

DOCUMENTS

LOCAL

Sublimity

(1979)

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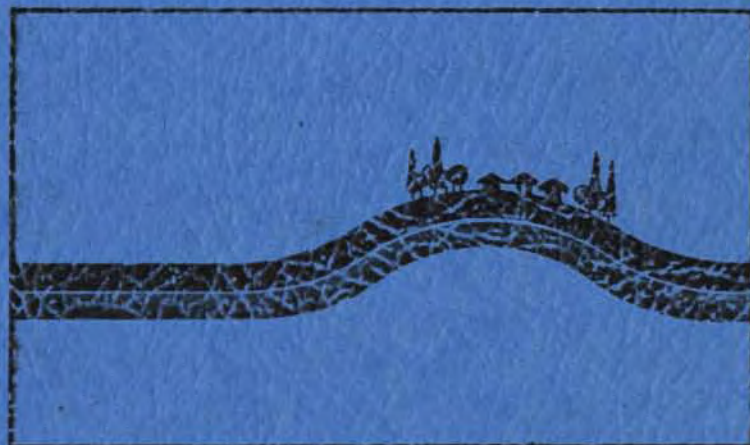
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Sublimity Comprehensive Plan

JUNE 1979

CITY OF SUBLIMITY COMPREHENSIVE PLAN

Adopted by the Sublimity
City Council by Ordinance No. 216
April 9, 1979

Revised Urban Growth Boundary Adopted June 11, 1979

CITY OF SUBLIMITY
P.O. Box 146
Sublimity, Oregon 97385

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Utilities

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The original draft of this plan was financed by a grant from the Land Conservation and Development Commission and was prepared by the Mid-Willamette Valley Council of Governments. The plan was completed with coordination funds through the Marion County Department of Community Development.

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I
PREFACE

In 1973, the 57th Legislative Assembly adopted Senate Bill 100 (ORS 197), known as the 1973 Land Use Act, which among other things, created the Land Conservation and Development Commission (LCDC). LCDC was charged with the responsibility of developing statewide planning goals and guidelines to guide local comprehensive planning efforts. Extensive work sessions and public hearings resulted in the adoption of 14 Statewide Goals and Guidelines to be used by state agencies, counties, cities, and special districts in preparing, adopting, revising and implementing comprehensive plans.

Two important components of the State legislation are first, the authority of cities to establish urban growth boundaries, and second, the assurances of citizen involvement throughout the planning program.

In response to the State mandate, Sublimity pursued an intensive planning program to develop a comprehensive plan. To assist Sublimity in preparing its plan to conform with the statewide goals and guidelines, a State grant was awarded by LCDC after approval of a comprehensive planning work program spanning 12 months. By July 1977, the City of Sublimity contracted with the Mid-Willamette Valley Council of Governments to assist the City in its planning program, and to develop implementing ordinances and procedures that embody the goals and guidelines of the Land Conservation and Development Commission.

The city of Sublimity has identified 3 goals that do not apply to the city and will not be addressed in the Comprehensive Plan. The 3 goals are: Agricultural Lands; Forest Lands; and Areas Subject to Natural Disasters and Hazards. There will be no agricultural or forest lands preserved within the Urban Growth Boundary and there are no known natural hazards within the planning area. The Willamette Greenway Goal and the Coastal Goals do not apply to Sublimity.

The following goals do apply to Sublimity and will be addressed in the Comprehensive Plan: Citizen Involvement; Open Spaces - Scenic and Historic Areas - Natural Resources; Air, Water and Land Resource Quality; Recreation; Economy; Housing; Public Facilities and Services; Transportation; Energy Conservation; and Urbanization.

The City's Planning Commission was designated as the Committee for Citizen Involvement and given the responsibility of ensuring citizen participation through use of the media, community surveys, informational material, public work sessions and public hearings. A Citizens Advisory Committee consisting of residents of the community represented and conveyed the community's desires and needs into policy statements and a land use plan. This comprehensive plan is the culmination and summary of these studies and meetings, and contains the recommendations of those who participated in the planning program,

This document should be considered an official statement of the City of Sublimity. The Comprehensive Plan sets forth goals and policies and makes recommendations to guide the future physical development of the community. Upon adoption of the Comprehensive Plan document, the task of citizens and local decision makers will not have been completed. Detailed strategies to implement the goals and policies must be developed and acted upon. Only if the community is willing to "follow through" on the goals and policies within the Comprehensive Plan will it become a meaningful guide to the process of growth and change within the community.

Before stating the goals and policies of this plan, it is necessary to define and establish the interrelationship of these statements.

all CAPS **Goals:** Are broad statements of conditions to be achieved. They are means to safeguard health and welfare, protect the environment and enhance the economy. They are generally independent of changing technology.

all Italics **Policies:** Are specific guidelines for action directed toward the achievement of the goals in this comprehensive plan. Land use decisions made by the city shall be based on the policies of the plan.

II

INTRODUCTION

INTRODUCTION

The Sublimity area is a manifestation of its social, political, economic, and physical characteristics as they have evolved during the process of rural growth and development. The future environment of the community will be determined by the interaction of these elements and changes of policies and activities of both the public and private sectors. To effectively guide the process of change, it is essential to understand the past.

HISTORICAL PERSPECTIVE

The City of Sublimity is a rural residential community located on the western low foothills of the Oregon Cascades, approximately 15 miles southeast of Salem. Situated just north of the Santiam Highway, the City lies amid gently rolling hills and land well suited for agricultural purposes. The town seems to be placed on a slight plateau with the ground dropping down on all its sides into grassy vales.

The Sublimity area before 1840 was a vast forest, interspersed by Indian trails and sparkling mountain streams. The Calapooia, Santiam and Molalla Indian tribes were the earliest people inhabiting the Willamette Valley. A large Indian burn in the early 1800s cleared the land where the present town now exists. Sublimity had its beginning as an outgrowth of some Indian village or trading post before 1846. The hamlet had been an early trapping center where Indians sold their skins and settlers got their mail.

As early as 1852, even before the hamlet received its official name, the area served as a convenient gathering place for pioneers and had a primitive frontier store. The first name given the settlement was "Hobson Corner," after an early settler who purchased 1500 acres in and around the Sublimity area. On September 29, 1852 a post office was established and the town got its official name. James Denny, one of the early settlers, thought the community ought to be called "Sublimity" because of the fine vista and sublime scenery in the hills around the town. Sublimity post office served settlers from Marion, Turner, Lyons and Stayton, and continuous service since 1852 has made it one of Oregon's oldest post offices.

Early homes in the Sublimity area were log houses. After 1854, sawmills supplied cutboards for construction materials. The area had an abundance of brush, waving green grass, large trees to supply wood and lumber, and a wide variety of vegetation and wildlife. Sublimity was a natural center for settlers in the area.

In 1856, Sublimity School District No. 7 was organized. The first building was a log cabin with a dirt floor. The following year, Sublimity College, a semi-public institution was established by the territorial legislature and operated by the Church of United Brethren. It was little more than a grade school by modern standards, but it gave early Sublimity the distinction of being a college town. The first teacher and president at the college was Milton Wright, father of Wilbur and Orville Wright, inventors of the flying machine.

Early Sublimity was a larger town than the present city. In 1857, it had a Chinese laundry, five stores, a gunmakers shop, a public school, a college, Methodist Church, United Brethren Church, a hotel, post office, public well, and a shop where furniture was made to order.

Sublimity was a thriving little city and the political center for 1500 people when the Civil War began. As the war broke out, people returned to their native states to fight, and the town became deserted. Population declined and depression set in from which the town never really recovered. The period after the Civil War saw the construction of the railroad. The first doctor arrived in the area in 1865. Other towns had more natural resources and better transportation, and thus were more attractive to immigrants.

The 1870s saw the resettlement of Sublimity by German immigrant farmers. The completion of the transcontinental railroad further encouraged this immigration in the 1880s. These people were an industrious and persistent lot, and predominantly Catholic. Their arrival eventually transformed the somewhat depressed hamlet of Sublimity into a busy rural village supplying for the needs of trade in the area. By 1874, nearly all the abandoned farms around Sublimity were repossessed by these new people, and the town grew rapidly, so much so, that the government sent surveyors to stake property lines and make a detailed map. In 1878, the town was divided into 20 city blocks, with an addition of 6 more. Seven main streets were laid out of which only four bore names; Center, Johnson,

Clay and Broadway Streets. In 1878, buildings included an old hotel and rooming house, a store, Catholic Church, saloon, blacksmith and Ditter's Store.

In 1879, the first Catholic Church service was held and since then, Sublimity's history has been strongly influenced by the functioning of the Church. In 1882, the Church purchased part of the old College and turned it into a New Community of Sisters which managed to build a one-room parish schoolhouse by 1888. St. Boniface Church was established in 1889, and from then on, the Church played a major part in the establishment of the St. Boniface School and various church-related organizations. The many Church Fathers through the years helped to build the community as well as bring it closer together. The parish grew from 12 families in the late 1870s to over 160 by 1950.

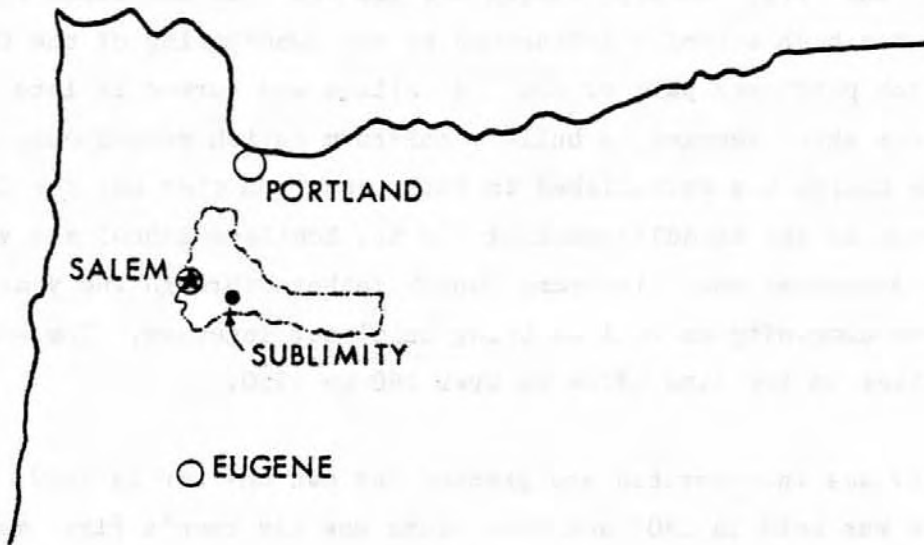
Sublimity was incorporated and granted its own charter in 1902. The first city election was held in 1903 and John Kintz was the town's first mayor. A creamery was started in 1904 by Hermens and Vandervelden. The Catholic Order of Foresters was established in 1903 and Forester Hall was completed in 1909. Up to 1906, none of Sublimity's roads were rocked or macadamized and so by 1913, 9 miles of macadam roads were built. 1912 saw the town's first fire fighting apparatus, a 50 gallon chemical tank and also the digging of a well for public use. During 1914 to 1915, the first electric lights were assured the town through the Stayton Light Company and a special city tax was levied to cover the costs. The St. Boniface Society was organized in 1916 and the Knights of Columbus established a council in Sublimity in 1923.

The 1940s saw the building of new homes, a tavern on Main Street, Sublimity Building Supply, a new water system, a new grade school completed in 1949 and two general stores. Sublimity became a farming community with a wide range of soils as well as crops. Wheat, oats and barley were the staple crops and saw-mills dotted the Sublimity countryside.

Sublimity has come a long way from being one of the early towns of Western Oregon and is now a place worthy of more than just a passing interest in its history. Sublimity today is a strong reflection of its past roots.

Source: Sublimity (the story of an Oregon Countryside), 1850-1950 by Mark Schmid, copyright 1951, the Library Bookstore, St. Benedict, Oregon.

LOCATIONAL MAP



III

**PHYSICAL
CHARACTERISTICS**

PHYSICAL CHARACTERISTICS

CLIMATE

Sublimity has a temperate maritime climate with moderately warm, dry summers and mild, wet winters. The average yearly temperature hovers between 51 and 54 degrees. Winter temperatures below 30 degrees and summer temperatures above 85 degrees are rare. Normal minimum January temperature is 31 degrees, and the normal maximum July temperature is 80 degrees. The City has approximately 210 frost free days generally between the months of April and November.

Annual precipitation is between 40 and 60 inches, most of which occurs as rainfall at low intensities. About 60 percent of annual precipitation occurs during the November through February winter storm season while only 10 percent occurs during the June through September dry season.

The prevailing winds are from the west and northwest during the summer and from the south and southwest during winter storm periods. Wind velocities are moderate. Periods of easterly winds bring cold, clear weather in winter and exceptionally dry, warm weather in summer.

GEOLOGY

The rolling hills land surface in the Sublimity area is characterized by deposits of Fern Ridge Tuff. Recent detailed studies seem to indicate that the Fern Ridge Tuffs are interbedded with a platy lava known locally as the Stayton Lavas. These have previously been correlated with the Columbia River Basalt, but since they can be found overlying some Fern Ridge Tuff near Stayton it is apparent that they must be later than the Columbia River Basalt. These lavas may be thin and overlie the Fern Ridge Tuff and this relationship can have an important bearing on the interpretation of foundation studies as well as ground water supplies.

The tuff is composed of volcanic ash and pumice or glass shards more than an inch long. Lowermost units consist of tuff, lapilli tuff, tuff breccia, tuff sandstone, fine pebble beds, coarse andesitic conglomerate with interbeds of andesite and basalt. Exposed mainly in the foothills north of Stayton, it ranges

in color from white to brown. Weathering of this material forms an impermeable heavy clay, often several feet thick. Such clay soil is usually found on the flat uplands or in wide, gently sloping swales in the upland areas. In the subsurface, the tuff can be hard and fresh.

SOILS

The Soil Conservation Service (SCS) of the U.S. Department of Agriculture has prepared soil resource data of the Sublimity area for land use planning and community development. Resource information includes a series level soils map and soil interpretations for uses ranging from agriculture to engineering considerations for urban land development. Each soil was rated according to its limitations for building and development sites, and also classified as to their agricultural capability.

Factors used in determining soil limitations for building and development sites are excessive slope, high water table, and soil characteristics such as permeability, bearing strength, shrink-swell potential, and depth to bedrock. Soils rated as slight have few or no limiting factors. Moderately rated soils have limitations that normally can be overcome with planning, careful design, and good management. A severe rating indicates that the particular use of the soil is doubtful and careful planning and above average design and management is required for its use. Use of soils with severe limitations is generally unsound, and would be suitable only for pasture, woodland or open space. Table 1 lists the interpretations of soils delineated on Map 1.

For agricultural purposes, a land capability classification system was used to group soils according to limitations of the soils when used for field crops, the risk of damage when they are used, and the way they respond to treatment. Soil characteristics such as depth to bedrock, wetness, texture, slope, erosional hazard, permeability, water holding capacity, runoff, inherent fertility and climatic conditions as each influence the use and management of the land, are used in categorizing the soils into eight capability groupings. Class I soils have few limitations that restrict their use; Class II soils have moderate limitations due to drainage or runoff potentials; Class III and IV soils have severe limitations that require special conservation and management practices; Class V, VI and VII soils have very severe limitations and are generally

restricted to use as pasture or woodland. Class VIII soils have land form limitations that restrict their use to recreation, wildlife or open space.

Soil types for Sublimity are delineated on Map 1 for comparison with soil characteristics in Table 1. There are only 4 soil units in the Sublimity area and all have capability classifications of either II or III. These soils are Jory silty clay loam with slopes of 2 to 7 percent (JoB), Salkum silty clay loams with slopes of 2 to 6 percent (SkB) and 6 to 20 percent slopes (SkD), and Salkum silty clay loam, basin with slopes from 0 to 6 percent slopes (SlB).

