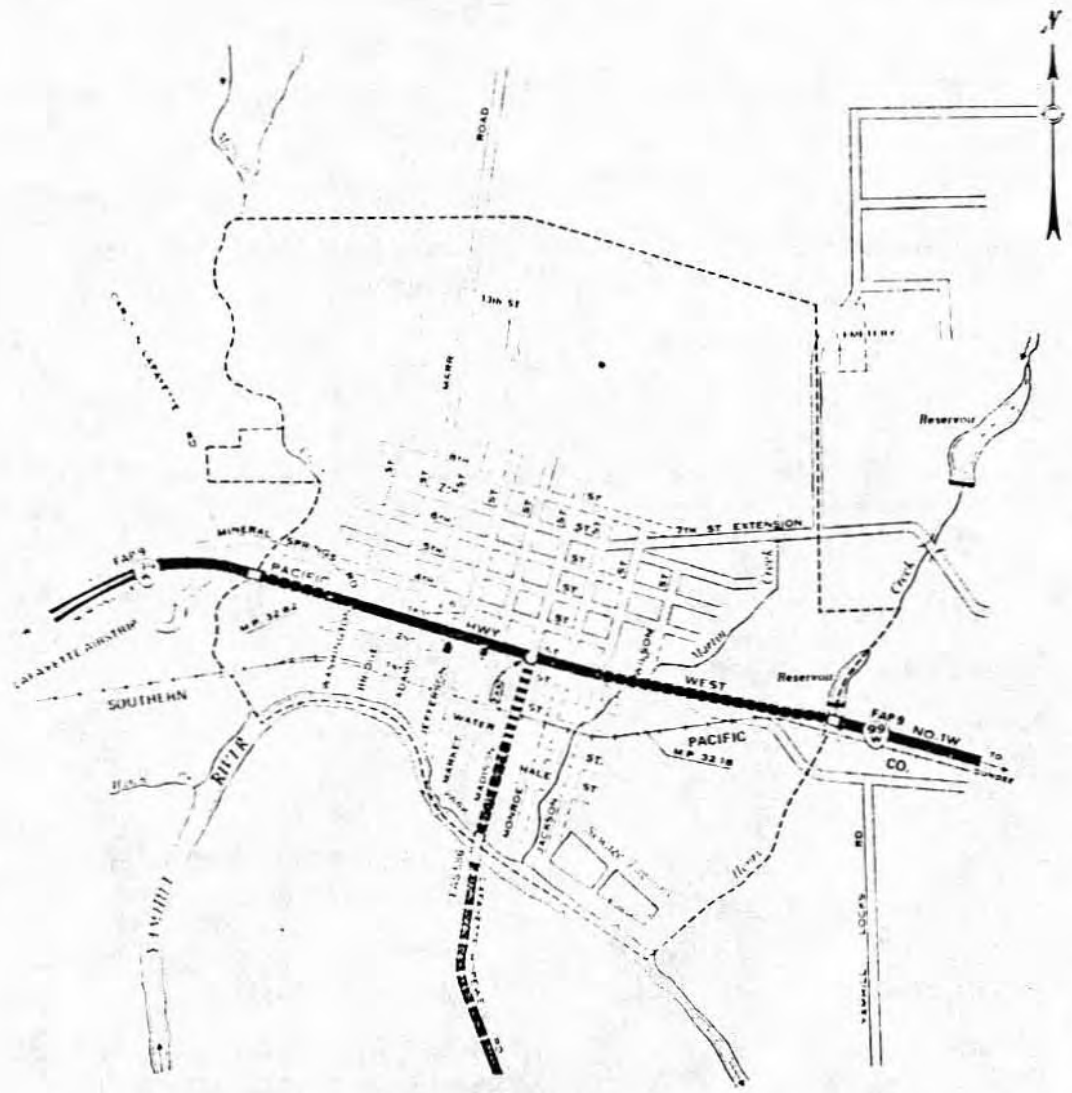
Recommends acknowledgment.

FIELD REPRESENTATIVE: Craig Greenleaf
Phone: 378-4921

LEAD REVIEWER: Ronald Eber
Phone: 378-5454

LOCAL COORDINATOR: Lorie Scoltock
Phone: 472-9371 x201

Date of Report: October 25, 1979



T4S R3-4W W.M.

LAFAYETTE

YAMHILL COUNTY, OREGON

LEGEND

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|---------------------------|-----------------------|
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| 1/4" WIDE ASPHALT HIGHWAY | PUBLIC BUILDING |
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| 1/4" WIDE ASPHALT HIGHWAY | CEMETERY |
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POPULATION 1,000

Revised December 1974

III. BACKGROUND INFORMATION:

A. GEOGRAPHY:

Lafayette is located in central Yamhill County between Newberg and McMinnville on US 99W.

B. GOVERNING BODY:

The City is governed by Mayor and four member City Council.

C. POPULATION:

2000 - 1714 (projected)
1977 - 1050
1970 - 786
1960 - 553
1950 - 662
1940 - 409

D. PLAN AND IMPLEMENTING MEASURES:

Comprehensive Land Use Plan, Ordinance #355, adopted April 18, 1979;

Planning Atlas referenced in the Plan;

Development Ordinance #356, adopted April 18, 1979;

Urban Area Agreement Amity Ordinance #355 adopted April 18, 1979 and Yamhill County Ordinance #210 adopted May 16, 1979.

E. COMPLIANCE STATUS:

The City was granted a planning extension in June 1976 with a compliance date of July 1979.

Planning Assistance Grants totalling approximately \$3,500 were provided to the City.

IV. FINDINGS:

A. General Overview:

The City of Lafayette was established on the Yamhill River in 1840. It was once the Seat of Yamhill County and is the third oldest incorporated town in Oregon (1878). It now serves as a retail and service center in central Yamhill County.

Henry and Millican Creeks form the eastern and western boundaries of the City respectively. The present population is now 1050 and is expected to grow to about 1700 by the year 2000. Adequate vacant buildable lands are available within the City limits which has been designated as the urban growth boundary.

The City provides sewer and water service and has adequate capacity for future growth.

The plan was developed with the assistance of Yamhill County. It consists of a Planning Atlas, Comprehensive Plan and implementing ordinances. Statewide Goals 3, 4 and 15-19 are not applicable in the planning area.

The Department is recommending acknowledgment.

B. Applicable Goals:

1. Citizen Involvement: (Goal 1)

The Planning Commission was approved by LCDC on March 19, 1976 as the City's Committee for Citizen Involvement as well as the Citizen Involvement Program. All City households received questionnaires in late 1976 and the responses assisted the City during Plan preparation. After extensive media coverage and public work sessions, the Planning Commission and City Council adopted the Plan in April, 1978 (Plan, p. 44A).

The Plan includes a policy to continue the Citizen Advisory Committee and the Citizen Involvement Program, (Plan, p. 44 and 46) and the Development Ordinance (p. 13) also requires citizen involvement in future plan updates.

Conclusion: The City of Lafayette complies with Goal 1.

2. Land Use Planning: (Goal 2)

The City has adopted a comprehensive land use plan which addresses all applicable Statewide Goals.

The factual base is provided in the Planning Atlas and summarized in the Plan under each goal topic. Mandatory "shall" policies have been adopted and each section of the plan is concluded with a plan implementation discussion. A development ordinance (combination zoning, and subdivision and annexation) has been adopted to carry out the plan.

The planning process used by the City is summarized in the plan (p. 44A) and continued citizen and agency involvement is required in the citizen involvement program (p. 46 and the Development Ord. p. 13).

A plan policy states that "The City shall establish a review schedule and procedure that will enable the City to maintain an updated and timely comprehensive plan." (p. 38) On page 37, the Plan states that "The Comprehensive Plan and its implementing documents will be reviewed and updated by the City one year from the date of adoption and then every three years thereafter."

Conclusion: The City of Lafayette complies with Goal 2.

3. Agricultural Lands: (Goal 3)

Not Applicable.

4. Forest Lands: (Goal 4)

Not Applicable.

5. Open Spaces, Scenic and Historic Areas, and Natural Resources:

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (pp. 5-16)

Plan Policies: Plan, pp. 8-14, 24

Implementing Measures: Development Article 3, Section 15 (Site Design Review); Article 4, Section 7 (Restricted Development Zone) Article 6 (Land Development) and Article 9 Section 1 (Historic Buildings and Sites).

The City has inventoried applicable Goal 5 resources including open space, scenic views, mineral and aggregate, energy resources, fish and wildlife, water resources and historic and cultural sites, (Atlas, pp. 12-16). Lafayette is the third oldest incorporated city in Oregon and as such has many historic buildings and sites. Five(5) sites are listed in the Statewide Inventory of Historic Sites.

Plan policies provide for the protection of these resources, (Plan, pp. 8-13 and 24). The City has included the following environmentally sensitive areas within the Restricted Development Overlay Zone: Unique natural habitat areas, lands valued for aesthetic qualities and lands with building limitations.

All uses in this zone are reviewed by the Planning Commission and approval and denial "shall be consistent with the appropriate comprehensive plan policies including but not limited to:

- a) Wildlife habitat areas;
- b) Natural hazards or severe building limitations; and
- c) Management of natural features including scenic views and open spaces." (Development Ord. p. 37 and 38)

Site design criteria, which apply in the Commercial and Industrial Zones, require:

"(4) That there is no unnecessary destruction of existing major vegetation and that consideration is given to the preservation of historical or natural features."
(Development Ord. p. 22)

The Development Ordinance provides for the establishment of an Historical Landmarks Committee. All applications or request submitted to the Planning Commission concerning historical buildings or sites are subject to be the Committee's review. Demolition permits are also reviewed and the City can hold up demolition for up to 300 days in order to secure preservation of the building or site, (Development Ord. pp. 82-85).

Conclusion: The City of Lafayette complies with Goal 5.

The provisions of the Restricted Development Zone and the Historical Landmarks Committee are exceptional for such a small city.

6. Air, Water and Land Resources Quality: (Goal 6)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (pp. 17-18)

Plan Policies: Plan, (pp. 5 and 8)

Implementation Measures: Development Ord. Article 4 Sections 4 and 6 and Article 3 Section 15, (Site Design Review).

The plan includes a general discussion of air, land and water resource quality. There are no major pollution sources in the City, (Atlas pp. 17-18).

Plan policies call for the maintenance of air and water quality and require cooperation with state and federal authorities. (Plan pp. 5 and 8) A policy to minimize noise pollution is also included (Plan p. 5).

The Areawide Master Sewerage Plan is not specifically mentioned in the Atlas or in the Plan policy. The staff has compared the Master Sewerage Plan with the UGR and population projections and can find no conflicts between the City plan and the 208 Plan for these elements. Additionally, the City is not scheduled for any construction grants. The City has agreed to reference the Master Sewerage Plan in the plan.

The Development ordinance (p. 22) requires that commercial and industrial development not be objectional because of noise, odors, and air pollution.

Conclusion: The City of Lafayette complies with Goal 6.

While no mention is made of the Master Sewerage Plan, no specific conflicts have been identified. Therefore, no goal violation exists.

Succeston for Plan and Implementing Measures Improvement

That the City amend the Atlas and Plan to reflect the Master Sewerage Plan and the areawide responsibility of the Mid-Willamette Valley Council of Governments for Wastewater Management.

7. Areas Subject to Natural Disasters and Hazards: (Goal 7)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (pp. 19-22)

Plan Policies: Plan pp. 6-8

Implementing Measures: Development Ordinance Art. 4 Section 7 (Restricted Development Zone)

Henry and Millican Creeks form the eastern boundaries of the City and flow into the Yamhill River. The flood plain associated with these waterways has been mapped (Atlas, p. 21). Steep slopes and soils with severe building limitations are also associated with the streams and composite building limitations map (Atlas, p. 22) has also been completed.

Plan policies (Plan p. 7) limit development in areas with natural restrictions and require construction and design techniques to eliminate the proposed hazard. The Restricted Development Zone (pp. 37-42) implements this policy and sets specific development standards for the flood plain and floodway.

Conclusion: The City of Lafayette complies with Goal 7.

8. Recreational Needs: (Goal 8)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (p. 23)

Policies: Plan (pp. 12, 13, 17 and 23)

Implementing Measures: Development Ordinance Art. 6 sec. 4.80 (Parks and Recreational Facilities)

The City has inventoried recreational facilities and determined that existing land is adequate to meet year 2000 needs (Atlas p. 23).

Policies call for the continued development of recreational facilities and coordination with the school district for use of their facilities (Plan, pp. 17 and 23).