TABLE 1
SOIL INTERPRETATIONS FOR SUBLIMITY

SOIL TYPE	SEPTIC ABSORPTION FIELDS	DWELLINGS WITHOUT BASEMENTS	SMALL COMMERCIAL BUILDINGS	CAPABILITY CLASS	ROADS AND STREETS
JoB	S (Ps)	M (b)	M (b)	IIe	S (b)
SkB	S (Ps)	M (b)(Ss)	M (b)(s)	IIe	S (b)(Ss)
SkD	S (Ps)	M (b)(Ss)	S (s)	IIIe	S (b)(Ss)
SlB	S (Ps)	M (b)(Ss)	M (b)(s)	IIe	S (b)(Ss)

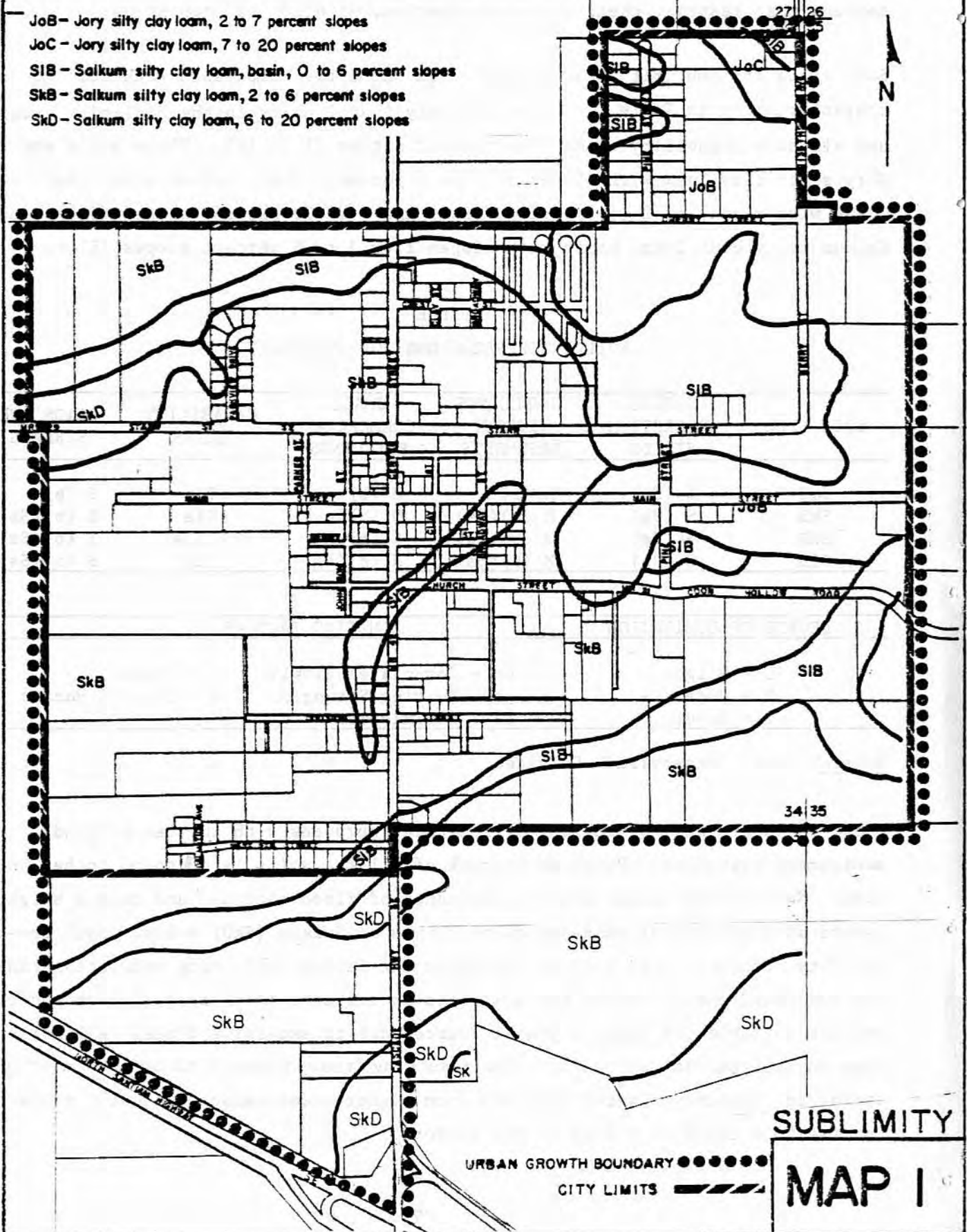
DEGREE OF LIMITATION		LIMITING FACTORS	
SL - Slight		Ps - Percolates Slowly	s - Slope
M - Moderate		b - Bearing Strength	e - Erosion Hazard
S - Severe		Ss - Shrink-Swell	

Source: Soil Conservation Service

These soils are well suited for agricultural purposes with the use of good management practices. Depth to bedrock of all the soils is 40 to 60 inches and more. None of the soils have any frequency of flood hazards, and only a slight hazard of landslide or unstable slope occurs on Salkum (SkD) soils. Soil erodibility rating of Jory soil is low while the Salkum soils have moderate ratings. The runoff potential rating for all soils in the area is moderately high and they are not suitable for sand or gravel sources due to excessive fines. All soils have no limitations for cropland use resulting from wetness, although in winter and spring, the additional water received from higher areas causes the water table to rise to a depth of 6 feet in the subsoil.

SOILS CLASSIFICATIONS

- JoB - Jory silty clay loam, 2 to 7 percent slopes
- JoC - Jory silty clay loam, 7 to 20 percent slopes
- SIB - Salkum silty clay loam, basin, 0 to 6 percent slopes
- SkB - Salkum silty clay loam, 2 to 6 percent slopes
- SkD - Salkum silty clay loam, 6 to 20 percent slopes



TOPOGRAPHY AND SLOPE

Elevations in Sublimity range between 485 feet in the southwest corner of the City to 565 feet in the northeast corner. The City is situated on a terrace amid rolling hills dropping down on all four sides into shallow valleys and gently sloping in a westward direction. Drainage is to the west and southwest as ridgelines cut across the City in several places. Slopes do not directly effect the planning area and consequently are not a major limiting factor in the future development of the City.

IV

**NATURAL
RESOURCES**

NATURAL RESOURCES

WATER RESOURCES

Sublimity does not have any waterways or tributaries within its planning area. Flooding therefore, does not pose any problems in Sublimity and is not considered in the plan. Sublimity lies within the Lower Santiam River Watershed and drains in a southerly direction into Mill Creek. The confluence of the North Fork and South Fork of Beaver Creek occurs about one mile north of town while Mill Creek flows south of the town.

Groundwater availability is somewhat variable according to the Willamette Basin Hydrology Study.¹ Within the Fern Ridge Formation, water yields of about 50 gallons per minute (gpm) at depths ranging from 100 to 300 feet may be obtained. Yields from the Columbia River Formation where it underlays the Fern Ridge, range from 100 to 1000 gpm, also at 100 to 300 feet deep. Groundwater resources are important to Sublimity which attains its water from two wells located within the city limits.

Source: Marion County Comprehensive Plan

MINERAL RESOURCES

The only mineral resources known to exist in the area are sand and gravel, and a rock quarry. Neither sand or gravel occurs in suitable quantity and quality due to excessive fines and thus do not lend themselves to commercial use. The rock quarry located to the north of town, has proven to be of commercial value.

HISTORICAL RESOURCES

The only resource classified in the Statewide Inventory of Historic Sites and Buildings is the St. Boniface Catholic Church near the site of old Sublimity College. The State's Historical survey is only about 75 percent complete at this time and the archeological survey is about 3 percent complete. The inventory is a continuous and ongoing process which requires review at regular intervals.

¹ Willamette Basin Comprehensive Study, Water and Related Land Resources, Appendix B Hydrology, 1969, Willamette Basin Task Force, Pacific Northwest River Basins Commission.

There are a number of federal laws which seek to protect historic and archeological sites. These are the National Historic Preservation Act (Public Law 89-665) and the National Environmental Policy Act (Public Law 91-190). The State also has laws on the books, specifically Oregon Revised Statutes 273.705, 273.711 and 273.990, which require protection of Indian burials on all lands (which has merit in the Sublimity area since Indians were the earliest inhabitants of the area), and historic sites and objects on all state-owned lands. The City has adopted the following policy to deal with the preservation of historic resources:

The City shall cooperate with state agencies and other historical organizations providing funding to catalog and preserve historic buildings, artifacts and archeological sites.

Within a two-year time frame, the City will need to develop and adopt an historic preservation ordinance to correspond with the above policy and set guidelines for the preservation of historical resources in Sublimity.

Air Quality

The Environmental Protection Agency (EPA) has designated air quality control regions to aid in the implementation of the Federal Clean Air Act of 1970 as amended. Sublimity is currently located in Portland's Interstate Air Quality Control Region for which the control of pollution emission is necessary. The Department of Environmental Quality (DEQ) has jurisdiction over the air quality standards in the state and has developed air quality rules, regulations and standards toward which the region should conform. Automobile emissions and state controlled and monitored field burning are the major generators of air pollution in the Sublimity area. Additional information on air quality standards and control can be obtained from DEQ and are provided in Oregon Administrative Rules, Chapter 340. The City has adopted the following policy:

All development within the City shall adhere to applicable federal and state air quality standards.

Noise Control

Presently, there are no significant noise generators or sources within Sublimity. The Department of Environmental Quality Noise Pollution Control rules and guidelines (Oregon Revised Statutes 467.010 to 467.990 and Oregon Administrative Rules Chapter 340, Division 35, Sections 5 to 100) establish standards toward regulating and controlling various forms of noise pollution. Though the majority of these rules and guidelines are not applicable to Sublimity at this time, the City has adopted the following policy:

Future development activities that generate a significant amount of noise will be required to meet all noise regulations of the State of Oregon.

Agricultural Lands and Open Space

Agriculture is of major importance to the Sublimity area. The lands surrounding the City are currently in agricultural use as pastures and for grains and grass seeds, and are classified as either Class II or III soils. The City recognizes this resource and seeks to preserve this land in its natural open state as a means of maintaining the rural atmosphere for which the town was named. Land which is inside the City limits and the urban growth boundary that is in agricultural use shall remain in agricultural use until it is needed for urbanization and can be provided with urban facilities.

The rolling hills of agricultural land surrounding the City provide an attractive scenic backdrop for the community and are a valuable open space resource. Undeveloped land within the urban growth boundary as seen on the Existing Land Use Map, is now open space and a majority of it is being farmed. In order to conserve open space and protect natural and scenic resources within the urban growth boundary, the City has adopted the following policies:

1. *Tree preservation and plantings to separate conflicting land uses and provide scenic and recreational opportunities will be encouraged wherever feasible.*

2. Recreational opportunities and developments are encouraged.
3. Scenic and historic sites will be preserved and utilized in the development of open space.
4. Development in open space areas should be sensitive to surrounding wildlife habitats.
5. The City shall encourage development plans that provide for preservation of open space areas.

Fish and Wildlife

There are no lakes, reservoirs, rivers or streams within the urban growth boundary of Sublimity; therefore, the City has no fish or fish habitats.

The Marion County Fish and Wildlife Protection Plan does not identify any sensitive wildlife habitats within or near the urban growth boundary. The only wildlife found in the City would be classified as non-game species. This includes: hawks, owls, crows, songbirds and small mammals.

The vacant land inside the urban growth boundary is all open space. There is no tree or brush cover and a majority of it is being farmed. Therefore, the desire of the community, reflected in the open space policies in this plan, to maintain and protect a significant amount of open space will also serve to protect the wildlife resources found in the City.

Energy

The topic of energy is one that has gained importance in planning for future development. Energy is especially important to a community such as Sublimity, which is a commuter town. Although Sublimity consumes a very infinitesimal amount of energy (i.e., electricity, natural gas, and petroleum) when compared to a larger region, there is an importance to knowing the dependence of the community for these energy forms. A reduction in the supply of energy or drastic increases in the cost, would reduce Sublimity's growth potential by diverting growth to areas closer to places of employment, the market, resources, and other needs.

Sublimity utilizes the energy resources of natural gas obtained through the Northwest Natural Gas Company, electricity through Pacific Power and Light, and petroleum products. As might be expected, consumption of petroleum, primarily by the automobile, is highest among the three energy sources. This is due to the distance of travel to places of employment and shopping. The City is largely dependent on these energy resources which will continue to increase in cost, due to the limits and high demands for energy.

To meet increased energy demands, alternative energy sources will have to be developed, such as solar, geothermal, municipal and solid waste energies.

The greatest potential for consumers in keeping their individual energy bills down is through conservation measures. This includes the use of more energy efficient appliances, better management of home energy uses, home improvement programs, and the recycling of domestic wastes. Other conservation potentials include the consumer's choice in the design and construction of the individual home through higher energy efficient building standards. It is the policy of the City to:

Encourage the development of community-wide energy conservation programs and standards for new construction, in order to decrease the reliance

on these energy sources.

The Comprehensive Plan, by encouraging pedestrian travel, bikepaths, and carpooling seeks to change energy wasting habits by lessening the use of the automobile. In realizing the needs of the community for shopping and recreation through the development of the community's business center and park, individual trips to other resource areas would be decreased.

Land use planning provides an effective means to ensure that development occurs in the most energy efficient manner possible. In order to promote energy conservation, the City has adopted the following policies: *policies in italics*

1. *Development and redevelopment of the central area of the City is encouraged to provide for the efficient and economic extension of services and to encourage the development of housing within walking distance of stores and city facilities.*
2. *The City will continue to require new construction to meet new State standards for weatherization and energy conservation.*
3. *The City will encourage the use of alternative energy sources such as wind and solar systems.*
4. *Energy conservation shall be encouraged through efficient transportation planning and the implementation of the policies in the transportation section of the plan.*

If the City is to concern itself with holding down future energy costs, then the option is to try to minimize future increases in energy consumption. This can be done by reducing the need for energy use, using energy sources more efficiently, and increasing the use of renewable sources of energy. Therefore, the City should foster energy conservation methods as well as the education of the public as to conservation potentials. The State has several conservation programs which are eligible for refunds, tax credits and loans for home insulation projects. Information can be attained from the Department of Revenue. Three bills passed by the 1977 State Legis-

lature (Oregon Revised Statutes 310.681, 407, and 757) address energy conservation in existing residential units. Federal benefits are also available through Community Services Agencies, Farmers Home Administration, Housing and Urban Development, and the Federal Energy Administration through the State Community Services Program. The State Department of Energy also has a variety of informational documents which are helpful guides to consumers for conservation hints and programs.

There are no energy sources, ecologically or scientifically significant natural areas, outstanding views and sites, water areas, wetlands, watershed or wilderness areas within Sublimity's Urban Growth Boundary.

V
COMMUNITY
PROFILE

COMMUNITY PROFILE

Population

In an attempt to project population growth for the future, it is essential to examine the historic growth of population in the community.

TABLE 2
HISTORY OF POPULATION GROWTH
Sublimity, Oregon

Year	Population	Percent Change
1910	138	--
1920	172	24.6
1930	214	24.4
1940	280	30.8
1950	367	31.1
1960	490	33.5
1970	634	29.4
1971	630	- 0.6
1972	630	0.0
1973	810	28.6
1974	820	1.2
1975	845	3.0
1977	940	11.2
1978	1,150	26.5

It is noted that Sublimity's population grew steadily from 1910 through 1970. There was relatively no growth in the next two years followed by a surge of growth in 1973. The primary reason for this was the construction of the sewage collection system. The system was anticipated by the City in the early 1970's and built in 1974.

Following the development of the sewage system, the amount of development slowed down considerably, while the population continued to grow steadily over the next few years.

In 1977 and 1978, the City again experienced a surge of development that was also related to the development of public facilities. In this case, the increase in development was a result of the increased capacity of the water system and the construction of a new water storage facility.

In the future, Sublimity's population growth will depend on the capacity of

public facilities, the development of the local economy, the availability of transportation and prices of energy.

Population projections (Table 3) for the City of Sublimity were developed jointly by the City, the Marion County Planning Department and the Mid-Willamette Valley Council of Governments as part of the regional population projections in the 208 Water Quality Plan. The projected population for each five year period was based upon the City's past growth rate, employment, annexation policies, urban services and school capacity. The City's commitment to "maintain the livability of the community and to coordinate growth with the community's financial ability to provide public facilities and services" was also considered as a factor in projecting population.

TABLE 3
PROJECTED POPULATION GROWTH
(1975-2000)
Sublimity, Oregon

<u>YEAR</u>		<u>POPULATION</u>
1978	22 yrs	1,150
1980		1,250 100
1985	> 2X increase	1,550 300
1990		1,950 400
1995		2,400 450
2000		2,900 500

*Doesn't match
map pop cited on
pg 48 + 52 (300)*

Income

Family income data is not available for Sublimity, although information exists at the Census County Division level from the 1970 census. In 1970, 10% of the population in Census Tract 107 was located in Sublimity. Census tract information is therefore not a fairly reliable reference for income information for Sublimity.

The 1970 mean income for all families in the census tract was \$10,143, which was greater than Marion County's mean family income of \$9,911. Mean income for individuals was \$4,088 which was also higher than the County's figure of \$3,539.

Approximately 12% of all families in that tract had incomes below poverty level in 1970.

VI
ECONOMICS
ELEMENT

ECONOMICS ELEMENT

The purpose of the Economic Plan is to provide direction and policies for economic development in Sublimity. It is only through a systematic look at the conditions and goals of the local economy, that an effective body of community policy can be developed to address the economic issues facing the community.

Sublimity is primarily a residential commuter town which depends on the business centers of Stayton and Salem for most of its commercial service and employment needs. The economic base of the City is quite limited due to the lack of any industrial activity to support the local economy and reduce the community tax burden. Presently, the City does not have the population to support a diversified economy which fulfills the needs of its residents. The above conditions form the basis of the community's goals from which a positive economic climate can be developed.

GOAL: INCREASE LOCAL EMPLOYMENT OPPORTUNITIES TO MEET THE NEEDS OF THE RESIDENTS OF THE AREA.

GOAL: INCREASE THE SHORT AND LONG-TERM STABILITY OF THE LOCAL ECONOMY.

GOAL: IMPROVE THE QUALITY OF THE ENVIRONMENT WITHIN THE CONSTRAINTS OF ECONOMIC FEASIBILITY.

GOAL: FOSTER COMMERCIAL AND/OR INDUSTRIAL ACTIVITIES TO MEET THE EXPRESSED NEEDS OF THE RESIDENTS.

Sublimity's economy has experienced slow growth to correspond with population increases in the city and surrounding areas, as well as the demand for services. In the past five years, population has increased by 38.1 percent, while employment in local establishments (based on a survey of 21 employers by the Mid Willamette Valley Council of Governments in 1977) grew by 19.2 percent. Approximately 155 people are employed by Sublimity businesses of which 46 or 30 percent of the local labor force resides in the city. Of the businesses surveyed, it was estimated that a 7.7 percent increase in their employment would occur in the next five years. Since 1972, 10 businesses have remained stable as far as employees, while 2 decreased by a total of 5 employees. Seven businesses increased their labor force by a total of 30 employees while the remaining businesses were recent establishments.

Being that Sublimity is a commuter town, a large portion of its residents are employed in other communities. This can be attributed to the lack of local employment opportunities on the one hand, as well as the community's desire to maintain their rural residential atmosphere. In this respect, cash flows into the community from wages made elsewhere but expenditure in the community is minimal due to the lack of commercial activity. At the same time, since 70% of the local labor force resides outside the City, the community experiences a cash loss as these monies tend to be spent elsewhere or at the place of residence. In the long run, in order for the community to support its local businesses and economy, it will have to increase the amount of cash that is circulating in the community. To achieve this end, the city will have to expand local employment and business activity which will garner resident solitication.

Retail Sector

The growth of the retail sector has been hindered due to the proximity of shopping areas in Stayton and the city's small population. A survey of the community indicated that a greater variety of stores and a good family restaurant are needed in the city. The number of retail establishments and the volume of retail sales will, most likely, increase in relation to population growth. To meet the present and future commercial needs of its residents, the City has adopted the following policy:

Promote the retention and expansion of existing business activity while promoting the recruitment of new commercial and small business activity.

During recent years, the City has gradually developed its community public facilities. This consists of the basic installation and construction of a sewer system and water facilities to accommodate growth. Having developed these facilities, Sublimity has increased its possibilities for attracting new commercial activity. The provision of these services are a positive amenity for the community from which it can begin to develop its commercial center. The City however, will need to further upgrade other facilities such as streets, in order to provide an attractive center for future businesses. To achieve this end, the community has adopted the following policy:

Utilize public and private capital improvements funding shall be utilized stimulate business development in the core area.

Another possibility the City has which might lend itself both to the establishment of a stable business economy and an attractive community identity, is the creation of a commercial facade centered around the unique features of the city and surrounding areas. This would entail possibly, the restructuring and redesign of store fronts, the provision of street furniture, and other imaginative community-wide design features. The City has expressed a desire to uplift its commercial sector and has adopted the following policy:

Create a favorable climate to attract new commercial uses which will benefit the community.

Currently, the City has a rather identifiable commercial core area, limited though it may be at this time. The potential exists due to the availability of land and the city's growth possibilities, for the future planning of its business center. It would be to the community's advantage to have all of its commercial activities centered in one area to improve accessibility and convenience to these facilities. A centralized core area also makes more efficient use of public facilities while also providing greater opportunity for the development of a community facade within an identifiable area. Therefore, the City has adopted the following policy:

Business activity shall be clustered in the core area to create economic efficiency for business, traffic, and public facilities and services.

Industrial Sector

The City does not have any industrial activity at this time. However, in planning for the possible attraction of industry in the future, the City has sought to set aside land for that purpose. Industry is the key to the economic strength of a community. It is however, very difficult to project industrial development for a small community that does not have a resource base upon which to attract non-agriculturally related industry. At present, two agriculture-related industries exist in the Sublimity area and employ approximately 22 employees. From the Community Attitudes Survey, a desire for employment within the city seemed to be a common theme as well as the interest for a "clean" manufacturing industry. It is important for the community to be involved in making the decision as to the industrial development of the City, and so the following policy was adopted to address the issue:

Encourage citizen input prior to the development of an industrial project having community-wide impact.

Industry can play an important role in the valuation of the City, and in alleviating some of the tax burden placed on residents of the community. Industrial activity also is an attractive force toward the development of additional commercial activity in a community, which also has the effect of increasing the tax base. The decision for, and the type of industry to be encouraged in the community, is definitely up to the residents and it must be a decision weighed as to the advantages and disadvantages. Taxes will always be a critical issue for residents, and so the City has chosen to adopt the following policy:

Reduce the community tax burden by fostering diversification and broadening of the tax base.

Selective Service Sector

The selective service sector includes those services rendered to individuals or businesses which require some degree of specialization. These include such services as medical, legal and engineering services.

The City's two largest employers of this sector are the Marian Home and the School District which employ 68 and 20 employees respectively. Growth in the Home's employment and services will depend largely on the need for such facilities, while school employment will increase with population and student enrollment.

Financial and Governmental Sector

Currently, the City does not have any financial institutions for the provision of banking services to the community. The establishment of a bank facility will depend on the relative size of the community to support the service.

Within the governmental sector are City Hall and the Post Office. Each employs a few people and minor expansion in employment will result from an increased population and need for such services.

Municipal Financing

The financial status of the City plays an important role in the local economy, especially in a small community like Sublimity. In 1974, the City was authorized to contract a bonded indebtedness for payment of the cost of constructing their sewer system. The city borrowed from the Farmer's Home Administration and issued serial general obligation sewer bonds. Also, in 1977, the City passed a water bond for improving their water system and payment will come out of the City's water revenues. The sewer bond has a pay-off time of 30 years, while the water bond pay-off period is 20 years.

The following table (Table 4) provides the City's valuation, and other pertinent data associated with the City's tax structure.

TABLE 4
CITY VALUATION, TAX RATES AND TAXES
EXTENDED IN MARION COUNTY - (1977-1978)

Population	909
True Cash Value (TCV)	\$ 6,535,151.00
Per Capita TCV	7,189.39
City Tax	32,348.99
Consolidated Tax	156,712.92
Per Capita Tax	
City	35.59
Consolidated	172.40
Average Rate/\$1000 TCV Basis	
County	1.75
City	4.95
School	16.33
Fire District	0.95
TOTAL	<u>23.98</u>

SOURCE: Marion County Assessor's Office

Table 5 shows the City's tax levies along with the tax rates from 1970 to the present. In the past, increases in the tax rate have corresponded with the City's need to pay for the construction or improvement of needed city public facilities.

TABLE 5
TAX LEVIES FOR SUBLIMITY, 1970-1978

YEAR	NET LEVY	TAX RATE	VALUE	TAX	TOTAL LEVY
1977-78	\$32,323.00	4.95	\$6,535,151.00	\$ 32,348.99	\$ 32,323.00
1976-77	32,178.00	6.16	5,230,598.00	32,220.48	32,178.00
1975-76	8,895.00	2.16	4,131,527.00	8,924.00	8,895.00
1974-75	8,392.00	2.11	3,981,552.00	8,401.07	8,392.00
1973-74	7,917.00	2.09	3,893,067.41	7,948.41	7,917.00
1972-73	15,792.91	5.42	2,913,038.00	15,793.54	15,802.00
1971-72	15,265.11	6.23	2,451,295.00	15,271.57	15,380.00
1970-71	14,866.43	6.61	2,250,175.00	14,873.65	14,982.00

SOURCE: Marion County Assessor's Office

For most local jurisdictions, the school budget, though not part of the city's operating budget, maintains the largest percentage of the local property tax. For 1978, the school budget represented 68.1 percent of the total property tax assessment, while the city tax accounted for 20.6 percent.

Economic development must be realistic and capable of being achieved within existing and future constraints, particularly financial feasibility. As the population of Sublimity grows and its economy expands, more facilities and services will have to be provided. Facilities and services typically provided to a community include fire and police protection, park and recreation services, streets, water, sewer, and storm drainage. Services essential to the physical aspects of urban development and that involve the construction of large capital projects are parks, water, sewer, streets and storm drainage.

The most common revenue producing methods to finance local capital projects are those of taxes, borrowing through general obligation and revenue bonds, intra-governmental transfers such as revenue sharing, and charges to users of a service or systems development charges. The management of finances and the garnering of revenues to pay for improvements to and construction of the city's facilities is very important to a community of Sublimity's size. An attempt should be made by the City to develop a Capital Improvements Program (CIP) to schedule the development of facilities over a period of time and to indicate desirable facilities necessary for growth. This CIP is an important tool for the community especially if the City wishes to pursue a plan for controlled growth of its planning area.

VII
GROWTH
AND
DEVELOPMENT

URBAN GROWTH AND DEVELOPMENT

INTRODUCTION

The late 1960's saw the emergence of two important domestic issues which garnered national interest and attention. These were the "urban crisis" and the "environmental movement". The "urban crisis" resulted in part from the inability of cities to provide adequate services and opportunities to an ever-increasing, diverse urban population. Changes occurred within urban areas more quickly than governments could respond. The "environmental movement" was partially the product of an awareness of the increasing threat to nature, resulting from the widespread urbanization of the country.

Both these issues share a common point which has been generally overlooked. If cities are developed in a manageable fashion, the occurrence of both the urban and environmental crises may be minimized. Orderly urban growth may yield an urban pattern which avoids areas of critical environmental concern and accommodates the provision of basic urban services in a phased, coordinated manner. Within the last few years, a number of cities and counties have adopted policies to guide the extent, direction and timing of urban growth.

GOAL: TO ACHIEVE ORDERLY DEVELOPMENT IN THE COMMUNITY BY PROVIDING A WORKABLE PROGRAM FOR MANAGING GROWTH.

The purpose of the Urban Growth and Development Element is three-fold. First is the compliance with Statewide Goal 14 which requires that "urban growth boundaries shall be established to identify and separate urbanizable land from rural land". Secondly, the element seeks to provide for an orderly and efficient transition of rural lands to urban land uses. Third, is the management of growth within the city, reflecting community desires to control development.

The distinction must be made between the concepts of growth and development. Growth is the result of a needs efficiency with the ends being more growth at a quantitative level. Development on the other hand, is more qualitative and is achieved through human enrichment and improvement of the existing physical environment. Therefore, this element of the plan will deal with both growth management which seeks to accommodate growth in the long range, and development control which seeks to manage growth in the short or immediate range time frame.

Urban Growth Management

The growth of a city is a natural process which results from a need to provide land to accommodate increasing populations and other activities. The manner in which a city grows is important because it reflects the shape, form and atmosphere of the community. Growth must seek to contribute to a city's livability and environment, rather than detract from it. The logical progression for growth in a community is from the core area outward to the city's fringes so that efficient and economical use of public facilities is ensured. In this way, growth can be phased and coordinated with the need for extension of services to the outlying areas of the city.

The City of Sublimity is in a rather unique situation. The city occupies roughly a square mile of area and has enough land available within the city to accommodate projected residential land needs within the planning period. The basis for an urban growth boundary and the setting aside of lands for future urbanization is contingent upon a future need for such land to accommodate additional population and residential land needs. Sublimity does not have this need for more residential land than what now exists within the present city limits. It must also be pointed out that during the past few years, Sublimity has developed and improved its public facilities, such as sewer and water systems, and has already extended its main service lines to the city limits. In this sense, and due to the small size of the community, the development potential of Sublimity is great and growth could occur almost anywhere in the city. However, there is no industrial development within the city nor are there any lands of sufficient size and accessibility to accommodate industry in the city without creating a conflict with existing residential development. Based on the above conditions, the urban growth management section shall deal strictly with the need for additional lands to the city for industrial purposes. Therefore, the orderly and efficient transition of rural land to urban uses will occur only if the need for industrial land arises.

Urban Growth Boundary

The urban growth boundary delineated on the Comprehensive Plan Map (Map 2) represents the limits to urban expansion to the year 2000. The area encompassed by the boundary totals 641 acres. Undeveloped land within the city limits is able to accommodate future residential and commercial needs but does not provide adequate location or acreage to meet the industrial needs of the community. Therefore, the inclusion of 52 acres of land extending directly south of the city limits up to State Highway 22 on the west of Center Street, and to the ridge line east of Center Street, has been made necessary. This expansion of the boundary beyond the existing city limits was based upon the following factors:

- the lack of large acreage sites within the present city limits to accomodate industrial land needs and uses;
- the need for industrial lands to have access to major transportation routes;
- the large, single ownership parcels to be included in the boundary which would facilitate property acquisition by industry;
- the need to include more than one ownership to insure the availability of land for industrial development;
- the lands are serviceable through the gravity feed system of the city;
- the separation of existing land uses from industrial land uses to preserve the rural atmosphere of the community;
- the need to provide sufficient land for various uses to ensure market choice;
- there are presently no industries in Sublimity; in providing desirable land for industrial development, the City is attempting to draw industry to the community;

The City has chosen to designate this additional land for industrial purposes only, and the land will remain in agricultural use until annexation to the City to accommodate industry becomes necessary.

An additional 17 acres has been included in the boundary and designated commercial. It is anticipated that this land adjacent to Highway 22 will be developed with highway related commercial activities which will need urban services. The City desires to maintain the integrity of the central business district, however, and therefore has adopted the following policy:

Development of the commercial area adjacent to Highway 22 shall be limited to highway related activities.

The City exists to serve its residents and consequently, is the logical provider of public facilities and services. Therefore, the City should have a strong voice in the decision-making process which regulates the use of land in the boundary and controls the provision of services. In fairness to the existing residents of the community, the City should strive to improve the services within its bounds before considering extensions of its service area. To meet the desires of the community with respect to public facilities, expansion and future annexation, the City has adopted the following policies:

No extension of urban land development or City water and sewer services beyond the urban growth boundary.

Urban services shall be extended to urbanizable lands only upon annexation to the City, and only land with immediate access to urban services, or land serveable within a reasonable length of time will be considered for annexation.

Sewer Sublimity contracts with the City of Stayton for use of their sewerage treatment plan. Due to the close proximity of the two cities and regional concerns which affect both communities in the same way, the City has chosen to adopt the following policy:

Establish a system for holding joint meetings of the advisory committee(s) of the cities of Sublimity and Stayton, at which issues of mutual concern (e.g., the provision of public services) could be addressed, and uniform policies adopted.

The development of an Urban Growth Boundary and Urbanization Policies must be a cooperative process between the City and Marion County, jointly adopted by each government through an intergovernmental agreement.

The urban growth boundary and plan is not intended to be a static program for it must be reviewed and periodically updated to meet the changing needs of the community. The City has therefore adopted the following policy:

Provide for a periodic evaluation and updating of the Urban Growth program at the same time as the comprehensive plan is reviewed.

Changes in the Urban Growth Boundary shall be based upon consideration of the 7 factors listed in LCDC's Goal 4.

Urban Growth Management

Throughout the planning process the community has expressed a strong desire to manage growth within the City. The City does not wish to prevent development from occurring, but desires to coordinate growth with the City's financial ability to provide public services and facilities and their obligation to maintain the livability of the community.