Park and/or recreational uses are permitted in all City zoning districts. The Development Ordinance (pp. 68 and 69) sets standards for providing park land in new subdivisions.

Conclusion: The City of Lafayette complies with Goal 8.

9. Economy of the State: (Goal 9)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Economic Profiles of Yamhill County's Small Cities; Atlas (pp. 24-27 and 53-54)

Plan Policies: Plan (pp. 31-33)

Implementation Measures: Development Ord. Article 4 Sections 4-6, (Commercial and Industrial Zones)

Lafayette serves as a retail and service center for the surrounding area. (Atlas p. 24). Economic and employment factors are analyzed and compared with other Yamhill County cities.

The plan and zoning ordinances designate land along Hwy. 99 for commercial uses and in the southeastern part of the City for industrial uses. The Atlas (p. 54) notes that present commercial and industrial zones include more than enough vacant land to satisfy the City's future needs.

The Development Ordinance includes a General Commercial (G-C) and Residential Commercial (R-C) Zone and a General Industrial Zone (I). All commercial and industrial uses in the zones must go through Site Design Review Development Ord. pp. 27-37). Criteria deal with effects on property in the vicinity, traffic, parking, vegetation and natural features, services and noise, glare, heat, etc.

Conclusion: The City of Lafayette complies with Goal 9.

10. Housing: (Goal 10)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (pp. 22-23, 30-32, 42)

Plan Policies: Plan (pp. 34-36)

Implementing Measures: Development Ordinance, Article 4 Sections 1-3 (Residential Zones)

The City has completed a survey covering housing stock, conditions, trends and needs (Atlas pp. 30-32). Although no particular type of housing is predominately in demand, the survey indicates greatest need for some form of multifamily housing, (Atlas pp. 30-31).

Buildable Lands

The City has projected a need for an additional 232 housing units requiring approximately 72 acres (Atlas p. 31). One hundred ninety-seven (197) acres of vacant land is suitable and available for development. Of this about 150 acres is designated for residential development, (Atlas p. 53). No specific breakdown of need by housing type is provided nor the amount of vacant buildable lands within each of the City's three zones.

The Plan includes policies regarding densities, siting, low-income, rehabilitation and relation to services, (Plan pp. 35-36).

Implementing Measures

The City has three zones providing for residential use. Single family Residential (R-1), General Residential (R-2), and Limited Residential (R-3). Single family dwellings and mobile homes are permitted uses and duplexes are conditional uses in the R-1 zone (Development Ord. p. 24). Single family, multiple dwellings, duplex or greater are permitted in the R-2 zone with multiple dwellings over four units subject to site design review. (Zoning Ord. p. 25). The R-3 Limited Residential zone is intended to protect existing agricultural uses and to encourage efficient use of existing developed and serviced areas. Only single family dwellings and farming are permitted outright. (Zoning Ord. p. 27)

Lafayette has identified its buildable lands and determined that adequate amounts are available and designated to meet its housing needs. More multifamily dwellings are needed and are provided for in the R-2 zone. The Department has reviewed existing land use maps/photos and determined that substantial vacant land is available in the R-2 zone to meet this need.

Conclusion: The City of Lafayette complies with Goal 10.

11. Public Facilities and Services: (Goal 11)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (pp. 24-30 33-41); Economic Profile (p. 36)

Plan Policies: Plan (pp. 17, 21-22, 25-27)

Implementation Measures: Development Ord. Article 6 Section 5

The Atlas surveys all urban facilities and services provided to the community including sewer, water storm drainage, solid waste, schools, police, fire, medical and social services, (Atlas pp. 33-41).

Public Water Service

The plan notes that the City has an adequate water supply and has just completed a new 500,000 gallon storage reservoir which brings the City's total storage capacity to 600,000 gallons. The is "very close to the 750,000 gallons it is estimated they will need for the year 2000," (Atlas p. 35).

By the year 2000, Lafayette will need an additional 150,000 gallons of storage capacity depending upon its growth rate. The City plans to build this requirement into its capital improvements plan, (Atlas p. 36).

A plan policy states that "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 (Plan p. 22). Other relevant policies include:

"The City shall ensure that public services be adequately maintained in the commercial, industrial and residential areas." (p. 32)

Public Sewer Service

The City's sewer treatment facility was constructed in 1974 to service a population of 3,000 and is now operating at one third capacity. With a projected population of 1,714, the sewer system is more than adequate to handle future growth, (Atlas p. 38).

Other public facility policies include:

"The City shall require new development to provide a storm drainage and storm collection system within the development." (p. 22)

"The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewer disposal." (p. 22)

The Development Ordinance (p. 71) requires that new development be connected to city water and sewer and that storm drainage be provided.

Conclusion: The City of Lafayette complies with Goal 11.

12. Transportation: (Goal 12)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (pp. 42-47)

Plan Policies: Plan (pp. 18-20)

Implementing Measures: Development Ord. Article 6 Sections 4-5 and Article 7

The Atlas (pp. 42-47) includes street classification and traffic volumes, traffic hazards and alternate modes. Both public transit (which serves the transportation disadvantaged) and pedestrian and bicycle ways are discussed (Atlas p. 45).

Plan policies address energy conservation, alternate modes, transportation disadvantaged, public transit, bikeways and hazardous traffic conditions. Development Ordinance Sections cited implement these policies.

Conclusion: The City of Lafayette complies with Goal 12.

13. Energy Conservation:

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (pp. 49-52); Economic Profile pp. 41-50)

Plan Policies: Plan (pp. 20A, 7, 11, 17, 19, 21, 22, 32, 38)

Implementation Measures: Development Ord. Article Section 3 (Solar Access)

The City has completed a survey of energy use/consumption (Atlas pp. 49-52). Plan policies are included in several sections of the plan which deal specifically with energy conservation and opportunities for conservation. Solar energy systems are permitted uses in all zones and sets guidelines on how buildings can maximize use of solar energy.

Conclusion: The City of Lafayette complies with Goal 13.

14. Urbanization: (Goal 14)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Atlas (pp. 28-32 and 53-54)

Plan Policies: Plan (pp. 37-39)

Implementing Measures: Development Ord. Article 8 (Annexations) and the Urban Area Agreement.

Boundary

The City of Lafayette and Yamhill County have adopted by ordinance the city limits as the urban growth boundary after a consideration of the seven factors in Goal 14. (Atlas pp. 31 and 54)

The City has shown a need for 232 additional housing units requiring approximately 72 acres (Atlas p. 31).

The following policies are applied to urbanization:

"The City shall efficiently utilize existing facilities and services by encouraging infilling of developable lands within the planning area."

"Methods and devices for guiding urban land use should include, but not be limited to, the following as they become feasible: Tax incentives and disincentives; Multiple use and joint development practices; Fee and less than fee acquisition techniques; and Capital improvement programming." (p. 38)

"The City shall direct residential development into areas currently platted and close to the City center before utilizing large areas of vacant land, and land presently devoted to agriculture." (p. 35)

A Limited Residential Zone (R-3) has been established for areas inside the City currently in agricultural production.

Annexations are covered in the Development Ordinance (pp. 77-81).

The adopted urban area agreement indicates how services are to be provided, how coordination will occur and under what circumstances the boundary may be changed. Lafayette Urban Area Management Committee is established to make decisions on urban area issues. The agreement also identifies an area of influence around the City in which the City will review county actions.

Conclusion: The City of Lafayette complies with Goal 14.

C. Comments Received

The following parties have provided statements on this acknowledgment request:

Agency	Position
Coordinator	Acknowledge
DED	No Objection
OBPC	Comments*
FHA	No Objection
ODOT	No Objection
SWCD	No Objection
DEO	Objection*

*Letters attached

D. Overall Conclusion

The City of Lafayette has adopted an excellent plan based on a good factual base and including strong policies. The level of work is excellent and the City should be especially commended for the outstanding historic preservation and solar energy provisions in the Development Ordinance.

V. RECOMMENDATION

A. Staff:

Recommends that the Commission acknowledge the City of Lafayette's comprehensive plan and implementing measures in compliance with the Statewide Planning Goals.

B. Local Coordination Body:

Recommends acknowledgment.

RE/jk
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YAMHILL COUNTY

Oregon

RE



COUNTY PLANNING COMMISSION
Department of Planning &
Development

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

OCT 28 1979

SALEM

October 18, 1979

Ron Eber
Department of Land Conservation
and Development
1175 Court Street N.E.
Salem, Oregon 97310

Re: Lafayette Comprehensive Plan
Acknowledgement

Dear Mr. Eber:

I have reviewed the comments received on the Lafayette Comprehensive Plan and have found no objections. I believe that the City Plan and Implementing Ordinances are coordinated and integrated and in conformity with LCDC Statewide Planning Goals. I therefore recommend acknowledgement of the Lafayette Comprehensive Plan.

If you have any questions about the plan, please call.

Sincerely,

Lorie Scoltock

Lorie Scoltock
Coordinator

cc: City of Lafayette
Dave Bishop, Planning Director

LS:sl



Department of Economic Development

921 S.W. WASHINGTON STREET, PORTLAND, OREGON 97205 PHONE (503) 229-5535

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

SEP 21 1979

SALEM

September 20, 1979

Mr. Wes Kvarsten, Director
Department of Land Conservation
and Development
1175 Court Street, N.E.
Salem, OR 97310

Subject: Acknowledgement of Comprehensive Plan
City of Lafayette

Dear Mr. Kvarsten:

The Department of Economic Development has reviewed the Comprehensive Plan of the City of Lafayette for conformance with Goal 9 and the Department does not object to the acknowledgement of Lafayette's Plan.

The City's goals and policies are realistic and the Plan is a well organized and prepared document. The City and planning staff are to be complimented for a task well done.

Thank you for the opportunity to comment.

Sincerely,

Roger Eiss
Deputy Director

RE:tn;kenj

PC
DEPARTMENT OF AGRICULTURE . LAND CONSERVATION
AND DEVELOPMENT
FARMERS HOME ADMINISTRATION
Room 1590, Federal Building, 1220 SW 3rd Avenue
Portland, Oregon 97204

SEP 25 1979

SALEM

September 24, 1979

W. J. Kvarsten, Director
Department of Land
Conservation & Development
1175 Court Street NE
Salem, OR 97310

RE: Review of Comprehensive
Plan and Ordinances
City of Lafayette

Dear Mr. Kvarsten:

Farmers Home Administration has reviewed the comprehensive plan and ordinances for the City of Lafayette and has no objections to the Oregon Land Conservation and Development Commission's acknowledgement of the comprehensive plan and ordinances. We find no conflict with Farmers Home Administration policies, or with our plans and projects for the area.

The comprehensive plan indicates a need for both single and multiple family housing in Lafayette. Farmers Home Administration does have loan and grant programs to assist in meeting the need in both of these areas. Demand under these programs, however, is high and consequently delays in funding are being encountered.

We commend the City for encouraging development within the city limits where public services are available before the adjacent vacant and agricultural land is developed. We fully support this policy and the City's attempts to discourage urban sprawl and its inequitable and negative effects.

It is noted that the planning commission's site design review considers the impact on community resources of proposed commercial and industrial development. Because of the magnitude and diversity of effects, we

*Farmers Home Administration is an Equal Opportunity Lender.
Complaints of discrimination based on race, sex, religion,
national origin or marital status should be sent to:
Secretary of Agriculture, Washington, D. C. 20250*

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Page 2

suggest that the city also consider including subdivision and multiple family housing developments in this review process.

We appreciate the opportunity of making this review.

Sincerely,



KENNETH K. KEUDELL
State Director

cc: McMinnville, FmHA
District Director 2, FmHA
Chief, Rural Housing, FmHA

LEV:slc



Department of Transportation

HIGHWAY DIVISION

TRANSPORTATION BUILDING, SALEM, OREGON 97310

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

SEP 19 1979

SALEM

In Reply Refer to
File No.:

September 17, 1979

Mayor Dolly Gamel
City of Lafayette,
Lafayette, OR 97127

Dear Mayor Gamel:

Putting together a comprehensive plan and appropriate ordinances is an extremely complex task. The many elements must fit together to form a realistic plan to guide your area's growth. The portion of the plan that we reviewed relates to the Department of Transportation programs. Your plan addresses our concerns very well. We appreciate the manner in which your community dealt with issues directly affecting our Department, such as the plan policy which states that "Commercial development shall take into consideration traffic safety and compatibility in respect to Highway 99W."