The City of Sublimity is presently considering various growth management alternatives. The City recognizes need for such a program to implement the policies of this comprehensive plan as well as the adopted policies and goals of Marion County and the State of Oregon.

Capital Improvements Program

A major concern of the city, regarding development of the existing community, is the future construction and improvement of their public facilities and services system. The city is the provider of these services and as such, must determine in advance of development, its service threshold or ability to provide these services. The city's primary obligation is to the general welfare of the existing residents and should thus seek to improve services to accommodate their needs. In this respect, the funding needed for city construction of and improvements to their public facilities becomes a critical issue. This indicates the need for advanced planning to coordinate the orderly development of capital improvements in the city.

A Capital Improvements Program (CIP) outlines major work tasks the city can expect to undertake in future years (usually 5 years plus the current year's budget), and to estimate the cost of the project to the city. A CIP not only indicates to the city "what is to come", but also provides the following advantages:

- a. Focuses attention on community goals, needs and capabilities;
- b. Achieves optimum use of the taxpayer's dollar;
- c. Serves wider community interests;
- d. Encourages more efficient governmental administration;
- e. Improves the basis for intergovernmental and regional cooperation;
- f. Maintains a sound and stable financial program;
- g. Enhances opportunities for participation in federal or state grant-in-aid programs.

The City has recognized the need for systematic prioritization of capital improvements and has developed the following policy:

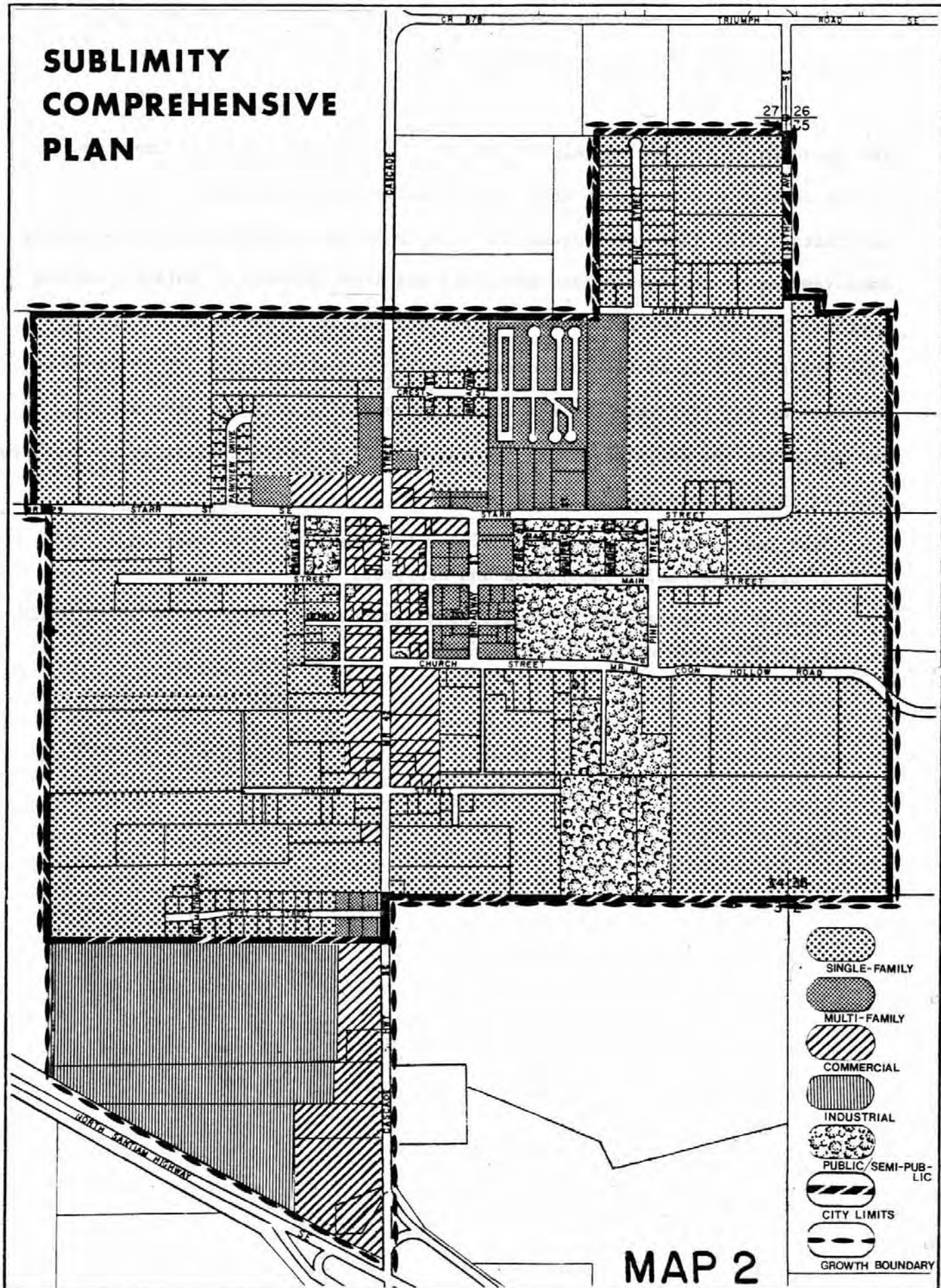
Establish a Capital Improvement Program which would support the goals and policies of the Comprehensive Plan.

The question of funding as well as who is to pay for the costs of improvements to the service system is one that bears considerable attention. A city of Sublimity's size does not possess the revenue to periodically make the necessary improvements to its systems and therefore requires the help of outside funding sources. On the other hand, new construction and improvements of facilities that are the result of new development in the community should not be borne by the City or its residents for the simple reasons of equity and user benefit. To facilitate the decision-making process regarding public facilities and services, the City has adopted the following policies:

Seek out sources of outside funding which might minimize the local costs of providing public facilities and services.

Require the assessment of development fees on the construction which would cover the costs of service facilities.

SUBLIMITY COMPREHENSIVE PLAN



MAP 2

LAND USE ELEMENT

The purpose of the Land Use Element of the Comprehensive Plan is to delineate certain locations in the City where various uses will occur. Essential to the Land Use Element is the recognition that all uses in a city are interrelated, and therefore, must be considered as a unit rather than in a piecemeal fashion.

The element describes the existing land use in the City and then develops projections for future land needs, based on existing development. It must be remembered, that these projections are, at best, educated guesses, and therefore must be periodically reviewed to assure logical, orderly development.

The following Table 6 "Existing Land Use", has been compiled by the Mid-Willamette Valley Council of Governments in a land use survey during the Autumn of 1977.

TABLE 6
EXISTING LAND USE DISTRIBUTION

LAND USE	ACRES	PERCENT OF DEVELOPED AREA
Residential	80.7	49.9
Single-Family	80.1	---
Two-Family	.4	---
Multi-Family	.2	---
Commercial	4.3	2.6
Industrial	----	---
Public & Semi-Public	30.9	19.1
Streets & R/W's	45.8	28.3
Vacant	410.9	---
		<u>PERCENT OF TOTAL AREA</u>
Developed Acreage	161.7	28.2
Total Acreage	572.6	---

This element will be divided into five sections, including, residential land use, commercial land use, industrial land use, public and semi-public land use and open space.

Residential Land Use

GOALS: PROVIDE SUFFICIENT AREAS FOR FUTURE RESIDENTIAL LAND USES TO MEET THE NEEDS OF THE COMMUNITY.

ESTABLISH A RESIDENTIAL LAND USE PATTERN WHICH REDUCES THE SCATTERIZATION OF FUTURE DEVELOPMENTS.

ESTABLISH RESIDENTIAL AREAS THAT ARE PLEASANT, HEALTHY AND SAFE PLACES IN WHICH TO LIVE.

PRESERVE THE RURAL QUALITY OF EXISTING RESIDENTIAL DEVELOPMENT.

There are approximately 573 acres within the existing city limits of Sublimity. Of those 573 acres, approximately 418 acres are designated for single family development, and another 36 acres are designated for multiple family residential use. Based on existing development, very little need would be projected for multiple family use. However, the City expects more multiple family development in the future. The City clearly has excess acreage for residential development, however existing construction mandates this arrangement of land uses.

Single family residential development currently occupies about 50 percent or 80 acres of the total developed land in Sublimity. This leaves 338 acres of land, which has been designated single family, available for development. There are no development limitations or hazards to limit the amount of land that is available. All of the land within the Urban Growth Boundary can be served with water and sewer and therefore, it can be concluded that the entire 338 acres is also suitable for development.

In addition to the mobile home park, there are presently only .2 acres developed for multi-family housing. An additional 36 acres have been designated multi-family. Approximately 60 percent of this acreage is presently available and suitable for development.

VIII
LAND USE
ELEMENT

The most striking aspect of Sublimity's residential land is the open feeling one derives from the rural character of the community. The citizens of Sublimity are well aware of the rural character of the City, and do not desire future development to alter it.

Encourage the location of housing to minimize the consumption of prime agricultural land and other areas of natural resource that contribute to the community's rural character.

Residential uses shall avoid locating in areas which are subject to, and/or generate adverse environmental impacts.

The citizens further realize that a city is more efficiently and attractively laid out, if it develops from central areas outward. "Leap-frog" development passes over vacant land to use outlying parcels that may be less expensive to acquire, but creates a situation that prematurely takes agricultural land and open space out of production. Not only is this an inefficient use of land, but an unattractive use as well. Therefore, the following policy was adopted:

Residential development shall be encouraged to utilize vacant parcels of bypassed land in order to achieve a more compact community.

It is also realized that land centrally located, and adjacent to the commercial area of the City is the most valuable land for residential development. Multiple family development in the central area is logical, due to the close

access of commercial services for the residents. Not only does this type of development provide greater returns on highly valuable land, it also provides residents of the multiple development, many of whom may not own an automobile, walking access to the downtown area. Therefore, the following policy was adopted:

Reduce the cost of providing public services and facilities by encouraging multiple family residential development around the core area.

As the city has the responsibility of providing services to its residents, it is realized that the provision of facilities must be done in a prudent manner, in order to get the best use of the taxpayer's money. The city feels that new development should "pay its own way". The City has adopted the following policies:

Locate residential development only where adequate public services and facilities can be economically provided.

Require new residential developments to pay the costs of capital improvements to that development.

Commercial Land Use

GOALS: ENCOURAGE THE DEVELOPMENT OF COMMERCIAL LAND USES WHICH ARE COMPLEMENTARY AND COMPATIBLE WITH OTHER LAND USES.

ESTABLISH THE CORE AREA AS A VITAL COMPONENT OF THE COMMUNITY.

Existing commercial uses occupy about 4.3 acres in Sublimity. Most of these uses are in the downtown area, and are of the limited retail variety. The lack of commercial development can probably be attributed to the close proximity of Stayton, and Salem which is about 15 miles from Sublimity.

Based on existing commercial development, only 3 additional acres of commercial land is projected for Sublimity's population growth. The plan allows for about 25 total acres of centralized commercial development. A portion of this area is currently developed in residential uses, though in time, it is expected that these uses will convert to commercial.

It is felt that some of the multi-family land (or commercial land, depending on the city's choice of implementing ordinances) should be developed in a manner that would allow some light commercial uses, as conditional uses, to locate in multi-family areas. The purpose for this is to provide an orderly transition from commercial to residential uses. Therefore, the City has adopted the following policies:

Modify zoning ordinances to permit the compatible integration of commercial and residential land uses.

Require conformance with the Comprehensive Plan prior to approval of commercial land uses.

Assure that commercial activities are compatible with adjacent land uses and consistent with the environmental and economic goals of the community.

Probably the single most important attitude by the city concerning commercial uses, is that they be centrally located, so as to best serve all areas of the community. A well-defined downtown, or core area, enhances both the visual attractiveness of the city, as well as increasing the economic potential of the businesses located there. Individuals will go to shop one store and, rather than driving to another location would use the businesses in close proximity to the original store. Other advantages to a centralized core area are the energy efficiency gained by being centrally located in the community, as well as providing easy walking access to those living in the multi-family areas. In response to these reasons, the City has adopted the following policy:

Encourage new commercial uses to locate in a defined core area.

Industrial Land Use

GOAL: PROVIDE FOR INDUSTRIAL DEVELOPMENT THAT IS REFLECTIVE OF THE COMMUNITY'S ATTITUDES AND CHARACTER.

Currently, there is no industrial development located in Sublimity. In addition, no lands are zoned for industrial uses. Therefore, in the projections for future land need, a density figure was used that was the average of 33 Oregon cities (Bureau of Governmental Research, Land Use in 33 Oregon Cities) for some indication of need. Using this technique, only 15 acres of industrial

land were projected as necessary. It is important to note that the Bureau of Governmental Research considers the standards for industrial land to be the least accurate land use type on their report.

While only 15 acres have been projected for industrial need, the City feels that this amount of land is grossly deficient. Having a strong desire to attract large, environmentally clean industry to Sublimity, the City has included about 52 acres for future industrial development. Several factors were considered to derive this acreage, including:

- proximity to a major arterial road (State Highway 22);
- the limits of the gravity feed system;
- existing development and future urbanization;*
- the provision of large parcels under single ownership to facilitate property acquisition;
- the provision of parcels of sufficient size to allow the location of a large industry meeting the City's environmental concerns.

While a strong need for industrial land is felt by the City, it is also realized that the land designated for industrial expansion is located on Class I-IV soils, or prime agricultural land as defined by LCDC. Recognizing the above factors, the City has adopted the following policies concerning industrial development:

Designate an area appropriate for industrial development which would be retained in agricultural use during the interim period through zoning.

Industry should be located only in an area which can effectively be served by the various modes of public and private transportation while minimizing problems of congestion or traffic.

The City has indicated a strong desire to attract industry; however, it is realized that perhaps the greatest asset to the community is its rural character and appearance. Therefore, the City feels that industry choosing to locate in Sublimity should not have major environmental impacts on the community. For this reason, the following policies were adopted:

*The future industrial area lies between the southern City limits of Sublimity and the urban growth boundary of Stayton. Located as it is directly between two areas, the value of the land for farm use will be severely limited in future years as the surrounding area is developed.

Encourage the development of environmentally clean, light industry. Provide for an industrial area that will maximize benefits to industry and the community with provisions for Environmental Impact Review at the project level.

Performance and development standards will be established to minimize adverse impacts of industry on adjoining land uses.

Public and Semi-Public

Currently in Sublimity, there are about 30.9 acres developed in this category. There are also about 45.8 acres currently developed in streets and rights-of-way. Combining these two gives a total of more than 75 existing acres for this land use.

The forecast of land needs projects a future need of about 16 additional acres of public/semi-public land, and an additional 34 acres of streets and rights-of-ways. Combining these public uses, the plan projects a total additional need of about 50 acres.

Open Space

GOAL: PRESERVE OPEN SPACE AREA TO ENHANCE THE QUALITY OF LIFE AND PROTECT NATURAL RESOURCES.






As has been previously discussed, Sublimity has an abundance of existing open space. Much of this open space is currently in agricultural use. Agricultural uses have, in other locations, created conflicts with residential and other urban uses. However, it appears that major problems have not developed in the past in Sublimity. In fact, the City feels that these agricultural uses add to the character and comfortable life style in Sublimity.