We would like to be involved in future updates of the plan and ordinances. It will be helpful if you direct information on possible future plan revisions to Don Thurston, our Transportation Planning Representative and Roger Ellingson, our Parks Planning Representative. We would also appreciate your sending Don notice of zone changes and subdivision approvals along state highways. Addresses and phone numbers of our representatives are enclosed.

We thank you for your cooperation and look forward to working with you in the future.

A copy of this letter is being forwarded to the Department of Land Conservation and Development to let them know that we support those elements of your plan that relate to our jurisdiction.

Sincerely,

ORIGINAL SIGNED BY
R. E. ROYER

Robert E. Royer, Assistant Director
Policy & Program Development

Enclosure

cc: Maggie Collins
Craig Greenleaf
Wes Kvarsten/Ron Eber
~~Don Thurston~~
Roger Ellingson



Soil and Water Conservation District

1120 South Baker St.
McMinnville, Oregon 97128
DEP.(503) 472-8444
LAND CONSERVATION
AND DEVELOPMENT

September 21, 1979

SEP 24 1979

SALEM

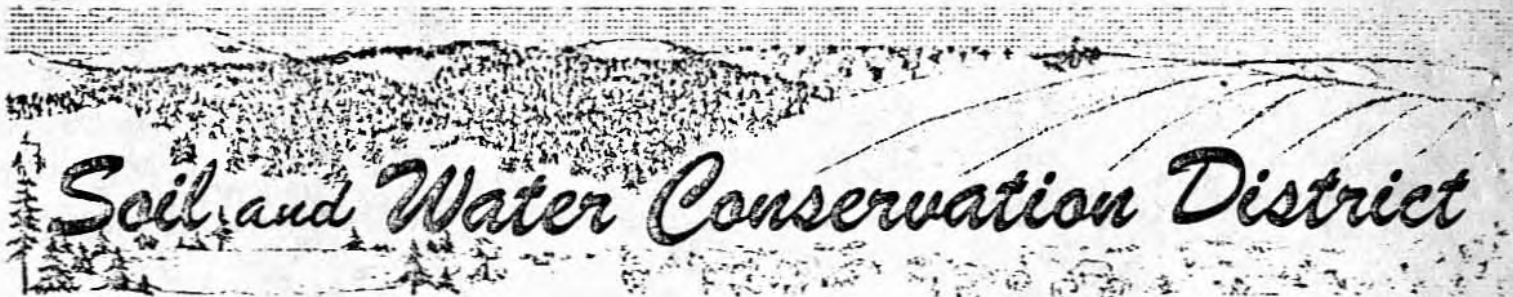
TO: W. J. Kvarston
Department of Land Conservation and Development
1175 Court St. N.E., Salem, Oregon 97310

SUBJECT: Reply to LCDC acknowledgement of compliance
memorandum of August 8, 1979.

The Yamhill SWCD appreciates the opportunity to review these comprehensive plans. Each of the cities have done a good job of addressing their natural resource problems and we hope they will continue to update and expand their conservation related programs. We will give any assistance possible with regards to our suggestions or other programs as possible.

YAMHILL COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan deals with each of our concerns very well. We feel they have given thorough consideration to Yamhill County's natural resources from the loss of prime farm and forest lands to excess sedimentation from soil erosion. We feel confident that the county will continue its outstanding effort to effectively utilize and where necessary protect our natural resources.



Soil and Water Conservation District

1120 South Baker St.
McMinnville, Oregon 97128
(503) 472-8444

W.J. Kvarston

2

September 21, 1979

The Yamhill SWCD has no objection to adoption of the comprehensive plans for the following cities and Yamhill County.

Amity	LC	Lafayette	RE
Carlton	RE	Willimina	LC
Dayton	LC	Yamhill	RE

We do, however, submit the following recommendations for the cities:

WATER RESOURCES

We recommend each of the cities identify possible water availability and/or impoundment sites for municipal utilization even after the year 2000. Then take steps to insure that they will be available for future use.

We recommend Dayton preserve the Palmer Creek dam site near the Salem Highway Bridge in Dayton for future development.

FISH AND WILDLIFE

We suggest Willimina work with the proper agencies to monitor the impact local industry has on it's fish resources.



Soil and Water Conservation District

1120 South Baker St.
McMinnville, Oregon 97128
(503) 472-8444

W.J. Kvarston

3

September 21, 1979

SOIL EROSION

We recommend each city protect their soil resources from erosion and sedimentation by requiring building contractors to preserve top soil during construction for later on site spreading, this will insure the best possible conditions exist for future vegetation. Soil which is disturbed during the construction period should be protected by conservation practices during heavy rain periods. Drainage outlets into swales or onto unprotected soil should be armoured by rock or other suitable means to prevent scouring and the resulting sedimentation.

FLOOD PLAINS

We recommend that the City of Yamhill designate their flood plains as permanent open space or park area. In this way an increase in future flooding and property damage will be minimized.

Sincerely,



Stanley R. Christensen
District Chairman

SRC:vlh

cc: Dave Bishop, County Planning Dept., Amity, Carlton, Dayton, Lafayette, Willimina, and Yamhill.



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

M E M O R A N D U M

August 8, 1979

TO: State and Federal Agencies, Special Districts,
Other Local Reviewers and Citizens

FROM: W. J. Kvarsten, Director

SUBJECT: REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE

Multnomah County	City of Dayton
City of Fairview	City of Lafayette
Yamhill County	City of Willamina
City of Amity	City of Yamhill
City of Carlton	

Comments Due: September 24, 1979

Tentative Date for
Commission Action: November 8-9, 1979, in a location to be
announced

	<u>Field Representative</u>	<u>Lead Reviewer</u>
Multnomah County	Linda Macpherson	Claire Puchy/Greg Winterowd
Fairview	Linda Macpherson	Dale Blanton
Yamhill County	Craig Greenleaf	Ron Eber
Amity	Craig Greenleaf	Lloyd Chapman
Carlton	Craig Greenleaf	Ron Eber
Dayton	Craig Greenleaf	Lloyd Chapman
Lafayette	Craig Greenleaf	Ron Eber
Willamina	Craig Greenleaf	Lloyd Chapman
Yamhill	Craig Greenleaf	Ron Eber

The Oregon Land Conservation and Development Commission has received requests from the above jurisdictions asking that their comprehensive plans and ordinances be acknowledged to be in compliance with the Statewide Planning Goals.

This notice is to afford your agency a review opportunity before the Commission's action to make sure the comprehensive plans and ordinances have been properly coordinated with your plans and projects for those areas.

If you respond to this notice, please distinguish clearly between information or a comment presented for the Commission's consideration as opposed to an objection to the Commission's acknowledgment of the comprehensive plans or ordinances. If the Commission does not receive an objection from a notified agency, it will conclude that the agency will follow the comprehensive plans and ordinances. Comments and objections should be sent to the Department's central office in Salem.

Complete copies of the comprehensive plans and ordinances are available for review in the following locations:

Copies of all plans

LCDC Central Office
1175 Court Street NE
Salem, OR 97310
Contact: Lead Reviewer
Craig Greenleaf
(Field Rep. for Yamhill
County and cities)
Phone: 378-4926

LCDC Portland Office
320 SW Stark, Rm. 530
Portland, OR 97204
Contact: Linda Macpherson
Phone: 229-6068

Multnomah County and Fairview

Multnomah County Division of Planning and Development
2115 SE Morrison
Portland, OR 97214
Contact: Adrienne Brockman
Phone: 248-3591
(County's plan only)

City of Fairview
City Hall
Fairview, OR 97024

LCDC Portland Office
Contact: Linda Macpherson
(see above)

Metropolitan Service District
527 SW Hall
Portland, OR 97201
Contact: Terry Moore (Fairview)
Jill Hinkley (Mult. Co.)
Phone: 221-1646

NOTE: Reviewers are advised that the Metropolitan Service District is also reviewing comprehensive plans in the MSD area during the time frame specified in this notice. Comments must be forwarded to MSD as soon as possible to be incorporated into the MSD review. MSD comments must be received by the Department on or before the due date indicated above.

Yamhill County and Cities

Yamhill County Planning Department
Courthouse

McMinnville, OR 97128

Contact: Cities of Amity, Dayton and Lafayette-
Roberta Young or Mike Brandt

Cities of Carlton and Yamhill-
Ron Bunch or Mike Brandt

City of Willamina-
Maggie Collins or Mike Brandt

Yamhill County-
Dave Bishop or Maggie Collins

Phone: 472-9371, x201

City of Amity
City Hall
Amity, OR 97101

City of Carlton
City Hall
Carlton, OR 97111

City of Dayton
City Hall
Dayton, OR 97114

City of Lafayette
City Hall
Lafayette, OR 97127

City of Willamina
City Hall
Willamina, OR 97396

City of Yamhill
City Hall
Yamhill, OR 97148

LCDC Valley Field Office
Contact: Craig Greenleaf
(located in LCDC central office in Salem, see above)

NOTE: Please note that copies of this notice have also been sent to local offices of state and federal agencies identified by the jurisdictions.

WJK:JBK:ka

CITY of LAFAYETTE

PHONE 864-2451

231 JEFFERSON ST. — P. O. BOX 55 — LAFAYETTE, OREGON 97127

June 14, 1979

Mr. Wes Kvarsten, Director
Dept. of Land Conservation & Development
1175 Court Street, N.E.
Salem, Oregon 97310

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

JUL 1 1979

SALEM

Dear Mr. Kvarsten:

The City of Lafayette is pleased to submit the Lafayette Comprehensive Land Use Plan for consideration of acknowledgment of compliance with the statewide land use goals.

The City has put considerable time and effort into the development of this Plan, and we believe that the result reflects the unique needs of Lafayette as well as statewide concerns.

Please send the results of the plan review to me. Technical questions can be directed to Roberta Young of the Yamhill County Planning Dept., who has been the planner - in charge of this effort she can be reached at 472-9371 Extension 201.

If I can be of further assistance, please let me know.

Sincerely,

Dolly P. Gamel
Mayor

Dolly P. Gamel
DPG/bah

DOCUMENTS
LOCAL

Lafayette
(1979)

CITY OF LAFAYETTE

COMPREHENSIVE LAND USE PLAN



MAY, 1979

LAFAYETTE, OREGON

L A F A Y E T T E

C I T Y C O U N C I L

Dolly Gamel, Mayor

Lotis Hanks
Wayne Vanoose

Edwina Meitzen
Carmel " Chuck" Province

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

Lee Pence, Chairperson

Gloria Candanoza
*Terry Wymore
Lou Provenzano
Myron Erickson
*Don Richardson

Mary Bunn
Jerry Quincy
*Tom Hedgecoke
Wilfred Jones
Ken Bauer

C I T I Z E N S U B - C O M M I T T E E

Connie Intenzo
Lou Provenzano

*Terry Wymore
Gloria Candanoza
Mary Howe

*Resigned

Plan Adopted: April 18, 1979

INTRODUCTION

The City of Lafayette has experienced a steady increase of growth in recent years. For this reason, the City has acknowledged the need for a comprehensive land use plan. The intent of the Plan is to help assure that the quality of life now enjoyed by Lafayette residents is maintained and enhanced in years to come.