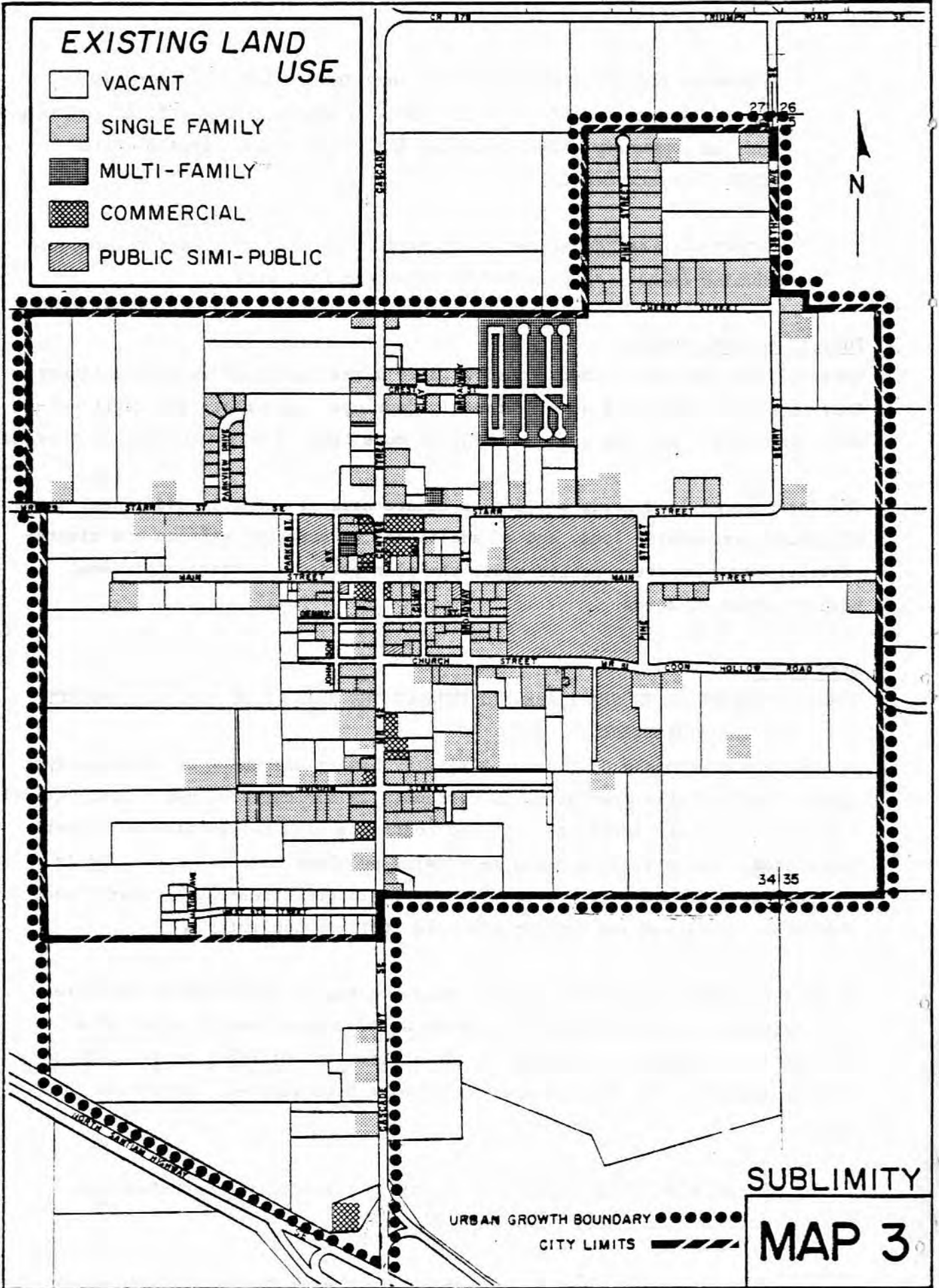
It is a foregone conclusion, though, that eventually urbanization pressures will necessitate the conversion of these agricultural uses to urban uses. The city is cognizant of this fact, but desires urbanization to occur in an orderly fashion. The following policies have been adopted, concerning open space:

Discourage the premature, unnecessary and wasteful conversion of valuable agricultural land to city uses.

Ensure available space for varying land uses through the provision of agricultural uses as interim open spaces.

EXISTING LAND USE

-  VACANT
-  SINGLE FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  PUBLIC SIMI-PUBLIC



SUBLIMITY

URBAN GROWTH BOUNDARY ●●●●●●
CITY LIMITS ————

MAP 3

IX
HOUSING
ELEMENT

HOUSING ELEMENT

GOALS: OBTAIN A VARIETY OF HOUSING TYPES AND DENSITIES TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF THE COMMUNITY.

TO MAINTAIN THE RURAL CHARACTER OF EXISTING HOUSING UNITS.

Housing in Sublimity is characterized by a predominance of single family homes. The Mid Willamette Valley Council of Governments (COG) took a windshield survey in 1977 and found that about 71% of the City's housing stock was comprised of single family homes, very similar to the Statewide average (in July 1975) of 72%.

It is interesting to note that 1970 Census data indicates about 85% of the City's housing stock as single family. This drastic lowering of the single family share could be attributed entirely to the increase of the mobile home as a living unit for Sublimity's residents. The following table provides 1970 Census data and the 1977 COG survey data.

TABLE 8
GENERAL HOUSING CHARACTERISTICS

YEAR	TOTAL	HOUSING UNITS				HOUSING TYPES						TOTAL VACANT UNITS	
		Owner Occupied		Renter Occupied		Single Family		Multi Family		Mobile Homes		#	%
		#	%	#	%	#	%	#	%	#	%		
1970	157	129	82.2	23	15	134	85.4	5	3.1	18	11.5	2	1.3
1977	278	NA		NA		197	70.9	6	2.1	75	27.0	NA	

*NA - Not Available

As can be seen in Table 8, multi-family units are quite scarce in Sublimity. When compared to the State average of 22% multi-family units, it is clear that Sublimity is lacking in opportunities for this housing type. The following table (Table 9) further demonstrates this with the fact that no multi-family units have been constructed in Sublimity since June, 1971. From this table, the rise in mobile home placements can graphically be seen.

TABLE 9
HOUSING CONSTRUCTION, JUNE 1971 - DEC. 1977

Year	Single Family	Mobile Homes	Multi-Family	Total
June 1, 1971	12	--	--	12
1972	14	1	--	15
1973	3	--	--	3
1974	--	--	--	--
1975	6	44	--	50
1976	3	3	--	6
1977	<u>16</u>	<u>--</u>	<u>--</u>	<u>16</u>
TOTAL	54	48	0	102

MOBILE HOMES

It is estimated that currently in Oregon, only 40% of Oregon's residents are financially capable of purchasing a newly constructed single family home. The mobile home offers a viable and somewhat more affordable alternative to the new single family residence.

Sublimity currently has one mobile home park. This park, located directly north of the downtown area is filled to existing capacity, having 75 units. In anticipation of a future expansion of the park, the City has rezoned a large parcel of land east of the park as multi-family.

In Oregon from 1970-1977, mobile homes have represented about 20% of new housing starts, statewide. This figure is considerably lower than Sublimity's figure of 47% of new starts since 1971. Clearly Sublimity has a large representation of persons choosing the mobile home as a housing alternative, even more so than the State's overall residents.

The City recognizes the mobile home as a viable and important type of living unit. However, the City feels that mobile homes should be located in areas reserved only for mobile homes. These areas would include the mobile home park, wherein residents rent a space to place their homes, and mobile home subdivisions, where the lots are actually purchased, as in a typical subdivision. The City has adopted the following policy concerning the placement of mobile homes.

Mobile homes will be encouraged to locate only in mobile home parks and mobile home subdivisions.

MULTI-FAMILY/RENTAL HOUSING

As previously discussed, Sublimity has very few multi-family dwelling units. While specific data concerning need is not available for Sublimity, it is felt that six (6) units are insufficient to meet Sublimity's need.

Multi-family units are clearly lacking in Sublimity; however, the 1970 Census did indicate that 23 or 15% of Sublimity's units were rental units. While these rental units, most of which are probably older single family homes, do fulfill a need for housing, they are not the type of housing that would satisfy all rental housing needs. If, in fact, many or all of these units are older homes, then they require a certain amount of on-going maintenance, such as lawn care. While this may be a desirable arrangement for a young family, some people, such as the elderly, could desire a maintenance-free living style. The following policies were adopted to deal with this situation:

Pursue feasible policies to assist in the provision of adequate rental housing and an adequate supply of housing for the elderly.

Expand the variety of housing types available at varying costs in the City.

SINGLE FAMILY

Other than mobile homes, the standard single family home accounts for virtually all of Sublimity's housing stock. Sublimity is fortunate in having a number of centrally located older single family homes which add both attractiveness and character to the community.

Not only do older neighborhoods add character to the community, they also provide housing stock that is available at prices typically lower than new construction. The major problem with older housing is keeping it in repair. While the 1970 Census listed only one (1) substandard unit out of the total housing stock of 157 units, these houses are aging and problems will develop with age. Housing rehabilitation programs are occupying a prominent national role as new construction costs skyrocket along with energy costs. The three major advantages to rehabilitating housing are: lower costs to the resident, lower energy costs from construction, and increased preservation of natural resources used in construction. In response, the City has adopted the following policies:

Conserve and improve structurally sound residential areas which lend character to the community.

Encourage an active code enforcement program to maintain existing

dwelling at minimum structural standards.

Pursue federal funds for the rehabilitation of existing housing.

The City has designated nearly 420 acres of land for future single family use. While it is expected that the majority of this will develop into single family units, design alternatives exist which can provide maximum use of the available residential land. The City should investigate ideas such as cluster developments and community design measures to provide alternatives to standard subdivisions, while preserving the community's rural character. The City has adopted the following policy regarding this topic:

Encourage the use of innovative design techniques.

PUBLICLY ASSISTED HOUSING

In 1975, Sublimity had a total of five (5) publicly assisted housing units, or about 3% of the total housing stock. Publicly assisted housing consists of many different housing programs administered under the Marion County Housing Authority and the Farmer's Home Administration. The following table illustrates the type of housing programs in operation in 1975.

TABLE 10
PARTICIPATION IN FEDERALLY ASSISTED HOUSING IN
SUBLIMITY, APRIL 1975

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)								DEPT. OF AGRICULTURE		SUMMARY	
Housing Assistance Administration				Federal Housing Administration				Farmer's Home Administration		Total	% of Total Units
Owned by Housing Authority*	Section 23*	Housing Allowance	Section 8*	235 i&j*	236*	221*	ORO	502*	515*		
--	--	--	--	3	--	--	--	2	--	5	3%

* See Appendix A for description of housing programs.

The Areawide Housing Opportunity Plan (HOP) was developed by the COG in response to HUD's requirements for a fair distribution of low income housing throughout the 32 cities and three (3) counties that make up the member governments of COG. Once adopted locally by the COG Board (comprised of elected officials from the member governments) and a majority of the governments in the region, the HOP certifies to the Federal government that the region has established realistic

goals for meeting its lower and moderate income housing needs, while also providing a system of policies and procedures to evaluate and implement the plan. The following table illustrates Sublimity's allocation of assisted housing, according to the Draft HOP, as well as the maximum amount Sublimity could be funded over a ten-year period.

TABLE 11
SHORT AND LONG-TERM SUBSIDIZED HOUSING
ALLOCATION GOALS AND MAXIMUM GOALS FOR
AVAILABLE FUNDING FOR SUBLIMITY, OREGON

3 Year Minimum Performance Goal	3 Year Available Funding Goal	10 Year Minimum Performance Goal	10 Year Available Funding Goal
2	12	28	56

The City of Sublimity feels that its residents should be aware of existing public assistance housing programs, should they qualify. Therefore, a list of housing programs operating in Sublimity will be available at City Hall, to provide information to Sublimity's residents. In addition, the City has adopted the following policy:

Encourage the availability of necessary programs that will assist in the provision of adequate housing for low income families.

PROJECTED HOUSING NEED

A majority (70.9%) of the existing housing units in the City are single family homes. Another 27% are mobile homes and only 2.1% are multi-family units. From the increase in the percentage of mobile homes from 11.5% in 1970 to 27.0% in 1977, it appears that residents of the City of Sublimity are looking for alternatives to the conventional stick built home. The relatively low percentage of multi-family units appears to be a reflection of the lack of supply of this housing alternative as opposed to lack of demand.

In projecting the number and type of housing units that will be needed to accommodate the population increase anticipated in the next 20 years, a number of

factors were taken into account.

- The average income level of residents in the area
- The commitment of the City to provide additional housing opportunities for the elderly
- The City's policy to encourage the provision of additional rental housing
- The City's policy to expand the variety of housing types available at varying costs
- The City's policy to encourage rehabilitation of the existing housing stock
- The City's desire to participate in federal housing programs that provide assistance to low income home owners
- The assumption that mobile homes will continue to meet approximately 25% of the housing demand
- The expectation that the average of 3.38 persons per household will remain constant

housing need
Based on these assumptions, an additional 579 housing units will be needed to accommodate the population projected for the year 2000. Although it is difficult to project the types of housing units that will be constructed, due to the changing economy and housing market, the City is assuming that 287 (57%) of these units will be conventional single family homes, 148 (18%) will be multi-family units and 144 (25%) will be mobile homes. The land use element of the plan indicates that a suitable amount of land will be available to accommodate these additional housing units.

Existing Federal and State Housing Assistance Programs

The following state and federal housing assistance programs are available to qualifying low and moderate income persons.

Farmers Home Administration

Farmers Home Administration (FmHA) assistance is available under the following general restrictions: A dwelling must be modest in size, design, and cost; an applicant must be without adequate housing and be unable to secure the necessary credit from other sources. Further information about the following programs can be obtained from the Farmers Home Administration office in Salem (399-5751).

1. Rural Housing Loans - Section 502

This direct loan can be used for new construction, rehabilitation, or purchase of existing housing.

2. Housing Repair Loans and Grants - Section 504

Department of Housing and Urban Development

1. Housing Rental Subsidy Program - Section 8

Information about this program can be obtained from the Marion County Housing Authority (364-0161).

2. Revised Section 235 Program

This program provides assistance to moderate income families for the construction of new dwellings or the substantial rehabilitation of existing houses.

3. Homeowner Deductions of Mortgage Interest and Real Estate Taxes

This program allows homeowners to deduct mortgage interest payments and local real estate taxes in determining their taxable income.

4. Gates could be eligible for housing rehabilitation funds through the Department of Housing and Urban Development's block grant program administered by the Marion County Housing Authority.

State of Oregon Programs

1. State Homeowners Program

This program seeks to provide homeownership opportunities for moderate income persons.

2. Homeowner and Renter Property Tax Refund Program

3. Elderly Rental Assistance Program

4. Repair Incentive/Deferred Maintenance

This legislation allows homeowners to make specific repairs without increasing property taxes.

5. Deferred Collections of Property Tax for Elderly

Salem Non-Profit Housing

This agency provides counseling for those in need of improved housing. They also administer Farmers Home Administration 504 grants, assist individuals with 502 applications, and administer Community Services Association grants for remodeling improvements that are needed for safety, health or welfare.

Further information about housing assistance programs can be obtained from the Housing Opportunity Plan prepared by the Mid-Willamette Valley Council of Governments (September, 1977) or from the Marion County Housing Authority.

Residential Land Use Policy

All residential development within the city of Gates shall conform to the state building, electrical, plumbing, and fire codes. Residential development shall be encouraged in a compact and efficient manner to provide the needed housing units for varying income levels, reduce the amount of land used for residences, conserve energy supplies, and facilitate the provision of public facilities and services in an efficient and economic manner. Residential development shall be discouraged in the central business section of the City. Multi-family housing will be encouraged to locate near the shopping and public facilities area. Varying lot sizes and configurations shall be encouraged in order to provide for a variety of housing types, densities and designs.

Residential densities will be limited because of the 15,000 to 20,000 square foot lot size, which is recommended by the Department of Environmental Quality due to septic limitations.

X

**PUBLIC FACILITIES
AND SERVICES
ELEMENT**

PUBLIC FACILITIES ELEMENT

INTRODUCTION

Public facilities and services are of great importance to the general welfare of a community. These facilities are either owned by various levels of government or are operated by nonprofit private institutions for the benefit of the community. Some of the services provided are necessities of life such as sewer and water, whereas others substantially enhance the quality of life, such as park and recreation facilities. With continuing population growth, rising living standards, increased leisure time and educational expectations, the demand for various types of public services is expected to increase within the planning period. Advance and systematic planning of these public facilities is essential to assuring that future demands can be met.

GOAL: TO PLAN AND DEVELOP PUBLIC FACILITIES AND SERVICES IN A COORDINATED, EFFICIENT AND ECONOMICAL MANNER.

SEWER SYSTEM

The City of Sublimity contracts with the City of Stayton for use of their sewage treatment facility. Sublimity constructed its own sewage collection system in 1975 and uses the Stayton sewage plant for treatment and disposal. The treatment plant is of the activated sludge type, with mixed media gravity filters providing tertiary treatment before discharge. The system was designed for a population of 9,000 and the actual population served in 1977 was 5,065. The system is functioning rather well and is well below capacity. Stayton's projected population to the year 2000 is 6,150 while Sublimity's is 1,300 which when combined is less than the design capacity of the treatment plant. Table 12 compares the design estimates of the system when it was expanded and improved in 1973, with the actual use figures in 1977.

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TABLE 12
DESIGN ESTIMATES

FACTORS	DESIGN 1973	ACTUAL 1977
Population	9,000	5,065 combined
Daily Average Sewage Flow	1.35 MGD ¹	.706 MGD
Design Maximum	4.05 MGD	4.05 MGD
Average Flow per Capita	150 gallons	139 gallons
Plant Loading--5 Day Design	1,800 LBS/BOD/day	1,120
Average Suspended Solids	.2 LBS	.16 LBS ³
Average BOD ² Reduction	94%	95%
Suspended Solids Reduction	94%	95%

- ¹ MGD: Million Gallons per Day
² BOD: Biochemical Oxygen Demand
³ LBS: Pounds per Capita per Day

Source: Stayton Comprehensive Plan Final Draft

The following table (13) provides percentage ratings of several factors as they apply to the operation of the treatment plant and its systems.

TABLE 13
OPERATING CHARACTERISTICS

FACTOR	PERCENTAGE
Average Daily Flow	52.3% of Design Capacity
Population	56.3% of Design Capacity
Average Flow per Capita	93% of Design Capacity
Daily BOD Removal	100.01% of Design Capacity
Average Daily Suspended Solids Removal	100.03% of Design Capacity
Sublimity's Use by Population	23% of Design Capacity
Sublimity's Use by Sewage Flow	8.66% of Design Capacity

Source: Stayton Comprehensive Plan Final Draft

In June, 1973, an agreement between Stayton and Sublimity established a regional sewerage system. The agreement states that the City of Sublimity will pay a connection charge based on the actual ratio of population times the debt service, plus three percent of equipment costs for the existing facility each year. The agreement further states that Sublimity must submit for approval to the Stayton City Council any commercial or industrial users exceeding 10 pounds of BOD per day. As a result, Sublimity has an ordinance covering the discharge of industrial wastes

into the public sewers. Review and acceptance is required for any discharges exceeding 30 pounds of BOD or suspended solids, and the maximum allowance for residential users is 400 gallons per unit per day. The agreement also states that if some time in the future the plant needs to be expanded, the cost will be divided between the two cities based on population. To assure that adequate sewer service will be provided to its residents, Sublimity has developed the following policy:

Coordinate with the City of Stayton for the provision of sewage treatment services to accommodate projected needs.

To stay within the boundaries of the sewer agreement, and using the design capacities of the present Stayton treatment plant as a guide to controlling its own growth, the City has adopted the following policy:

Review all development proposals with regard to their impact on the sewage treatment system.

Sublimity's sewer collection system is sufficiently "ringed" to allow for further expansion of the city. Most of the land within the city can be accommodated through gravity feed sewer lines as opposed to lands requiring the installation of a pumping station to service new developments. With this in mind, the City has adopted the following policy:

Encourage development of land within the gravity flow areas.

One growth limitation for the city would result from the Stayton treatment plant reaching its capacity to treat wastewater within the guidelines established by the Department of Environmental Quality. Therefore, in planning future policies to control the city's outward expansion of growth, the Stayton plant should be closely monitored by the city.

WATER SYSTEM

The municipal water system consists of two wells which provide a total supply of 547,200 gallons per day. Well No. 1 is 6 inches in diameter, 300 feet deep, was constructed in 1946 and supplies 140 gallons per minute. Well No. 2 is 10 inches in diameter, 290 feet deep, was constructed in 1961 and supplies 240 gallons per minute. Both wells draw from bedrock formations of fractured basalt, and are located within the city limits. Proportional feeders are used to fluoridate the water, however, chlorination is not provided. Both wells have turbine pumps which pump directly into the distribution system, following treatment. The City has provided an emergency power generator and connections for use of the pumps in the event of a power failure. An elevated steel storage tank with a 50,000 gallon capacity provides storage and serves to maintain system pressures.

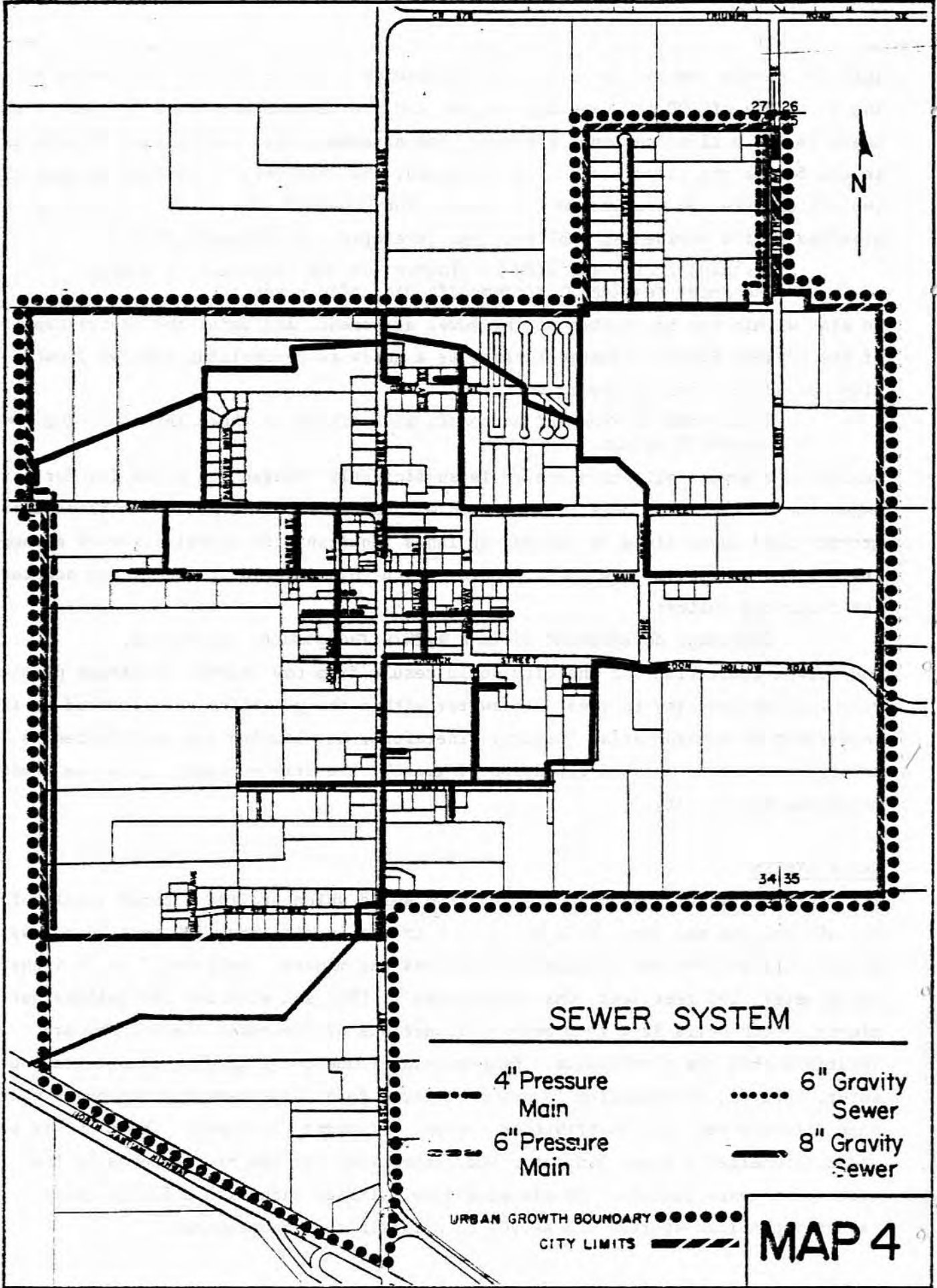


TABLE 14
PRESENT AND PROJECTED WATER DEMAND

YEAR POPULATION ESTIMATE	1974		1984		1994	
	845		1250		1850	
	gpcd ¹	mgd ²	gpcd	mgd	gpcd	mgd
Average Annual Demand	132	.112	161	.204	196	.387
Maximum Monthly Demand	252	.215	307	.388	374	.693
Maximum Daily Demand	380	.321	463	.579	564	1.045
Maximum Hourly Rate	690	.583	845	1.056	1028	1.904

¹ gpcd: gallons per person per day
² mgd: millions of gallons per day

Source: City of Sublimity Engineering Study of Water System Improvements, July 1975.

The existing sources of supply will not be able to meet the demands of a population of 1300. Existing storage is undersized in terms of fire flow and other emergency needs. The distribution system consists of 8-inch and smaller pipe and is generally adequate to supply water demands. In the northeast portion of the city static pressures are low and many residences are served by 4-inch and 6-inch dead end mains. Fire flows are also deficient in most outlying areas due to undersized lines. There is sufficient looping of the distribution system in the downtown area, but generally inadequate interconnection of the piping in outlying residential areas.

To alleviate these problems in the water system, the City passed a water bond issue last year for improvements to serve new developments and to provide adequate water service and fire protection to existing users. Improvements to the present system are based on an engineering study of water system improvements done in July, 1975. Proposed water system improvements consist of a 500,000 gallon steel tank to be located one-half mile east of the city limits, a 12-inch transmission main connecting the reservoir to the water system, 6-inch distribution mains cross connecting long dead ended mains and extending to areas served by inadequately sized water mains. The storage tank will be located at an elevation that will increase water pressure in the system. Longer range plans call for extending 8-inch or larger mains to presently undeveloped portions of the city, to be paid for by developers.

As the City grows and water demand increases, additional water supply from wells will become necessary. Based on present growth rates and water demand, the City will need another water supply facility within five years. The water plan report improves the system's capacity to 1850 people based on projected consumption demands. The study projects population at a 4 percent growth rate per year from which the proposed system would reach capacity by 1994. However, if growth continues at the projected rate, the system will reach capacity and need to be expanded before 1990.

Adequate water supply and service can be a limiting factor to growth in the City. In order to ensure adequate service for its residents, the City has adopted the following policies:

To maintain adequate water flow and pressure, the City is encouraged to continually strive for a loop system and standard pipe size.

Future developments are required to install distribution lines that will provide, at least, minimum water pressure and flow for the proposed use and future uses.

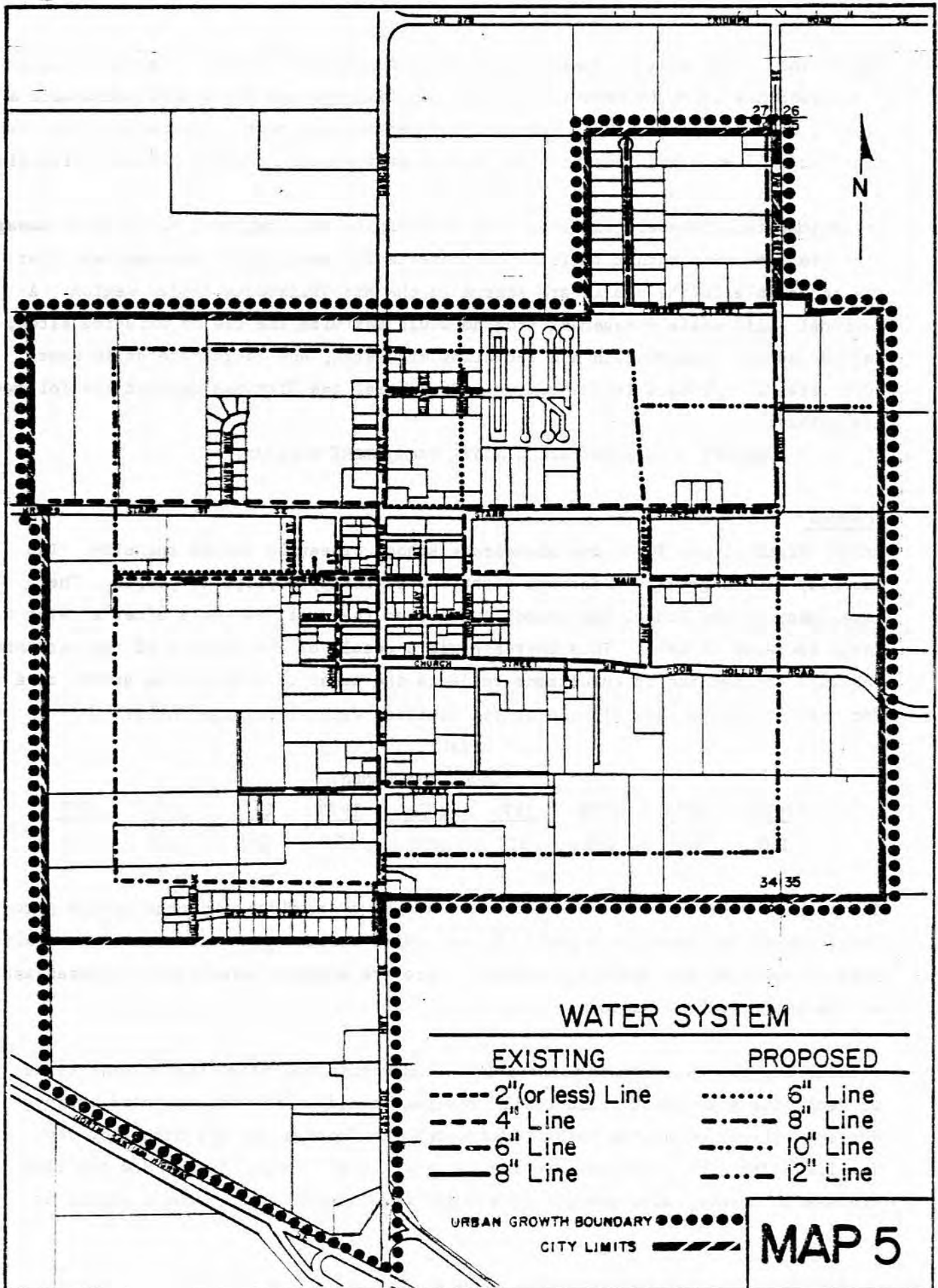
STORM DRAINAGE

Presently, the City does not have a storm drainage system to handle any surface water runoff within the town. The City is not subject to flooding, however, and the topography lends itself to natural drainage. As part of the City's sewer agreement with Stayton, storm waters are not allowed to be piped into the sewer system. The City now requires that new developments install storm drainage facilities along with other improvements. To maintain this present practice and to further the installation of these facilities, the City has developed the following policy:

Existing and future developed areas should be provided with an adequate storm drainage system.

SOLID WASTE DISPOSAL

The City is currently served by the Santiam Sanitary Service Company. The solid wastes are hauled to one of two possible sites, either Brown's Island in Salem or the City of Lebanon sanitary landfill.



WATER SYSTEM

EXISTING

PROPOSED

- 2" (or less) Line
- - - - 4" Line
- — — 6" Line
- 8" Line

- 6" Line
- - - - 8" Line
- 10" Line
- 12" Line

URBAN GROWTH BOUNDARY ●●●●●●●●
 CITY LIMITS ▨▨▨▨▨▨▨▨

MAP 5

The Browns Island site is rapidly reaching capacity and the Environmental Quality Commission has approved expansion of the landfill for use for 5 more years with a closing date of July 1, 1983. The City of Lebanon has recently expanded their existing landfill site and thus provides an alternative should the Browns Island site close.

It is important however, that the city participate in a regional solid waste management program. Sites that fulfill the criteria for solid waste disposal and that are accessible to the public are scarce in the Mid Willamette Valley region. A regional solid waste management program would maximize the use of existing sites, endorse energy conservation and recycling of wastes, and coordinate solid waste activities of counties in the region. Therefore, the City has adopted the following policy:

Support a regional solid waste management program.

SCHOOLS

School District No. 7C or the elementary school, presently serves the city. The facility houses grades one through eight and currently employs 20 people. The enrollment of the school has steadily declined the past few years after showing a large increase in 1973. This increase was a result of the closure of the parochial school. The decline in enrollment reflects the trend of a declining growth rate for the city and a lack of housing for families with school-age children.

TABLE 15

SCHOOL ENROLLMENT

<u>1978</u>	<u>1977</u>	<u>1976</u>	<u>1975</u>	<u>1974</u>	<u>1973</u>	<u>1972</u>	<u>1971</u>	<u>1970</u>
160	175	189	210	230	199	160	135	115

The present public school is not near capacity, however, classroom space at the parochial school is leased on a yearly basis. With declining enrollment and availability of space at the parochial school, there are no immediate plans for expansion of the public school building.