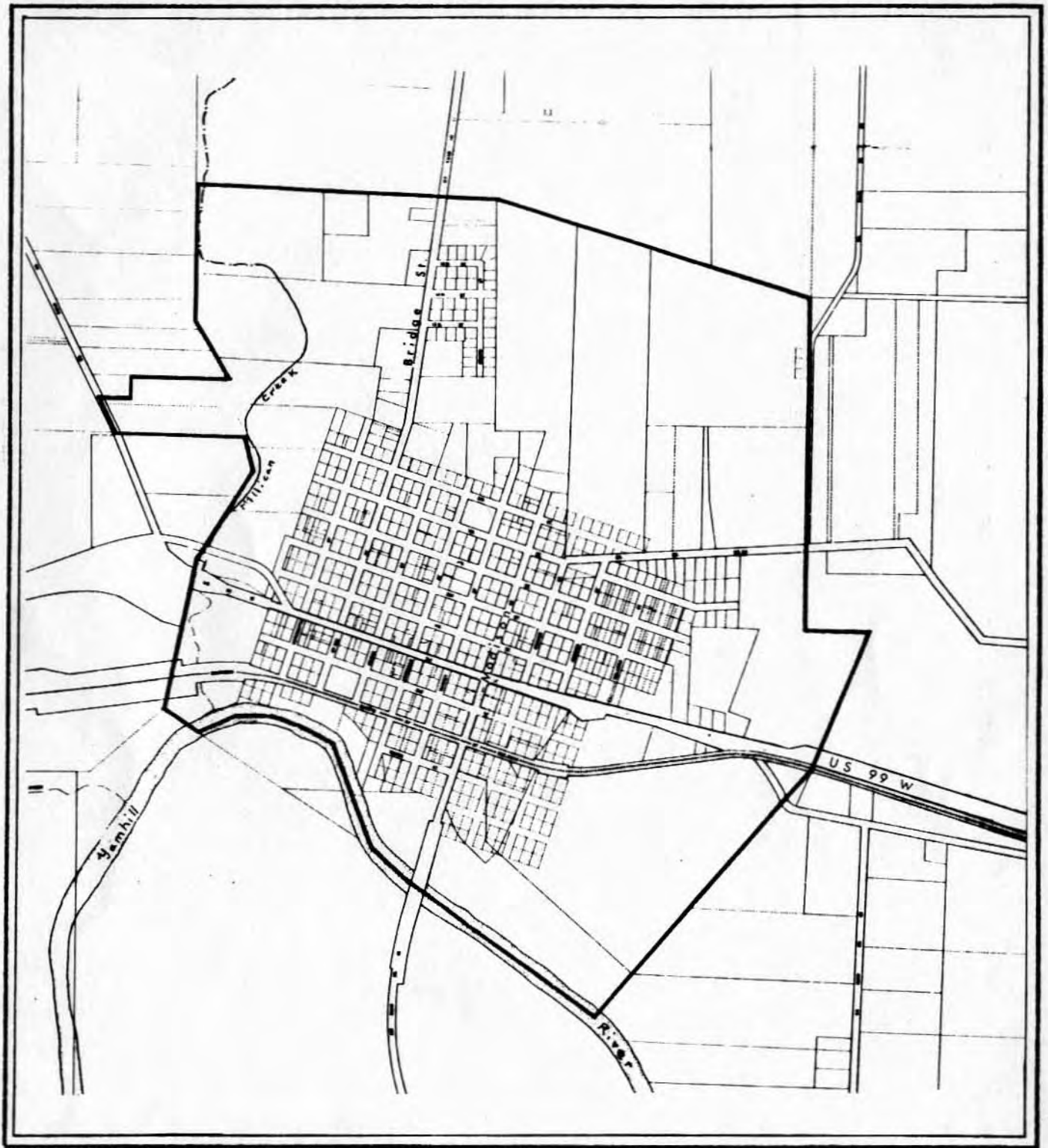
The City further anticipates that application of the Plan goals and policies will enable the City to prioritize economic needs, investigate funding sources and direct growth in a cost-efficient manner.

The development of the Comprehensive Plan occurred in several stages. The systems that make up the community were separated into elements under three main categories: Natural Resources, Community Resources and Community Development. A data base for all elements was gathered, and problems and issues were identified. With the aid of the supporting data base, goals were developed. These goals state general objectives that the City would like to accomplish or work toward in the future. Policies designated to carry out the intent of the goals also were developed. Finally, implementation measures were developed.

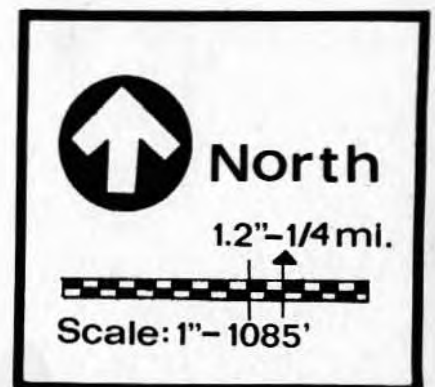
This Plan represents over two years of concerted effort by the Lafayette Planning Commission, concerned citizens and the Lafayette City Council. A substantial amount of coordination occurred between the City and affected governmental agencies during the Plan's development.

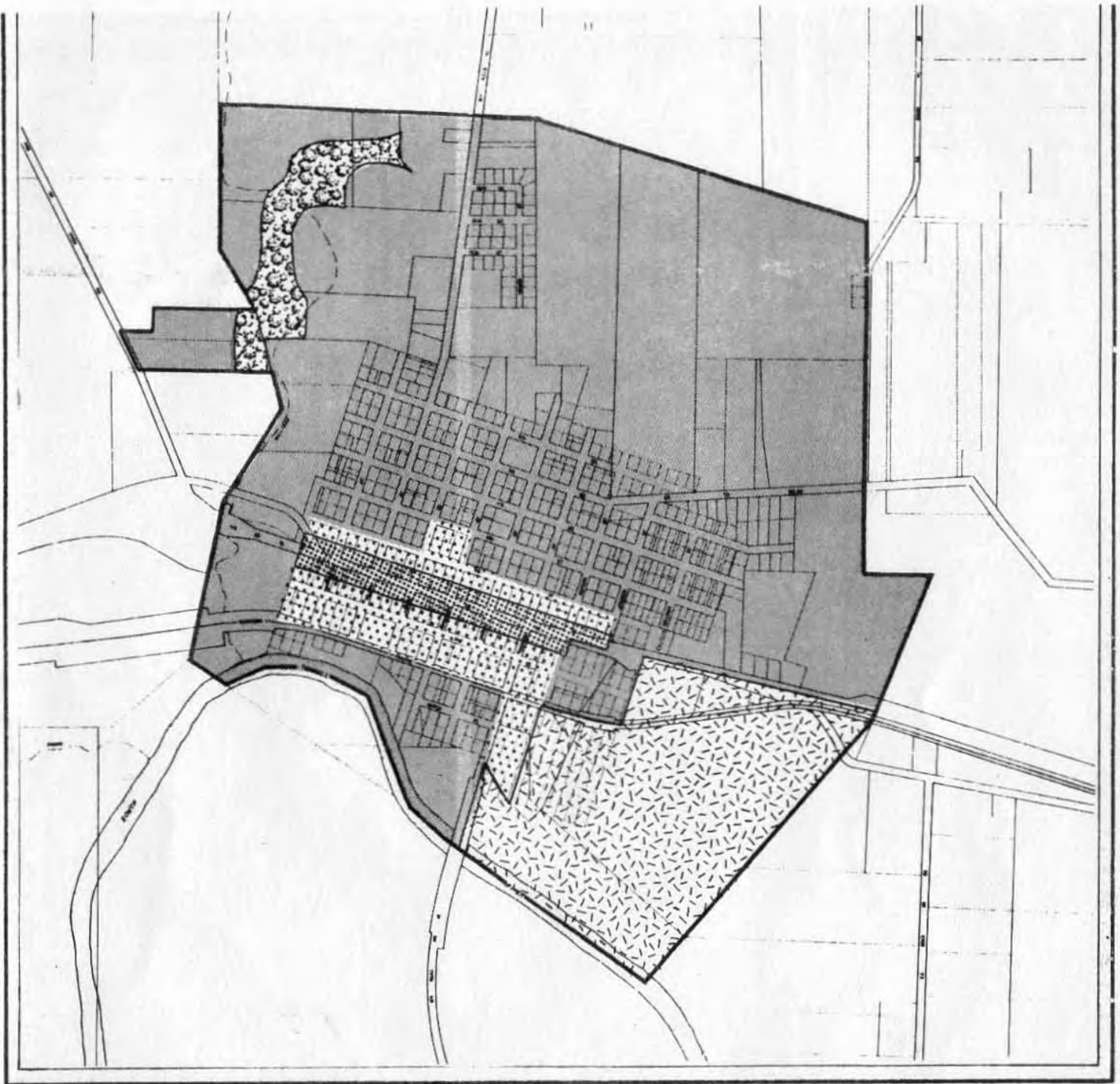
This Plan is divided into four sections. The first three sections present the goals and policies concerning Natural Resources, Community Resources and Community Development of Lafayette. The fourth section discusses citizen involvement, urban growth boundaries, plan implementation and other topics requiring ongoing attention by the City.

The background information used by the City to develop goals and policies is contained in an accompanying document, entitled Lafayette Land Use Planning Atlas.

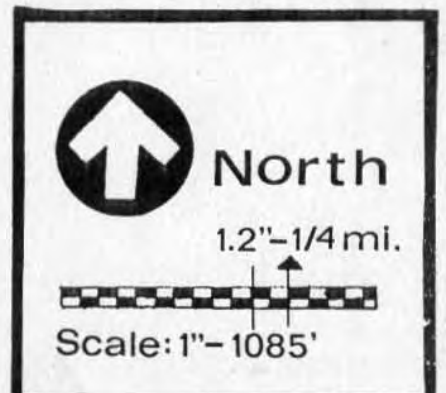
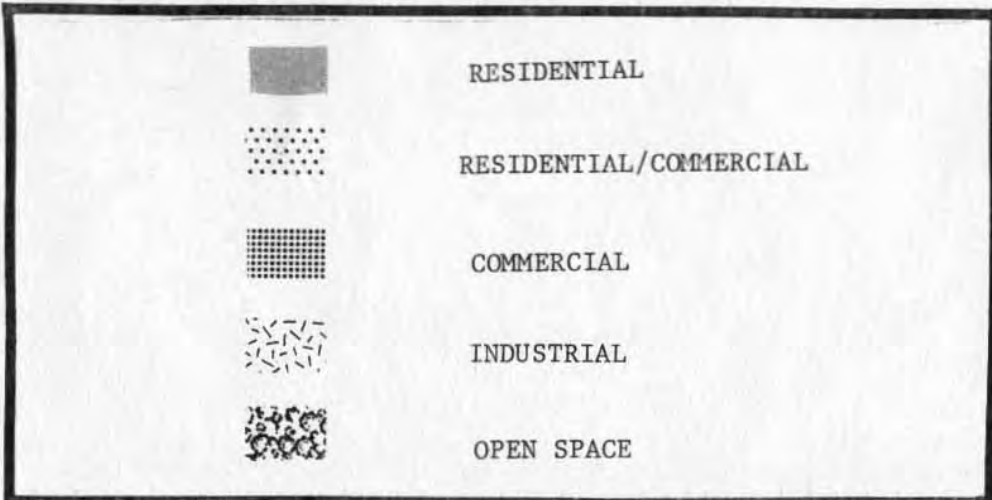


LAFAYETTE





LAFAYETTE PLAN MAP





NATURAL RESOURCES

AIR RESOURCES

Lafayette presently enjoys a high level of air quality. However, due to topographic and meteorologic conditions, the City and the surrounding area are susceptible to potentially severe pollution conditions. The City, therefore, sees a need to maintain the present air quality and to carefully evaluate the impact future development may have on air resources.

FINDINGS

- Federal and State air quality standards are presently being met.
- Field burning creates suspended particulate matter, and is a seasonal form of air pollution.
- The planning area is susceptible to temperature inversions.
- Increased automobile traffic will increase auto related air pollution, such as photo-chemical oxidants, hydrocarbons and particulates.

GOAL STATEMENT

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 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.

NATURAL HAZARD LANDS

Floodplains and lands with unstable soil conditions and excessive slope have been identified as natural hazard areas. Care must be taken so that the most suitable uses are permitted in these areas without posing a threat to life or property. Where development does occur in these areas, it is the desire of the city to assure that the natural environment will be preserved or enhanced.

FINDINGS

- Flood hazard lands account for 11 percent of the City's land area;
- The majority of the flood hazard lands are in agricultural, open space, and public facilities use;
- Soil hazards include slow permeability, high water table, poor drainage, steep slopes, and landslide problems;
- Soil hazard lands account for an additional 11 percent of the City's land area;
- Lands with natural hazard and/or severe building limitations account for 22 percent of the City's land area;
- The majority of the hazard areas are in agricultural and open space use; and
- Within the City, 69 percent of the land has slight building site limitations, 10 percent moderate, 7 percent moderate-to-severe, and 14 percent has severe limitations.

GOAL STATEMENTS

To maintain and improve the quality of the land resources.

To strive for a safe, healthy and aesthetically pleasing environment that is in harmony with the natural landscape.

To promote the preservation of agricultural lands within the Urban Growth Boundary until the need for urbanization of such lands arise; and then to allow the transition in a most economic and orderly fashion.

To provide protection of life and property from natural hazards and disasters.

POLICIES

Development proposals in areas with natural restrictions must show construction and design techniques that will eliminate the hazard potential and assure suitability for the proposed use.

The City shall continue participation in the HUD Flood Insurance Program.