Considering the development potential of land within the city, the present trend of declining enrollment could easily reverse itself. With the proposed improvements to the water system being constructed, an increase in the number of new families with school age children could occur in the near future. How the city chooses to develop will greatly affect the functioning of the school system as

well as other facilities. To keep the school abreast of the community's development actions and to coordinate planning efforts with respect to growth, the City adopted the following policy:

Encourage close interaction between the School District and the City, particularly concerning educational objectives, community plans and large-scale development proposals.

The school is within walking distance of the majority of students in the city, though others in the district are bussed to the facility. School facilities are an important asset to a community in that they are a source of educational and cultural learning as well as spare time recreation. In order to establish the school as a community facility and to achieve the full utilization of the school's resources, the City chose to adopt the following policy:

Encourage the use of school facilities to increase the availability of recreational and educational opportunities.

The City of Stayton has a public high school and several private schools to accommodate the educational needs of students in Sublimity beyond the elementary school level.

PARKS AND RECREATION

Currently, the City has a park of approximately 2 acres in size. The park is located adjacent to City Hall and is bordered on all sides by streets. Facilities in the park include a shelter for picnicking, tennis courts, and a limited amount of playground equipment. The elementary school has additional playground equipment and recreational space along with the parochial school facilities.

In the inventory of the community attitudes survey, it was noted that there is a desire for a broader range of recreational opportunities. Those most frequently mentioned were a community swimming pool, community meeting place, more tennis courts and additional playground equipment. Also mentioned under the commercial aspect of the survey was a desire for a bowling alley, and it was noted that recreational facilities were lacking for the adult and senior citizen segment of the population. With recreation and leisure time becoming an important segment of everyday living, the City decided on the following policy:

Encourage recreational programs to serve the needs of all residents of the community.

The Regional Parks and Recreation Agency established a standard of 2.5 acres of park land per 1000 population. Using this standard as a guide, the City appears

to have enough park land to serve the current population. However, the park is lacking in facilities to serve community needs. User acceptance of the facility can be gained by designing and equipping the City's park land so that its use is encouraged even though less acreage than is standard exists. The type of activities in the park would be at the community's discretion. As the City grows, additional park land will be required to meet the needs of the community and minimum park and recreation standards and so the following policy was adopted:

Provide park and recreation facilities to meet statewide park and recreation standards as permitted by economic feasibility.

Due to the increasing costs of developing and maintaining recreation facilities, future park land sites should be combined with existing facilities and schools. Three alternatives exist for the acquisition and development of additional park land to accommodate future needs. The school recreation facilities can be expanded and developed with equipment as community desires dictate. Maintenance of the park facility could be coordinated with the school to cut down on costs. Another alternative would be to extend the present city park site across Parker Street. The street could be closed off to eliminate through traffic and a variety of recreational equipment, landscaping and other park needs could be installed. The third alternative would be for the City to acquire a parcel in the southwest corner of the town and develop it as growth occurs in that area. The cost would be incurred by the developer in the area, and the site could be dictated by topographic and aesthetic features. Additional methods of acquiring park land are listed in the implementation section of the plan.

Generally, funds for the acquisition and development of parks comes from general property tax revenue, special assessments, federal grants and donations of land or money. Other methods of financing park development include: Community Development Block Grants, general revenue sharing funds, park and recreation fees, real estate capital gains tax, borrowing through bonding and requirements in subdivision regula-

tions for developers to provide land for mini-parks or monetary contributions toward establishing neighborhood parks. It would be to the City's advantage to pursue alternatives for developing their park lands and so they have adopted the following policy:

Seek new sources of revenue to finance the acquisition, development and maintenance of additional park and recreational facilities as necessary.

Open space needs for a more relaxed form of recreation would be supplied through the preservation of existing agricultural land, areas of historical or cultural significance, and lands not suitable for development. To achieve the full potentials of any land resources, the City should seek to derive the greatest variety, as well as the best possible uses for its recreational resources. The City therefore, developed the following policy:

Seek the multiple use of available land resources for recreation purposes.

Park and recreation facilities serve to enhance the quality of life for the residents of a community. The City should provide for the basic leisure time needs of its residents while state park facilities, such as Silver Creek Falls, attend to the more varied recreational desires of the community.

HEALTH AND SOCIAL SERVICES

There are no health facilities within the City to attend to the medical needs of the community. Residents therefore, use the hospital treatment and health care facilities in Stayton.

It is the goal of the community to:

ENCOURAGE QUALITY HEALTH CARE AND SOCIAL SERVICES TO BE AVAILABLE TO ALL RESIDENTS REGARDLESS OF INCOME, SEX, AGE OR RACE.

The community has a private nursing home, Marian Home, which sees to the health needs of the elderly. The facility employs approximately 70 people and provides quality care. The Marion County Health Department holds keep well clinics for seniors in Stayton about once a month.

Due to Sublimity's present population size and the proximity to Stayton's health care facilities, it is not feasible for a clinic to operate in the City. As the City develops and the need becomes greater for medical services, the community should look into the establishment of a health facility. Transportation to health services is a problem as the individual car is the only mode available. An emergency transportation service or some form of community transit to health facilities needs to be established to meet the needs of those who require such service. Marion County Health Department provides various health services to communities such as Sublimity and arrangements or programs of some type could be arranged with the City of Stayton if the need arises. The City therefore finds it necessary to adopt the following policies to meet its goal:

Provide accessibility to health care facilities to ensure their convenience and availability to all residents.

The City should coordinate social services activities with Marion County and other communities in the area.

Sublimity is served by the Community Action Program (CAP) Information and Referral Center in Stayton. The center provides a variety of services to the community including the listing of job announcements for employment.

The city receives bookmobile service through the Chemeketa Regional Library Service, 1½ hours every other Friday.

The community is very much oriented around the Catholic Church. Various church-related organizations exist in the community and provide services to their individual members. An emergency food program funded by the Knights of Columbus and operated out of the Catholic Church is available to the community. Additional health care and social services will become available to the community as their population increases and their need for various specific services arises.

FIRE PROTECTION

The City of Sublimity with an area of 1.25 square miles and the Sublimity Rural Fire Protection District (36 square miles) are in joint operation and serve a 37 square mile area. The two districts also contract with the state park to provide fire protection when needed.

The fire department consists of a 28-man volunteer force with each volunteer equipped with a plecktron unit which provides the location of the fire. The department also contracts for a 24-hour telephone service and receives quick response from 4 trained emergency medical service people. The Fire Department Hall is located in the City on West Main Street.

Fire equipment includes:

- 1 - 750 gpm* pump, 1000 gallon tank (pumper)
 - 1 - 1000 gpm pump, 1300 gallon tank (pumper)
 - 1 - 1150 gallon tank (tanker)
 - 1 - 1250 gallon tank (tanker)
- * gpm = gallons per minute

Currently, the city has a class 6 fire insurance rating. The main criterion for increasing the rating to a class 5 is an adequate water supply to which the city is now in the process of improving. The Rural Fire Protection District maintains both a class 8 and class 9 rating. About 20 square miles have the class 8 rating which results in a reduction in fire insurance costs in this area. One of the reasons the whole rural area was not given a class 8 rating is the lack of a substation in the district. Annexation of the city into the Rural Fire Protection District for tax purposes is an alternative that could be undertaken by the community. At this time, the city has adopted the following policies to ensure personal safety to its residents:

The City should continue the present agreement with the Rural Fire Protection District until such time as other alternatives become feasible.

Seek to reduce the demand for public safety protection services through public education on fire and crime prevention programs.

POLICE PROTECTION

Sublimity and the area east up the Santiam canyon is served by the Marion County Sheriff's Office and the Oregon State Police. The Marion County Sheriff's Office has established a 3-man substation at Sublimity's City Hall. The police protection service plan calls for increasing the number of men assigned to the substation in the years ahead as the calls for service justify an increase. The police protection service is provided at low cost to the City and though it has the disadvantage of not being locally controlled it is more service than the city should otherwise afford, although the city does have a Town Marshall who enforces city ordinances. Since the city is not of sufficient size to warrant its own police force, the following policy was adopted to ensure police service for the community:

The City should continue with contracted police protection from Marion County until such time as a city department or other alternative becomes feasible.

LOCAL GOVERNMENT

Sublimity has the mayor-council form of government to handle its local affairs. The mayor, 4 councilmen and a recorder-treasurer comprise the city council. The City is also served by a planning commission which deals with development proposals and changes in the community's physical structure. City Hall houses the community's government and administrative activities and the facility is open to the public every afternoon, five days a week. City Hall also serves as a meeting place for governmental functions and other community wide organizations. As the City grows, the City will need to provide more governmental services as well as take an active role in overseeing the general welfare of the community and its residents. Since government is entrusted the responsibility of making decisions affecting the community, it is imperative that government is readily accessible to the public and also has the public's trust. To ensure local government contact with the residents of the community, the City has adopted the policy to:

Support a centralized government service center within the core area to promote efficiency of service, convenience to the public, and commercial activity.

XI

**TRANSPORTATION
ELEMENT**

The only other government building in the community is the Post Office. To promote centralization, the facility should seek to locate closer to City Hall in the future, should a move become feasible.

The City should be involved in the maintenance of the community's appearance. The residents livability and the city's attractiveness is reflected through the community's physical appearance. It is therefore important that the City seek to foster community pride through local programs to beautify and clean up the physical environment. Though city ordinances and the policies of this plan assure some degree of implementation toward community attractiveness, it still remains for local government to take an active role in setting examples and achieving the confidence of the public so that local programs garner citizen participation.

TRANSPORTATION ELEMENT

Transportation planning focuses on the development of streets and the circulation network, while also addressing the movement of people and goods by a variety of modes. Transportation serves existing land uses and encourages development as it is improved and extended within the community. Changes within the transportation system have physical, social and environmental impacts on the community and therefore, it is important that the interaction between transportation and other elements of the plan is carefully coordinated.

GOAL: ESTABLISH A STREET SYSTEM WHICH IS CONSISTENT WITH ORDERLY GROWTH AND MINIMIZES CONFLICTS WITH ADJACENT LAND USES.

GOAL: PROVIDE A CIRCULATION SYSTEM WHICH IS SAFE AND EFFICIENT FOR BOTH VEHICLE USERS AND PEDESTRIANS.

GOAL: ENCOURAGE ENERGY CONSERVATION THROUGH EFFICIENT TRANSPORTATION PLANNING.

The principal means of transportation for Sublimity is the private automobile due to the absence of any other mode of transportation to serve the needs of the community. Sublimity's close proximity to Stayton and Salem, along with the city's present population size, does not warrant the capital investment toward providing transportation services. At the same time, the distance to retail and employment centers in Stayton and Salem, as well as Sublimity's commuter town status increases the reliance of individuals on the automobile.

Transportation to, from, and within the City is provided by the automobile. The American Transportation System is for the most part, built to accommodate a person physically able and affluent enough to drive an automobile. The Mass Transit Division of the Oregon Department of Transportation estimates that fully one-third of all Oregonians are "transportation disadvantaged." They are either too old, too young, too poor or are unable to operate an automobile.

Public transportation service to individuals in Sublimity does not exist, as is the case in most small cities. This lack of service is extremely important to Sublimity because the City depends heavily on Stayton and other areas for community

services and employment. Hamman Stage Lines provides intercity bus service between Salem and Prineville but does not provide direct service to the city. It would be to the city's advantage to coordinate some form of transit for those residents who require regular transportation to necessary services and who have no individual means for travel. The city has therefore adopted the following policy:

Encourage the development of a public transportation service to meet the needs of those who are transportation disadvantaged.

As the cost of energy increases in the future, the city's dependence on the automobile will have to be modified to increase efficiency of travel. This may require a change in lifestyle and the diversification of the ways in which travel occurs. Sublimity's future outlook is for the continued use of the automobile as the principal means of travel and so the city has recognized the need for automobile alternatives and has developed the following policy:

Encourage the use of carpools, vanpools and other strategies to increase automobile and energy efficiency.

The use of bicycles, both for recreation and as an alternate form of transportation has increased in the past few years. Concern for the quality of the environment leads people to advocate the bicycle as an alternative to the car. Increased use of the bicycle can reduce street congestion and the consumption of fuel resources. In small communities with open space amenities a system of bike paths and walkways can serve to tie the community's resources together with residential uses and thus reduce the reliance on automobile travel within the community. Therefore, the city has adopted the following policy:

Bike paths and sidewalks should be provided to connect schools, parks and shopping facilities with residential areas.

Since Sublimity relies on Stayton for a variety of services and other needs, the city coordinated with Sayton for the development of a bikeway to connect the two cities. The bikepath is currently under construction and runs along the Stayton-Sublimity Road. Also, the possibility of a regional bikeway system to take advantage of the open space amenities of the Sublimity area should be promoted.

The most basic form of movement is walking. Walking lends itself to Sublimity's small community size, low density residential areas with large open spaces, and a stimulating walking environment. Beyond the provision of sidewalks, little attention has been directed to the pedestrian with the exception of special considerations for physically handicapped individuals. The need to provide pedestrian facilities and encourage their use both as a means of transportation and as a community resource should be looked into. To improve safety and circulation in certain

areas where pedestrian traffic is utilized, such as the school and commercial area, on-street parking should be minimized so that motorist views are not obstructed. To accommodate bicycle and pedestrian facilities and to improve circulation and safety the City adopted the following policy:

Seek means of minimizing on-street parking to accommodate the use of street rights-of-way for bicycle and pedestrian traffic where necessary.

The City is not served by any rail, truck, freight or air service. Should the City acquire industrial users in the future, these modes of transport will then become important. Truck and freight service would be the alternatives available with use of State Highway 22 as the main arterial of transport, though the use of rail lines in Stayton is another possibility. The City of Salem, 15 miles west on Highway 22 has air and rail service that connects with regional and national markets and so future freight service would probably have to be channeled through Salem.

CIRCULATION SYSTEM

Streets have an impact on the direction of growth and the form which the community may take. Streets provide access to property, and as a result, development pressures along right-of-ways may envelop more agricultural land and be contrary to the City's desired growth patterns. For these reasons, streets must be designed and developed according to future traffic needs.

Traffic circulation is based upon three distinct yet interrelated types of streets: arterials, collectors and locals. The streets are classified according to their function with respect to the degree of access provided abutting properties, or the movement of through traffic.

The arterial street is the principal mover of traffic within and through the community. It interconnects with major traffic generators and links with important rural routes. These streets should never penetrate residential areas. Center Street through town connecting with State Highway 22 is classified as a minor arterial.

The collector street collects traffic within an area and distributes to an arterial street. A principal function of a collector is to move traffic, but conflicts arise when collectors are used to augment an arterial street. West Starr Street is considered a major collector and Church Street as a minor collector.

A local street serves primarily to provide direct access to abutting land and offers the lowest level of traffic mobility. Through traffic on local streets is deliberately discouraged.

Land use and traffic generation have a direct relationship. Each type of land use has its own characteristics of traffic generation. Places of employment, shopping, school, recreation and so forth, may be termed intensive generators because they generate a high volume of traffic per unit of land use. On the other hand, single-family residential areas may be described as extensive generators because of lower volume traffic generation.

A circulation system seeks to facilitate efficient movement of traffic and people to desired destinations. With this in mind, the City adopted the policy that:

Future streets should seek to facilitate access by residents to major transportation routes.

Using the standard street classification system for various streets, the circulation system should not therefore, conflict with adjacent land uses. Traffic in residential areas should be minimal to sustain quality environments while also maintaining easy accessibility to traffic routes. To ensure community standards the following policy was adopted:

The major street network should function so that livability of neighborhoods is preserved and enhanced, and arterial streets should never penetrate identifiable neighborhoods.