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

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

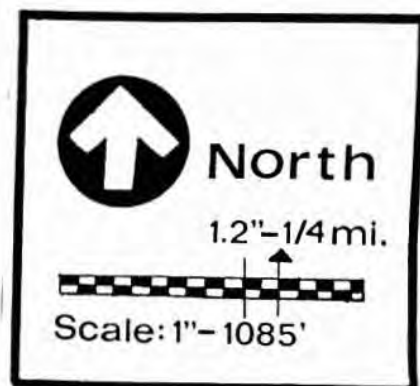
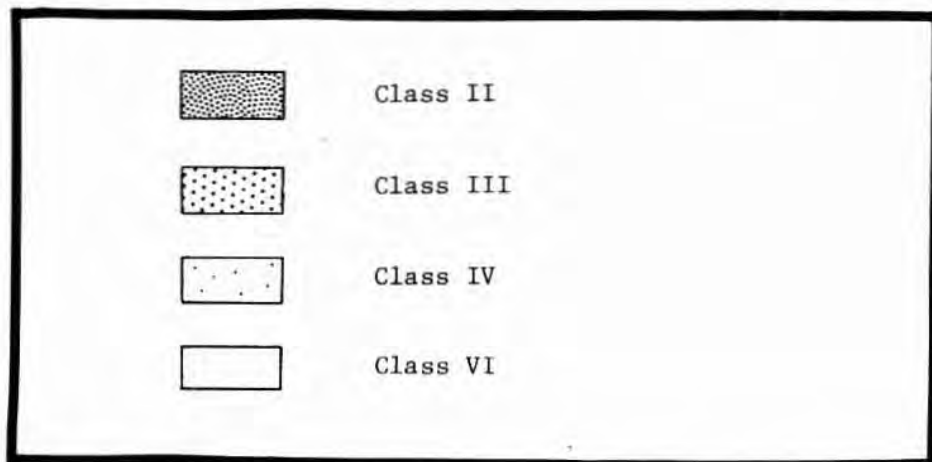
The City shall investigate alternative uses for areas unsuitable for development.

The City shall promote the transition of existing agricultural lands into urbanized lands in a manner that is most cost-efficient and energy conserving.



LAFAYETTE

SOILS



WATER RESOURCES

Water quality and availability plays an important role in the vitality and growth potential of a community. With proper planning and efficient utilization of its water resources, the City will be assured of an adequate supply of good quality water.

FINDINGS

- The most abundant groundwater source is most likely south of the planning area.
- Lafayette's water supply is derived from groundwater sources.
- There is little recreational use provided by the water resources in the planning area.

GOAL STATEMENT

To maintain and improve the quality of the water resources of the planning area and Lafayette.

POLICIES

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

The City shall maximize the utilization of its water resources.

All effluent from future developments shall not detrimentally affect the water quality of the planning area.

FISH AND WILDLIFE RESOURCES

Lafayette's southern city limits is bounded by the Yamhill River. Millican Creek runs along the western city limit boundary. The City acknowledges the aesthetic and environmental values that wildlife resources provide, and plans to protect and maintain wildlife habitat areas for the future.

FINDINGS

- No endangered fish or wildlife species exists in the planning area.
- Warm-water game fish and non-game species predominate in the Yamhill River.
- The Yamhill is a migration route for coho salmon, winter steelhead trout and cutthroat trout; encroachment in natural areas and waterways threaten these fish and wildlife resources.
- There is abundant riparian wildlife along the waterways and drainageways.
- A wildlife inventory has yet to be completed for Lafayette.
- The majority of the fish and wildlife habitat exists in natural hazard areas or on unbuildable lands.

GOAL STATEMENT

To conserve and protect fish and wildlife in the planning area.

POLICIES

The City shall identify fish and wildlife species in areas already developed and provide, wherever possible, measures to conserve and protect them.

Conserving and protecting wildlife habitat areas shall be a prime consideration concerning all future development in the planning area.

The integrity of the riparian zone along all waterways and drainageways shall be maintained.

MINERAL AND AGGREGATE RESOURCES

There is presently no quarrying or related activity in the City. The potential for such activity within the City and in the immediate area will not be known until a County inventory is completed. Due to the absence of a mineral and aggregate resource inventory, the City believes it is necessary to address this element.

FINDING

- There is presently no quarrying activity in the planning area.

GOAL STATEMENT

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

POLICIES

The City shall require that mineral and aggregate activities operate in a manner compatible with surrounding land uses.

ENERGY RESOURCES

Energy sources and useage are of increasing concern to the City. With the rising cost of energy and the pressing need for conservation, it is apparent that encouraging the development of local energy resources is necessary. Woodburning is the main local energy resource presently utilized; however, solar useage is increasing, and more research is being undertaken regarding wind power generation.

FINDING

- Woodburning and solar are the local available forms of energy source utilization.

GOAL STATEMENT

To utilize local, available energy resources.

POLCIES

The City shall encourage and support governmental agencies in providing information regarding alternative energy sources.

The City shall encourage future development to investigate the use of alternative energy sources.

OPEN SPACE

Due to the rural nature and natural features in and around the City, Lafayette enjoys an abundance of open spaces and scenic views and sites. It is the desire of the citizens to protect these existing natural features and to establish provisions to maintain adequate open space as the City grows.

FINDINGS

- The community has a scenic view of the Coast Range.
- Unmaintained open areas within the City create fire hazards and unsightliness.
- The City has no existing policies to maintain or protect open areas.
- The Yamhill River borders the southern edge of the planning area.
- Lafayette is surrounded by relatively flat farmland.
- Unbuildable lands or natural hazard areas can provide open space.
- There exist 128.45 unbuildable acres in the planning area.
- Total acreage in the Urban Growth Boundary includes:

Land limited by private development	120.91 acres
Land limited by public facilities	93.20 acres
Land limited by flooding	3.77 acres
Land limited by slope	35.91 acres
Land limited by soil conditions	88.77 acres
Vacant buildable land	197.30 acres
Water	7.10 acres
Total Acreage	546.96 acres

GOAL STATEMENT

To conserve desired open space wherever possible.

POLICIES

The City shall preserve open space wherever possible.

The City shall require all future development to address natural features, open space 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 space.

Public access shall be encouraged for all waterways in the planning area.

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

Wherever possible, the City shall promote the use of natural drainageways as open space and prohibit stormwater flows that would exceed the natural flows.

The City shall establish provisions to protect existing trees within the City.

The significant natural features within the City shall be managed for the benefit of the community and shall include: all waterways, natural drainageways, wetlands, floodplains, land with significant natural vegetation, and valued scenic views and sites.

The City shall investigate funding sources and procedures to protect and preserve open space and scenic areas.

IMPLEMENTATION

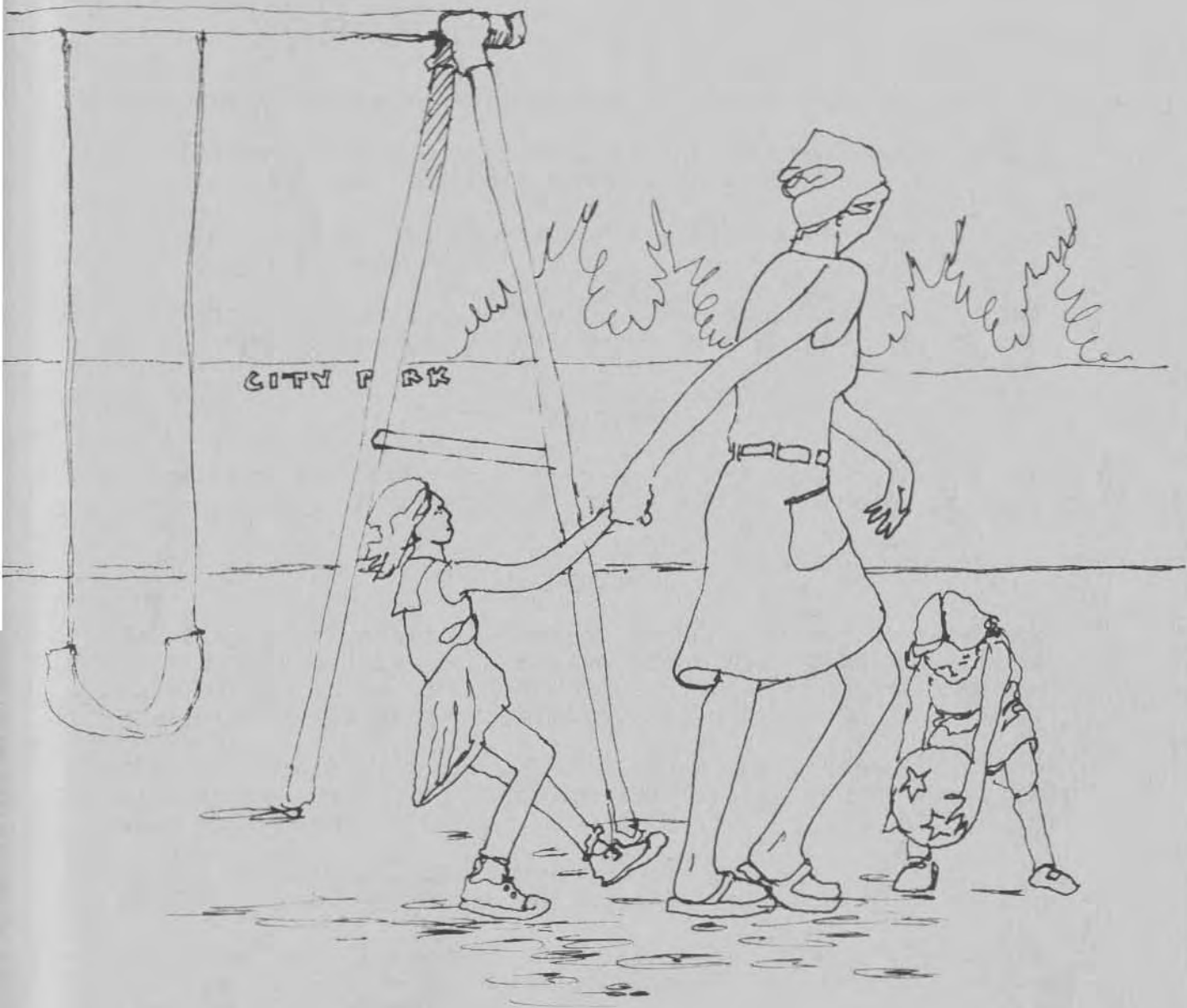
AGENCY REVIEW AND COORDINATION

The City shall request the expertise of appropriate agencies when reviewing proposals that would have an impact on the City's natural resources. Through effective agency coordination the City can be kept aware of changes concerning environmental quality; and, can acquire a good data bank to aid in the effectiveness of the City's conservation and management implementation measures.

DEVELOPMENT ORDINANCE

Within Lafayette's development ordinance, the following pertain to implementation of the natural resource policies:

1. Restricted Development Boundary. Included are those lands subject to natural hazards, including floodplains, lands with excessive slopes and lands with poor soil suitability for development. The developer of any lands within the restricted development boundary is required to comply with a review procedure at a planning commission hearing. This procedure is meant to assure that development will occur in such a way that the hazard potential is eliminated or mitigated.
2. Plan Map. Land with severe building limitations or natural hazards are designated on the Comprehensive Plan Map. One land area is designated as open space and is intended to remain in its natural state.
3. Site Design Review. In addition to a site and building evaluation required for development within the Restricted Development Boundary, a site design review is required for all commercial and industrial development. Required information for site design review within the Restricted Development Boundary includes addressing the impact of a proposal on the natural resources.



COMMUNITY RESOURCES

EDUCATION

Educational services and facilities are extremely important for a healthy, vital City. Upon completion of a new facility scheduled for the fall of 1980, Lafayette elementary children will soon be able to attend school in their own community. The new school will undoubtedly have a positive effect upon the future growth of the community and will also provide additional recreational opportunities and facilities for civic functions.

FINDINGS

- There are no schools in the City at this time.
- An elementary school will be constructed in the City and will be available for use in 1980.
- 57% of the City of Lafayette's tax dollars are spent for education.
- With the construction of a new elementary school, the community's educational needs will be met through the year 2000.

GOAL STATEMENT

To provide the highest quality of educational services for the community in a most 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 to 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.

In a joint effort, all affected agencies shall strive to provide energy efficient 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

Lafayette has a transportation system typical of small rural communities. A major state highway (99W) bisects the town and serves as the main commercial arterial. Excessive speeding, a high traffic volume, on-street parking, and a poor pedestrian network are among the problems that exist in the City's core area.

The City's primary concern now is to alleviate the major traffic problems stated above. A good traffic and pedestrian circulation system is essential for upgrading the commercial area. Improving residential streets and sidewalks, and providing a safe bicycling system are also concerns of the City. However, due to improvement and development costs, the City plans to develop a transportation improvement program.

FINDINGS

- The condition of Lafayette's streets is generally adequate for the existing traffic loads. Substantial increases in traffic loads may necessitate increased maintenance and improvements in the street network.
- 54% of City survey respondents felt that there was some need for improvement of City streets; 9% felt that there was a great need for improvement.
- The City of Lafayette, 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.
- Traffic volumes have increased by between 18 and 45 percent on monitored roads over the 5-year period from 1972 to 1977.
- Other than work currently underway on Highway 99W, there are no plans for road improvements on state roads within the planning area for at least the next 6 years.
- The most serious traffic hazards exist along Highway 99W (Third Street), primarily due to traffic volumes and on-street parking.
- The Southern Pacific Railroad owns, maintains and operates rail freight service through Lafayette on tracks running through the southern portion of the City.
- Madison Street is the only through street which intersects the tracks.

- The nearest available air service is in the City of McMinnville.
- For regularly scheduled commercial flights, Lafayette's population generally utilizes the Portland International Airport.
- Walking and bicycling are attractive transportation modes despite the lack of adequate facilities.
- A portion of the County's share of State gas tax monies is available to the City for the construction and maintenance of bicycle paths.

GOAL STATEMENT

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

POLICIES

Transportation facility designing shall be done in a manner which will minimize adverse effects on the existing land uses and natural features.

The City shall promote alternative modes of transportation that will be energy conserving and will provide maximum efficiency and utilization.

Transportation improvements should address the special needs of the low-income, the handicapped and senior citizens.

Transportation improvements shall be used to guide urban development and shall be designed to serve anticipated future needs.

Lafayette shall continue to support the existing public transit system and encourage its continuance.

The City shall work jointly with the railroads to ensure maximum safety at all street and railway intersections.

The City shall give particular attention to traffic hazards created by present on-street parking conditions and shall encourage adequate off-street parking for future development.

Lafayette shall join efforts with the County in the development of Yamhill County's Bikeway Plan.

The City shall investigate other means by which it could promote bicycle transportation.

The City shall encourage walking as a means of transportation by requiring walkways in new developments and by establishing a maintenance program to upgrade existing walkways.

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

SOLID WASTE

An independent company provides solid waste collection services for the community. The City plays an active role in supporting efforts for a regional solid waste management program. Recycling is also an interest of the citizens and there are efforts directed at setting up a local recycling service.

FINDINGS

- The City contracts with a private solid waste disposal company for collection services.
- Lafayette generates approximately 5 tons of refuse weekly.
- The present County landfill site is very near capacity and a new site will be needed by 1981.
- Recycling solid waste material conserves energy and natural resources.
- There are currently two recycling efforts in the County.

GOAL STATEMENT

To achieve and maintain an orderly and efficient solid waste disposal system which will meet the needs of the community.

POLICIES

The City shall coordinate efforts with the contracted disposal service to assure that the solid waste disposal needs in the community are being met in a most cost-efficient and energy conserving manner.

The City shall promote recycling of solid waste materials.

The City shall work with appropriate governmental agencies, and private concerns in investigating energy conserving solid waste disposal methods which would provide a more efficient disposal service at a minimum cost.

The City shall encourage and support policy and implementation alternatives for an effective regional solid waste program.

ENERGY USE

Energy costs are escalating at an unprecedented rate. The City wishes to take an active part in efforts to conserve energy as a means of reducing energy costs to Lafayette residents. In addition, encouragement of alternate energy useage, encouragement of alternate design and construction techniques, and raising public awareness are all measures the City plans to use to reduce both energy costs and energy useage.

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 is a potential energy resource for the County.
- The demand for energy and costs to produce energy are continually rising.

GOAL STATEMENT

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

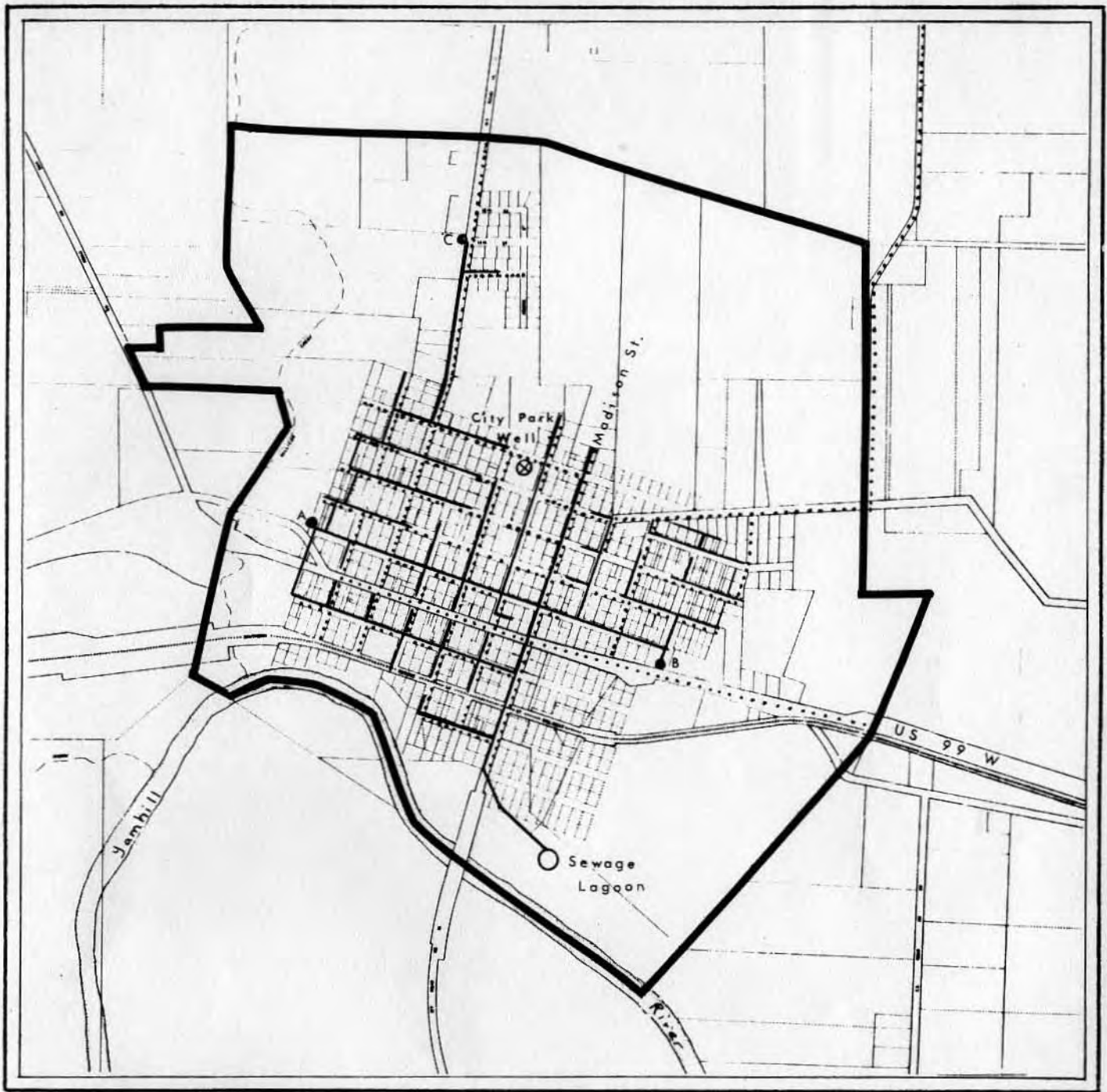
POLICIES

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

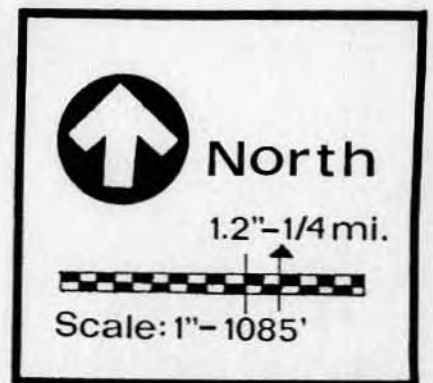
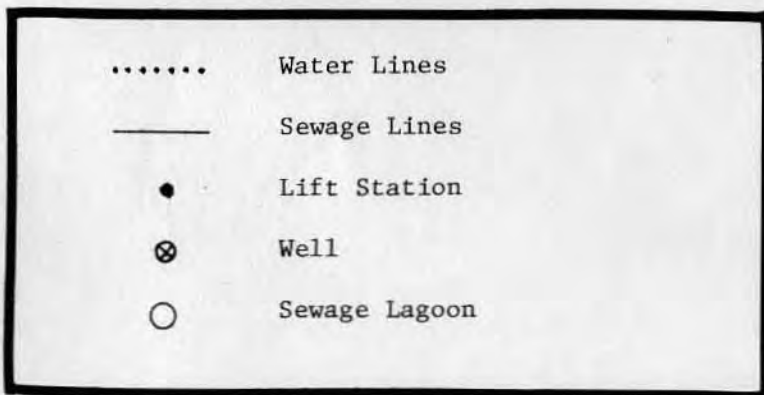
The City shall actively promote citizen awareness concerning energy conservation.

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

The City shall encourage the use of alternative energy sources.



LAFAYETTE SEWER and WATER



PUBLIC FACILITIES

Providing adequate public services and facilities as economically and efficiently as possible is of the utmost importance in planning for the future growth of the community. The City recognizes the need for maintaining a system that will direct growth and protect the general health, safety and welfare of the citizens.

FINDINGS

- The City Park well presently violates Environmental Protection Agency standards.
- A 500,000 gallon storage reservoir will be completed in 1979.
- The City's distribution system is adequate for the present time.
- The useful life of the present well field is estimated at 15 to 30 years; alternative sources should be investigated at this time.
- The City is now developing a capital improvement plan which will address the deficiencies in the water system and will generate measures to alleviate them.
- The City's sewer system is in good condition and is operating at one-third capacity; and storm drains are only provided in the downtown business area and in new residential developments.

GOAL STATEMENT

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 conserving 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.

RECREATION

For a healthy, well-balanced environment it is necessary to provide adequate space and facilities for the recreational needs of the citizens. Lafayette residents enjoy adequate space; however, there is a need for additional facilities. The City has already taken action by providing a youth and senior citizen center. It is the intent of the City to maintain a level of recreational areas and facilities to meet the community's needs.

FINDINGS

- The existing 7.23 acres of City parklands more than meet the standards, as set by the Parks and Recreation Branch of the Oregon Department of Transportation, for Lafayette's present population and the projected population to the year 2000.
- There is no existing community center or related facility to provide for indoor recreational activities.

GOAL STATEMENT

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

POLICIES

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

The City shall continue to explore all opportunities for financing the development and maintenance of recreational facilities.

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

The City shall assure the availability of adequate, properly located park sites by acquiring property in advance of actual need whenever possible.

Recreational standards for the planning area shall conform to a criterion, established by the Parks and Recreation Branch of the Oregon Department of Transportation, of 2.5 acres of parklands for each 1000 City residents.

The City shall investigate possible funding sources for maintaining and upgrading City parks and recreational facilities.

HISTORY

The City of Lafayette contains a wealth of historical resources. In addition to being one of the earliest established cities in the State, the City was the first County seat. The only historical museum in the County is located in Lafayette. A number of historical structures still stand. The citizens of Lafayette appreciate the value of their historical resources and plan to preserve and protect them for future generations.

FINDINGS

- Lafayette contains a substantial number of sites of historic significance.
- There is presently one historic structure listed on the National Register.
- Efforts should be made to identify all historic sites and buildings in the community.
- Promotion of citizen awareness concerning historical preservation is needed.
- Five structures and sites are currently registered with the State Historic Preservation Office.

GOAL STATEMENT

To preserve significant historical landmarks, sites and structures.

POLICIES

The City shall actively promote citizen participation in identifying historic areas for preservation.

The City shall investigate funding sources and incentives to owners for the preservation of historic sites and structures.

The City shall encourage and support County efforts to preserve and maintain significant historic areas within the City and County.

The City shall work toward establishing a sense of community pride in respect to local heritage and history.

Utilization of historic structures shall be encouraged in order to achieve the maximum use of existing structures rather than encouraging new development.

PUBLIC SAFETY & SERVICES

For the major part, public services are adequately provided for the citizens, particularly City services such as fire and police protection. As the City grows emphasis will more than likely be placed on attracting local medical offices. At this time services that are lacking in the community are readily available in McMinnville.

FINDINGS

- There are no medical services available within the community.
- The City of Lafayette provides 24-hour police protection to the citizens of the community.
- At the present time, the City fire protection is adequately provided for by a volunteer fire department.
- Lafayette is administered by a mayor-council form of government.
- There are a wide range of social and cultural activities available at local, County and regional levels.

GOAL STATEMENT

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 programs 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.

Energy conservation measures shall be a prime consideration in providing public health and safety and social services to the community.

COMMUNICATIONS

In planning for the accommodation of Lafayette's future growth, expansion of communication facilities must be considered. Due to its proximity to larger urban areas, Lafayette has a wide range of facilities available to it. Through a coordinated effort between the community and communication utilities, the City can assure the continued availability of such services.

FINDINGS

- There are a variety of communication facilities available to the community.

GOAL STATEMENT

To support an orderly and efficient arrangement of communication facilities.

POLICIES

When making land use decisions, the City shall consider the impact of all communication systems.

The City shall coordinate local planning with communication agencies so that the availability and quality of services can be maintained.

IMPLEMENTATION

DEVELOPMENT ORDINANCE

Within the development ordinance the following pertains to the implementation of the community resource policies:

1. Land Development. The land development article 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. Zone Code and Map. Lands are designated on the official City zone map as to the use of such areas; regulations and standards are specified in the zone code article of the Development Ordinance.
3. 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, that development will be aesthetically pleasing; that development will be sited to utilize public services most efficiently; and that development will be in such a manner to benefit the community.
4. Restricted Development Boundary. Development occurring in natural hazard areas must show that natural hazard potential will be alleviated and that affected community resources will be planned for in a manner that will best serve the community.
5. Mobile Home Parks. Standards and restrictions are specified in the Development Ordinance that will promote compatibility of mobile home parks with adjacent uses.
6. Historic Landmark Commission. To preserve the historical qualities within the City, a commission will be established to: gather data pertaining to historical sites and structures; act as a review board for all development applications that will alter, demolish or renovate existing historic sites and structures; create public awareness concerning the value of historical preservation; and investigate funding sources for historic preservation.
7. Solar Access. The utilization of solar energy is encouraged by the City through the Development Code. Directives are focused on site development so that the utilization of solar energy is possible.



COMMUNITY DEVELOPMENT

POPULATION AND ECONOMICS

Establishing a sound and diversified economic base is one of the major objectives of the City. It is also a complicated undertaking due to the problems of financing City services. Because of the attrition of the City's share of the property tax dollar, alternative methods to generate revenue will have to be investigated. In addition to developing innovative local revenue sources, the City will continue to utilize financial assistance from State and Federal agencies for capital improvements.

To alleviate the financial crunch that is occurring in Lafayette, emphasis must be placed on obtaining maximum utilization of existing services and encouraging development that will create local job opportunities.

FINDINGS

- Lafayette's population growth has been steadily increasing.
- In-migration is most responsible for the City's past population growth.
- Lafayette has a present population of 1,050 and a 63.2% increase is projected for the year 2000.
- In comparison to other small cities in the County, Lafayette has the lowest percentage of preschoolers and the highest percentage of people 65 years and older.
- Assuming that the educational level in Lafayette is similar to the County as a whole, over a five-year average of 9th grade enrollments, 76.4% graduated from high school.
- Construction, other blue collar jobs, and professional/managerial positions are the predominant occupations in Lafayette.
- In 1976, the median family income for Lafayette was \$10,788, as compared to a County median of \$12,782 and a State median of \$13,750.
- The median age of the head of household in Lafayette is 61.3 years.
- Due to factors such as lack of job opportunities and educational services, Lafayette appears to be experiencing an out-migration of young people and a high in-migration of older people.

- The City's commercial area is unevenly developed and is in need of general upgrading.
- The commercial trade area presently does not meet the needs of the community.

GOAL STATEMENTS

To diversify and improve the City's economy.

To provide efficient, orderly and convenient commercial and industrial development that will enhance the livability of the community and meet the needs of the citizens.

POLICIES

The City shall promote diversification of the City's economy by designating sufficient lands for commercial and industrial uses.

The City shall support and cooperate with appropriate regional, State and Federal agencies that acknowledge and aid the special needs of rural communities.

Development shall be controlled in such a way so that the maximum utilization of public utilities can be achieved.

Energy conservation and efficient utilization of energy shall be a primary consideration in allowing new development into the City.

Development that is non-polluting and that can contribute to the City's tax base shall be encouraged.

The City shall promote the continued function and preservation of the central business district as the primary retail business center of the community.

The City shall encourage commercial outlets to upgrade the appearance of the commercial area.

The City shall ensure that public services be adequately maintained in the commercial, industrial and residential areas.

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

Commercial development shall take into consideration traffic safety and compatibility in respect to Highway 99W.

The City shall take measures to provide incentives for commercial and industrial enterprises to locate in Lafayette rather than in other communities.

The City shall encourage future commercial and industrial developments to be as energy-efficient as possible.

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

HOUSING

It is the intent of the City to designate adequate lands for residential uses and to encourage a mixture of housing types and price ranges to meet the housing needs of the citizens. Lafayette has a number of older homes. It is the desire of the City to promote the restoration of such homes, thereby retaining the historic residential qualities of the community. Upgrading existing homes will also enhance Lafayette's livability and small-town appeal.

FINDINGS

- As of October, 1978 there were 363 housing units in the City.
- Housing stock includes 65% single family units, 33% mobile homes and 2% multiple family units; 36% of City survey respondents feel that the type of housing most needed in the community is multiple family units.
- 51% of all housing units in the City are in good condition.
- Approximately 21% of existing housing units have been constructed after 1970.
- There is an apparent need for all available housing types in Lafayette for low and moderate income ranges.
- To meet the estimated population needs for the year 2000, approximately 232 dwellings units are needed.
- The existing average lot size in Lafayette is 13,500 square feet.
- There is adequate land designated in the planning area to meet the residential needs to the year 2000.

GOAL STATEMENTS

To provide housing that will meet the needs of the community in a manner that will best afford an adequate choice in all income ranges and housing types.

To improve the quality of the existing housing stock.

To ensure that the citizens are provided with safe and sanitary housing.

To promote residential energy conservation design and construction techniques.

POLICIES

Programs that will satisfy the needs of housing for low and moderate income families shall be encouraged by the City.

The City shall revise zoning and subdivision ordinances and include innovative land development techniques and incentives to provide a range of housing types, densities and price ranges that will adequately meet the present and future needs of the community.

The City shall allow the continuation of the present policy of locating mobile homes on individual lots but shall establish special development standards to reduce conflicts between mobile homes and conventional housing types.

All residential developments should provide for recreational opportunities within the development.

The City shall explore the possibility of adopting a city housing code to ensure that the existing housing stock is safe structurally and to promote a healthy living environment.

The City shall cooperate and coordinate with Federal, State and local agencies in assistance programs for the improvement of housing conditions.

The City shall establish a program for junk removal in residential areas.

The City shall establish requirements for street lighting in residential areas.

Funding through Federal, State and local agencies shall be investigated for the rehabilitation of dilapidated housing in the City.

Housing densities shall be consistent with the suitability of the land to support development and shall avoid natural hazards such as unstable soils, steep topography, flood/slide hazard areas and soils with poor drainage.

The City shall encourage the retention of any existing natural vegetation, and establish requirements for planting in future residential developments.

Residential developments should be located within the foreseeable future in areas presently served by public services.

The City shall direct residential development into areas currently platted and close to the City center before utilizing large areas of vacant land and land presently devoted to agriculture.

The City shall require that all utilities be placed underground to improve the visual amenities of new development.

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

The City shall encourage and cooperate with the appropriate official agency to assure that the housing stock is structurally safe.

LAND USE AND URBANIZATION

Through the implementation of the Comprehensive Plan, Lafayette will provide for the needs of its citizens and allow an orderly, timely and efficient transition of rural lands to urbanized land. The Comprehensive Plan and its implementing documents will be reviewed and updated by the City one year from the date of adoption and then every three years thereafter.

FINDINGS

- The largest single land use in the planning area is agriculture (44%).
- Lafayette has approximately 6.3 percent of the City zoned for commercial uses.
- Present commercial zones have more than enough undeveloped lands to accommodate the City's projected commercial land requirements.
- The existing industrially zoned areas occupy 11.7 percent of the City.
- The industrially zoned areas have more than five times the amount of land that is projected to be needed for industrial purposes to the year 2000.
- There is more than adequate undeveloped land available for in-filling within the existing residential areas.
- In-filling promotes efficient use of existing public utilities.

GOAL STATEMENTS

To provide for the needs of the citizens through the implementation of a comprehensive land use planning program.

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 lands 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 patterns of the community.

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

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

Development shall be limited in flood hazard areas along the Yamhill River through establishment of a restricted development review.

Methods and devices for guiding urban land use should include, but not be limited to, the following as they become feasible:

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

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

- Demonstrated need to accommodate long range urban growth requirements.

- Need for housing, employment opportunities and livability.

- Orderly and economic provision of public facilities and services.

- Maximum efficiency of land uses within and on the fringe of the existing urban area.

- Retention of agricultural land.

- Environmental, energy, economic and social consequences.

- Compatibility of the proposed urban uses with nearby agricultural activities.

The City shall establish a review schedule and procedure that will enable the City to maintain an updated and timely comprehensive plan.

IMPLEMENTATION

AGENCY REVIEW AND COORDINATION

The City will obtain information and guidance from appropriate agencies to aid in the economic development of the City. Through proper communication and coordination channels, the City can actively pursue State and Federal sources to provide revenue through borrowing or 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.

DEVELOPMENT ORDINANCE

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

1. Zone Code and Maps. Land use is regulated through the establishment of zones in the City. Adequate land has been designated for various uses to meet the needs of the City to the year 2000. Standards and requirements 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 so that services are arranged as efficiently as possible.

DATA BASE

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

CAPITAL IMPROVEMENT PROGRAM

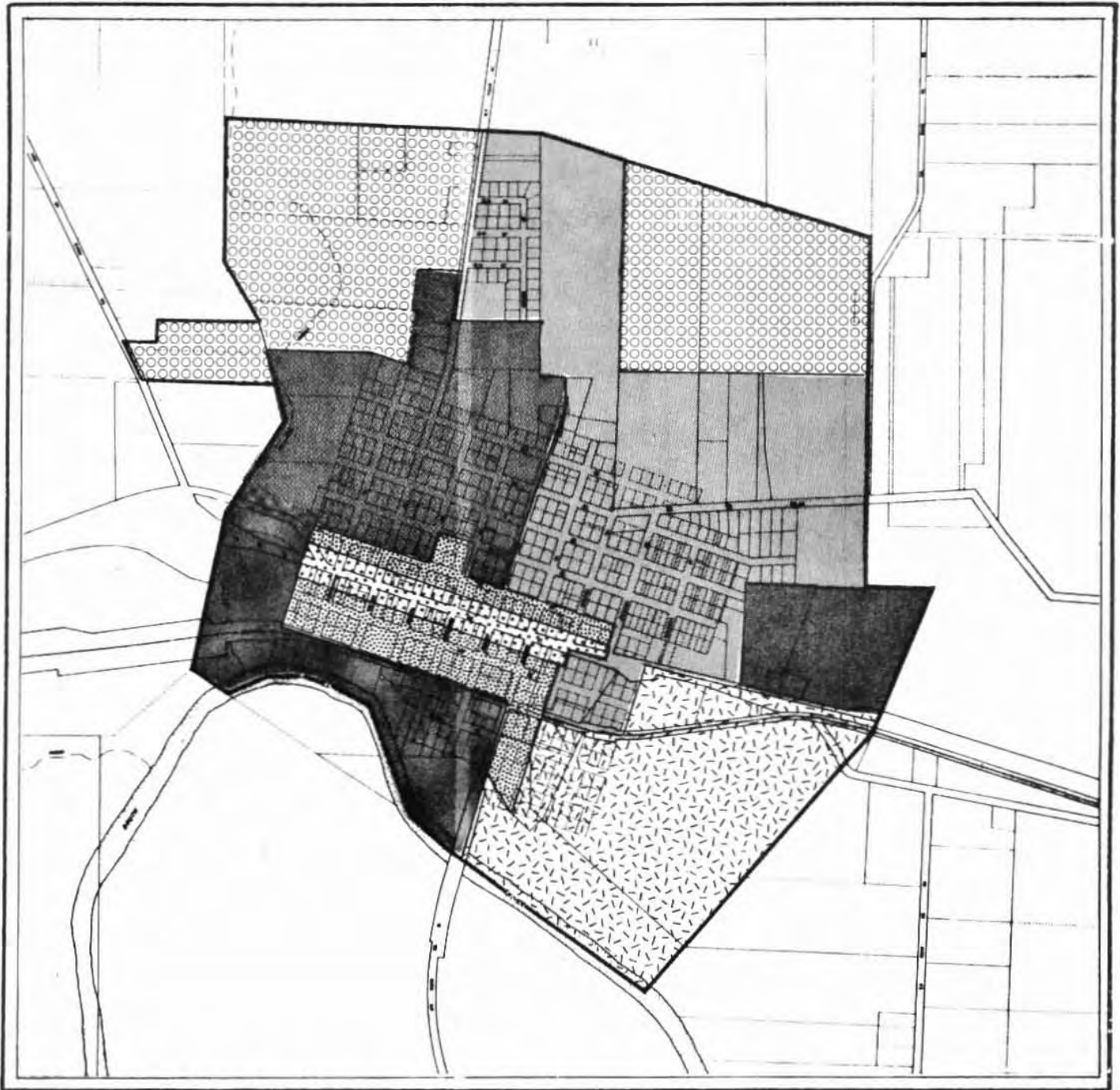
Through the management of a capital improvement program, maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community.

AGENCY COORDINATION







In evaluating development proposals, affected agencies will be notified and given an opportunity for review and comment.

COMPREHENSIVE PLAN MAP

Future uses and the extension of public facilities and services will be designated on the Plan map and will be referred to in the decision-making process.




LAFAYETTE ZONING MAP

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



North

1.2" = 1/4 mi.



Scale: 1" = 1085'

CITIZEN INVOLVEMENT AND
PLAN DEVELOPMENT

Lafayette believes that citizen and agency participation is an essential ingredient of the planning process. During the development of the Comprehensive Plan, the City has provided opportunities for citizens and agencies to participate in the process.

The development of this Comprehensive Plan began in 1976. At that time the Lafayette City Council appointed the Planning Commission as a Committee for Citizen Involvement. Since then, this Committee has been primarily responsible for the development of the Comprehensive Plan. A sub-committee was also formed during the goal and policy development phase; this committee consisted of city residents and Planning Commission members. The City Council also participated in the latter stages of the Plan development.

A community attitude questionnaire was distributed to every household within the City in the latter part of 1976. The responses from this survey supplied economic and demographic data for the Plan and also gave the Planning Commission an insight into citizen feelings regarding the community.

The major portion of the Plan development occurred between August, 1978 and June, 1979. Bi-monthly work sessions, which were open to the public and received press coverage, began in September, 1978.

The public hearing on establishment of Lafayette's Urban Growth Boundary was held jointly by the City Council and the County Board of Commissioners on December 17, 1977. At this hearing, the city limits were adopted as the Urban Growth Boundary for Lafayette. On February 13, 1979, a joint Planning Commission/City Council meeting was held to review the Urban Growth Boundary. It was determined that there was no need to revise the Boundary.

On January 31, 1979 a Town Hall meeting was held by the Planning Commission to receive citizen input on the first draft of the Comprehensive Plan goals and policies. Substantial press coverage was given, copies of the draft plan were hand distributed door-to-door within the City, and posters were displayed in several locations throughout the City. At this time copies of the draft plan goals and policies were distributed to agencies and special districts for review.

A Planning Commission Public Hearing on the final Comprehensive Plan draft was held April 10, 1979. Flyers were distributed door-to-door to all residences within the City. On April 12, 1979 the Planning Commission recommended adoption of the Comprehensive Plan to the City Council. Adoption by the City Council took place on April 18, 1979.

Citizen participation has been strongly encouraged during the Plan development process for the City of Lafayette. Methods to involve the citizens in the future planning process are specified in the Citizen Involvement Program. The City intends to make every effort possible to promote citizen participation for the betterment of the community.

CITIZEN INVOLVEMENT

Through the establishment of a Citizen Involvement Program, the City can assure the citizens of effective communication with the governing bodies and access to information regarding decision-making.

FINDINGS

Documentation of citizens involvement during the development of the Comprehensive Planning process is included in the Atlas.

GOAL

To develop and maintain a Citizen Involvement Program that will ensure the opportunity for citizen participation in all phases of the planning process.

POLICY

The City shall promote and encourage citizen participation through the continuation of a Citizen Advisory Committee and through implementation of the City's Citizen Involvement Program.

CITIZEN INVOLVEMENT PROGRAM
for the City of Lafayette

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

The City of Lafayette 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 and 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.

IV. Feedback Techniques -

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

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

V. Program Support -

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

- A. County staff assistance in preparing questionnaires.
- B. Informational resources provided by the County.

VI. Agency Involvement -

Local, State and Federal Agencies, School Districts and Special Districts will be asked to participate to the fullest extent

VII. Evaluation -

Evaluation of the Citizen Involvement Program will include:

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

LAFAYETTE
URBAN GROWTH BOUNDARY

Planning for the growth and development within a city is an on-going process. Traditionally, as more land has been needed for urban uses, fringe areas have been developed before vacant parcels within already urbanized areas. Un-developed land within a city's urbanized built-up area contributes little to a city's tax base, while the cost of servicing fringe areas often imposes economic burdens on the city. Planning practices that allow future urbanization to occur where the most efficient utilization of the land is possible and at the same time maintain a high degree of livability are primary objectives of an urban growth boundary.

The existing city limits have been adopted as Lafayette's Urban Growth Boundary. It has been established that there is sufficient lands within the city limits to accommodate the growth of the City to the year 2000. (See the Lafayette Planning Atlas.)

Residential land is the largest category of urban use in Lafayette. The City has determined that the existing rural residential character of Lafayette should be preserved. The residential land projections therefore reflect the existing residential development patterns.

It has been estimated that 232 housing units will be needed for residential use to the year 2000. With an existing average residential lot size of 13,589 square feet, the amount of land needed to accommodate 232 housing units would be approximately 72 acres. Of the 197 acres that are available for future development, there is more than ample land suitable for future residential development within the city limits.

By comparing Lafayette to other communities with similar characteristics, it was determined that approximately 2.02 additional acres will be needed to accommodate the City's commercial needs to the year 2000. The City has zoned adequate land for commercial use, placing emphasis on compact commercial core area and a transition area that allows for a commercial-residential mix.

Industrial lands have been projected in the same manner as commercial lands. While there are only 2.46 acres of land in existing industrial uses, there are approximately 40 acres zoned for industrial purposes. This amount exceeds the projected amount of land needed to the year 2000.

The following are provided to carry out the intent of the Lafayette Urban Growth Boundary:

1. A Plan policy that the extension of city services will not be permitted outside of the city limits;
2. A Plan policy that development will be encouraged in or adjacent to Lafayette's urbanizable area before expansion into urbanizable land; and
3. An Urban Growth Management Agreement that provides procedure for amending the Urban Growth Boundary and for coordination between the City and the County.

A copy of the Urban Area Growth Management Agreement for the City of Lafayette follows.

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 the Urban Growth Boundary and designated by the City and Yamhill County and that extends a one-half mile distance outside the City's Urban Growth Boundary and includes the City watershed area as delineated on Schedule "A".

City - The City of Lafayette.

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 on April 18, 1979 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.

4. Implementation and Coordination. The very nature of planning requires continual refinement of various elements of the Comprehensive Plan. This includes the development of ordinances, specific plans and other mechanisms to implement the City's Comprehensive Plan. The City and County will work together in a coordinated effort to implement the goals of the City and County Comprehensive Plans.
5. Concurrence and Recommendation. The legitimate interests of the City and County overlap within the City's Urban Growth Boundary and Area of Influence. This agreement attempts to resolve these overlapping interests by providing for concurrence of City and County governing bodies for certain decisions and recommendations for other decisions.
 - a. Concurrence - Where concurrence is required, the City and County shall agree before a decision shall be binding. If agreement cannot be reached, procedures outlined in ORS 197.300 may be invoked.
 - b. Recommendation - Where a recommendation is required, the City and County need not agree for a decision to be binding. The procedures are these: The right to object to any item referred to a jurisdiction for a recommendation shall be deemed to have been waived unless the referring jurisdiction is notified otherwise within thirty days; the time limit for consideration of items referred for recommendation shall begin to run from the time the item is received by the jurisdiction whose recommendation is being solicited; each jurisdiction shall have standing to appeal the decision of the other governing body.

IV. Amendment of this Agreement

1. This agreement may be amended or terminated at any time by concurrence of both parties.

V. Urban Services.

1. The City is recognized as the ultimate provided of urban services within the Urban Growth Boundary. To this end:
 - a. Special Districts. Before Yamhill County shall create any special district for the provision of utilities, transportation, or other public facilities or services within the Urban Growth Boundary, the matter shall be referred to the City for a recommendation. The County shall not act contrary to such recommendation without a unanimous decision of the Board.
 - b. Service Capacity. New development resulting from the division of lands within the Urban Growth Boundary shall not exceed the capacity of existing services.
 - c. Annexation. Annexation shall occur in accordance with the City Comprehensive Plan. Before final action by the City Council on an annexation proposal, the proposal shall be

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 existing roads designated as future arterials in the City Comprehensive Plan will be improved.
 - (4) 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 the Lafayette Urban Area Management Commission

The City and Yamhill County do hereby establish the Lafayette Urban Area Management Commission (LUAMC) as a hearings officer in accordance with ORS 215.406. The LUAMC shall be composed of the following members:

- Commissioner of the Yamhill County Board of Commissioners designated by the Board.
- Mayor or councilperson of the City designated by the Council.
- Member of the City Planning Commission designated by the City Council.
- Member of the Yamhill County Planning Commission designated by the Board of County Commissioners.

- Member-at-large chosen by the above LUAMC members and ratified by the City Council and County Board.

Duties and Responsibilities - The LUAMC shall function in accordance with by-laws to be adopted by the City Council and the Yamhill County Board of Commissioners.

It shall be the responsibility of the (City) Urban Area Management Commission to hold hearings, make findings, and present its decision City and County governing bodies as outlined in this agreement and the by-laws.

VII. 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.

The joint fee for individual amendments shall be the sum of fees established from time to time by each governing body.

Each application shall include a map and sufficient information to make a decision based upon consideration of the following factors:

- a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- b. Need for housing, employment opportunities, and livability;
- c. Orderly and economic provision for public facilities and services;
- d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
- e. Environmental, energy, economic and social consequences;
- f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- g. Compatibility of the proposed urban uses with nearby agricultural activities.

a. Zone Changes

- (1) Zone change outside city limits but within the Urban Growth Boundary. The application shall be processed by Yamhill County and shall be forwarded to the City Council for its recommendation.
- (2) Inside city limits. The application shall be processed by the City and shall be referred to Yamhill County for information and/or comment.
- (3) Outside the Urban Growth Boundary, but within the Area of Influence. The application shall be processed by Yamhill County and shall be referred to the City for recommendation.

b. Combination Plan/Zone Changes

- (1) Combination Plan/Zone Changes shall be processed in the same manner as a comprehensive plan change.

4. Other Items Affecting Land Use

- a. Items having a substantial impact upon land use under the jurisdiction of Yamhill County within the City's Area of Influence shall be referred to the City for recommendation. Items not having a substantial impact may be so referred. Items affecting land use shall include, but are not limited to:

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Health Hazards
- (6) Special Exceptions
- (7) Capital Improvement Programs
- (8) Major Transportation Improvements

- b. Items having a substantial impact upon land use under the jurisdiction of the City shall be referred to Yamhill County for a recommendation. Items not having a substantial impact may be so referred. Items affecting land use shall include, but are not limited to:

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions

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 must be complete prior to consideration by the Urban Area Management Commission.

Applications shall be accumulated and referred quarterly to the (City) Urban Area Management Commission for a Public Hearing. 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, the LUAMC shall make and forward its findings and decision directly to the governing body of each jurisdiction which shall then make a determination based upon the facts and record presented at the LUAMC hearing and shall not be required to hold a public hearing thereon.

Nothing included in this process requires or prohibits the City or County from referring the application to its respective Planning Commissions for information.

If the governing bodies do not concur in their final decision within sixty days of referral of the matter to them by the LUAMC, 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.

Approvals

Approved by the Yamhill County Board of Commissioners on this _____ day of _____, 1979.

Ordinance # _____

 Colin Armstrong, Chairman
 Yamhill County Board of Commissioners

Approved by the City of _____ City Council on this _____ day of _____, 1979.

Ordinance # _____

LAFAYETTE
 AREA OF INFLUENCE
 SCHEDULE A



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