As development occurs within the City in the future, increased traffic flows will also occur. Therefore, the present street system will have to be redesigned to handle greater volumes of traffic. Traffic counts and projected counts for the year 2000 for the principal routes through Sublimity are as follows:






TABLE 16
TRAFFIC VOLUMES FOR SUBLIMITY

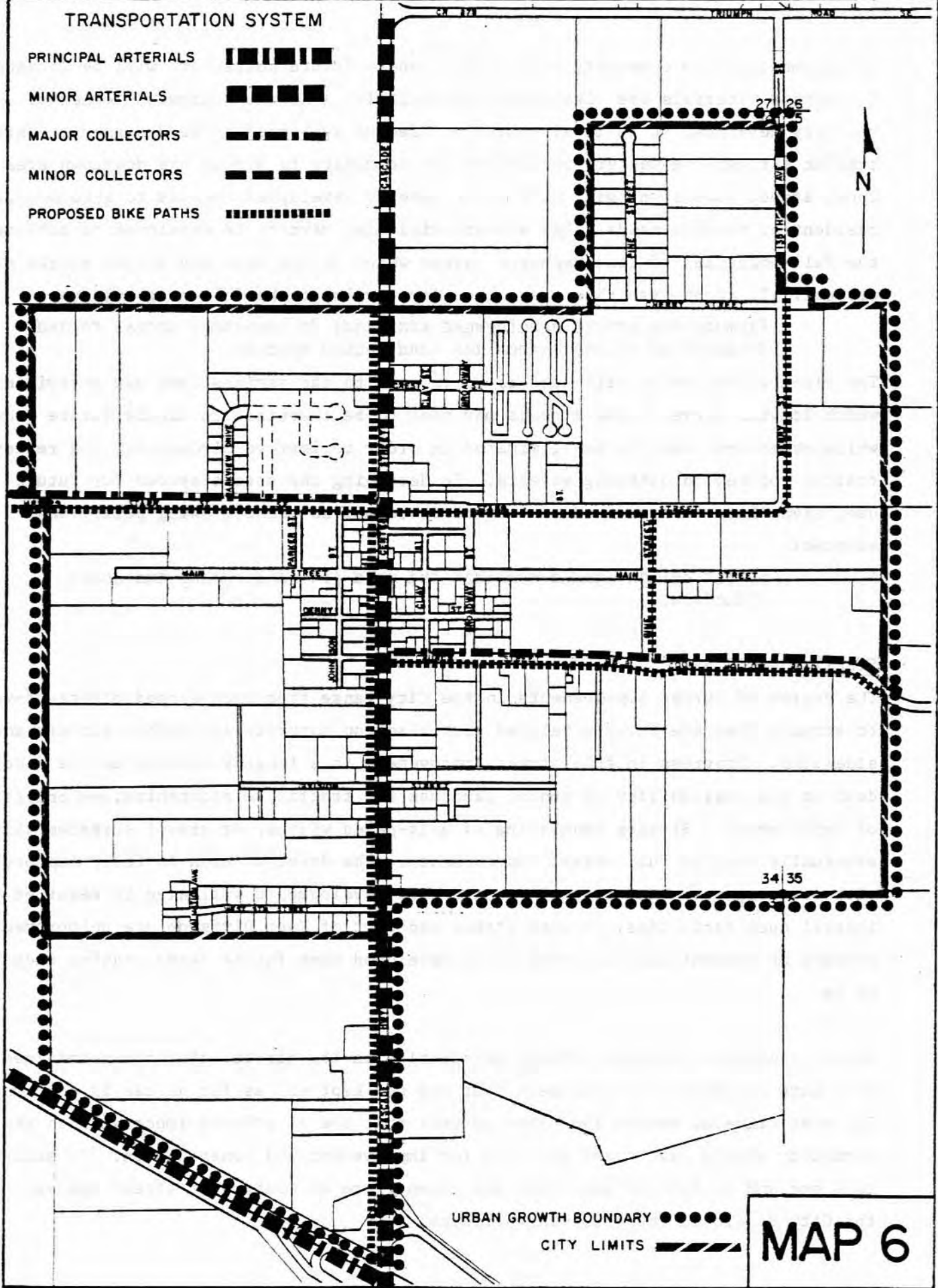
LOCATION	AVERAGE DAILY TRAFFIC - 1976	PROJECTED 2000* TRAFFIC
0.02 miles north of Starr on FAS 130*	1650	2805
North city limits on FAS 130	1450	2465
West city limits on Starr Street	850	1445
0.02 miles west of Center	880	1496
0.02 miles north of Main	2250	3825
0.02 miles south of Main	2500	4250
0.02 miles south of Church	2650	4505
South city limits	2550	4335



* Projected 2000 traffic flow determined by using a factor of 1.7 on existing traffic.
FAS 130: Silverton-Sublimity Road

Source: Department of Transportation, Highway Division

TRANSPORTATION SYSTEM

- PRINCIPAL ARTERIALS 
- MINOR ARTERIALS 
- MAJOR COLLECTORS 
- MINOR COLLECTORS 
- PROPOSED BIKE PATHS 



URBAN GROWTH BOUNDARY 
CITY LIMITS 

MAP 6

Development of the community will dictate where future collectors will be located. No further arterials are likely through Sublimity. As the southwest corner of the city develops, it is likely that a collector will need to be designed to carry traffic through the western portion of the community to bypass the downtown area. Local street extensions will have to be made as development occurs to accommodate residential traffic needs. New streets will also have to be developed to achieve the full potential of land resource areas which do not have any access routes at present. To accomplish this task, the City developed the following policy:

Promote new street development standards to encourage access to, and development of, odd-shaped and land locked parcels.

The circulation system will need to be related to the various land use activities which it will serve. Some streets may need to be oversized to handle future growth while others may have to be eliminated in order to improve circulation and relieve traffic volumes on existing streets. In designing the street system for future use, livability factors need to be considered and so the following policy was adopted:

Street design should consider the need for landscaping and noise reduction.

STREET CONDITIONS

The degree of street improvements in the City range from undeveloped rights-of-way to streets that are fully developed with blacktop/concrete and curbs, gutters and sidewalks. Progress in full street improvement is a lengthy process and is dependent on the availability of funds, land use and traffic relationships, and priorities of improvement. Streets consisting of half-paved widths, or gravel surfaces will eventually require full street improvements. The downtown area is fully improved with streets, curbs and sidewalks and future developments will also be required to install such facilities. Fourth Street and part of East Division are unimproved streets at present and will need to be developed when future needs require them to be.

Street conditions directly affect circulation as the streets that are maintained will have preference over streets that are not kept up, as far as use is concerned. The most traveled routes and those streets that are of primary importance to the community should have first priority for improvement and construction. To satisfy this end and to further keep down the expenditure of monies for street upkeep, the City developed the following policies:

*26: completed
w/ this*

Give priority to street improvements which are necessary to achieve safety, lower maintenance costs and increased efficiency.

Identify streets, curbs, and sidewalks that need repair/construction and then prioritize and program their improvement into a Capital Improvements Program.

Generally, money becomes available to the City for construction and maintenance of streets from state, federal or local sources. Financing of street improvements is of major concern in smaller communities which have smaller street networks and thus don't require major capital outlays but do need monies to improve their streets. Future subdivisions and developments in Sublimity will be required to pay the costs of streets and improvements so that the financial burden does not lie wholly with the City. In response to the financing of streets and their improvements, the City developed the following policy:

The City should seek cooperation with government agencies, private developers and property owners to provide an equitable and cost-effective system of financing street development and improvement.

East Starr Street and Berry Street currently within the City are county owned and county maintained roads. These streets do experience moderate levels of truck traffic daily, and should be designed and improved to accommodate this mode of movement. The City should seek to acquire these streets from the County, since they are located within its jurisdiction.

Access to State Highway 22 from Center Street may have to be improved or expanded to accommodate future traffic flows. If the City attracts industrial uses to the south of the existing city limits, and with projected Stayton growth, the highway interchange will experience increased traffic. This will necessitate access improvements and redesign, or street widenings along with State improvements to the interchange. The costs for these street improvements should be borne by the future land uses to be developed in the area, since they will greatly affect traffic flows.

the primary objective of this study is to determine the impact of the proposed changes on the financial performance of the company. The study will focus on the following areas:

1. The impact of the proposed changes on the company's revenue and expenses. 2. The impact of the proposed changes on the company's operating income and net income. 3. The impact of the proposed changes on the company's financial ratios, including the current ratio and the debt-to-equity ratio. 4. The impact of the proposed changes on the company's market value and stock price.

The study will use both quantitative and qualitative methods to analyze the data. Quantitative methods will be used to measure the financial performance of the company before and after the proposed changes. Qualitative methods will be used to assess the impact of the proposed changes on the company's market value and stock price.

The study will also examine the impact of the proposed changes on the company's risk profile. The study will determine whether the proposed changes increase or decrease the company's risk profile and whether the proposed changes are consistent with the company's risk management strategy.

The study will provide a comprehensive analysis of the financial impact of the proposed changes. The study will also provide recommendations on whether the proposed changes should be implemented and what conditions should be met for the implementation of the proposed changes to be successful.

XII

IMPLEMENTATION

IMPLEMENTATION ELEMENT

The Comprehensive Plan is the initial step in a community's planning process. The Plan provides the policy framework that guides the future physical and social development of the city. This chapter will outline the ways in which the Comprehensive Plan may be implemented.

The ways a plan is implemented by a community may vary from one to the next, but they almost always involve cooperation between private citizens, business, and local, state, and federal governments. Private citizens and the business community aid in implementing the plan through their input and cooperation with the planning process. Government implements the plan through regulatory controls, such as zoning and subdivision ordinances; through a continuous planning program that provides for local public expenditures for capital improvements; by cooperative agreements that provide grants-in-aid or other financing programs.

REGULATORY CONTROLS

Zoning Ordinance:

The zoning ordinance has traditionally been the basic document for implementing the comprehensive plan. Zoning divides the city into residential, commercial, industrial, and other use districts in conformance with the plan. The zoning ordinance establishes uniform regulations within each district as to building height, lot size, building setbacks, landscaping, and other similar requirements.

State laws and Oregon Supreme Court decisions have defined the relationship of comprehensive plans and zoning ordinances. Oregon law (ORS Chapter 197) requires a city to adopt a comprehensive plan and that their zoning ordinance conform to that plan. By a legal decision on the case of Baker vs. City of Milwaukie the court ruled that in the event of a conflict between the comprehensive plan and the zoning ordinance, the comprehensive plan will be the guiding document. In a later legal action, Fasano Vs. Washington County, the court ruled that all zone changes must conform to the comprehensive plan. Therefore, once a zoning ordinance has been adopted and is in conformance with the comprehensive plan, any subsequent zone changes must be preceded by a comprehensive plan amendment. Amendments to the plan should be based upon special studies that weigh the impact of the proposed change upon the need of the community for that particular change.

Subdivision Ordinance:

The subdivision ordinance is another tool that aids in achievement of the goals and policies of the comprehensive plan. It prescribes standards for the development of vacant land, such as street widths, lot sizes, and other improvements that must be provided by the subdivision. This ordinance also provides for the dedication of land for public purposes including streets and parks.

Building Code:

Building codes establish minimum standards for structural strength as well as standards for fire, plumbing and electrical installation. These codes insure the safety and welfare of the public.

The City of Sublimity uses the uniform building code for a guideline and has inspections done by the Marion County Building Department.

GRANTS-IN-AID

Many of the policies and proposals of the Comprehensive Plan can be carried out with financial assistance from the state and federal government. In addition to federal revenue sharing, grants-in-aid are available through the Department of Housing and Urban Development, the Federal Highway Administration, the Department of Health, Education and Welfare, the Department of Agriculture and the Environmental Protection Agency, just to name a few. Funds are available for such important projects as streets, water and sewer facilities, parks and open space and public buildings. In addition to direct grants-in-aid, several low interest loan programs are available to the private as well as public sector.

Special Federal Block Grants are being made available to the local units of government. Under this program the city may apply for money to perform several community projects including public works, housing, and social services. The use of block grant funds should help the city initiate many of the policies recommended in the plan.

INTERGOVERNMENTAL COOPERATION

One method of implementing the policies of the plan is through intergovernmental cooperative agreements between the city and other public agencies or cities. Many of the policies which the plan encourages the city to perform, can best be met through joint arrangements with other agencies. In many cases the burden of

solving a problem does not rest entirely with the City. Therefore the City should seek to join with other agencies in implementing the policies and recommendations of the plan. In other situations it may be to the city's advantage financially to join with other cities or agencies in an effort to solve a problem common to each of the communities. Through this method, program, and projects that cannot be implemented economically by one community may be initiated by sharing the cost between different cities or other agencies.

PROGRAM PLANNING

Capital Improvement Program

Each year the City of Sublimity makes capital expenditures with tax money secured from the local citizenry. Investments are made in public buildings, streets, water and sewer facilities and other important areas. These expenditures provide one of the most effective means by which a comprehensive plan is put into action. The Capital Improvement Program (CIP) provides the necessary link between the comprehensive plan and the operational budget of the city.

A CIP consists of a list of needed and desirable projects for community development, a prioritization of those projects based on the adopted goals and policies of the comprehensive plan, and a scheduling of projects through a certain time period. A CIP is usually developed on the basis of a 5 to 10 year period with the most common being a 6-year period. This time span provides for the current operating year plus a 5-year projection. The program is reviewed annually and a year is added to the top and thus keeping the program five years ahead of the current operating year.

The completion of a CIP provides numerous benefits to the community, including the following:

- It presents to the public a profile of the capital needs of the community.
- It provides for coordination of the expenditures of several city departments.
- It provides the private citizen with some indication as to the timing and priorities of a particular project of concern.

- It provides a guide to the private investor.
- It presents an opportunity to key improvement projects with federal aid programs enabling the City to obtain the maximum benefits of matching funds for each locally-provided dollar.
- It fosters the programmed acquisition of land in advance of improvement resulting in savings to the taxpayer.
- It contributes to a more balanced program of bonded indebtedness.

Methods of Acquiring Park Land

As the City grows and desires to acquire additional park lands, there are a number of methods of acquisition that should be considered. These include: fee simple, fee simple purchase and lease back, installment purchase, purchase of development rights, conservation easement, scenic easements, access or use easement, exterior easement, donation, property exchange tax forfeiture, acquisition of federal surplus property and condemnation.

Plan Revision

The comprehensive plan should not be perceived as a static document -- a one-time guide to the development of the community. It should, rather, be viewed as a dynamic instrument capable of change to meet the needs of the community. The plan and implementation measures should be revised when public needs and desires change, and when development occurs at a different rate than contemplated by the plan. However, major revision to the plan such that would result in a widespread and significant impact beyond an immediate local area should not be made more frequently than every two years, if at all possible. Accordingly, the plan proposes that:

- The plan and implementation measures be reviewed at least every two years and a public statement issued on whether any revision is needed. The review should begin with re-examining the data and problems and

continue through the same basic phases as the initial preparation of the plan and implementation measures.

Minor changes to the plan which do not have significant effect beyond the immediate area of the change should not be made more frequently than once a year, if at all possible. The plan proposes that:

- The City set a certain time period each year for the consideration of minor changes to the Comprehensive Plan.

Special studies or other information should be used as the factual basis to support the change. The public need and justification for change must be established.

Citizen Involvement

No one aspect of the Plan's preparation, review and adoption has been more significant and constructively critical than that of the citizens' involvement in the planning process. The intention is to have a citizen committee function continuously, if only on an ad hoc basis, to periodically review and recommend on land use matters and other social and economic development issues. This citizen involvement program is in concert with the first goal of the Statewide Planning Goals and Guidelines established by the Land Conservation and Development Commission which required the development of "... a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." The planning effort in Sublimity is open, accessible and solidly supported by the citizens of the City, and every effort will be expended to keep it that way.

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SUPPLEMENTAL DISCUSSION OF THE URBAN GROWTH BOUNDARY

The establishment of Sublimity's Urban Growth Boundary was based on the factors in L.C.D.C.'s Urbanization Goal.

Based on the current population projections, the developable land within the City limits will be more than adequate to accommodate residential and commercial development (estimated in the plan) in the next 20 years.

The City currently has no industrial activities. In order to develop the economy of the City and provide local employment opportunities, it was determined that an appropriate area should be designated for future industrial development.

The vacant land inside the city limits was considered first in determining where the future industrial area should be located.

The City felt that several relatively large adjacent parcels were needed that were close to transportation routes and public facilities and could be buffered from existing residential development.

It was discovered that due to the availability of sewer and water services to most of the property within the City limits, residential development is scattered throughout the City. There are no large parcels which could be developed industrially without serious negative impacts on existing development.

It was therefore determined that in order to protect the livability of the community, the City would include some land outside the city limits in the Urban Growth Boundary for future industrial development.

One of the first considerations in deciding which area should be included in the boundary was soil classifications. However, all of the soils surrounding the City are Class II and III and therefore the protection of higher soil classifications could not be considered in developing the boundary.

The area which was included in the boundary was a logical choice. This is due in part to the fact that it can be economically and efficiently provided with public services. It can also be buffered from existing development and has access to a major transportation route that does not require traveling through existing residential neighborhoods. The area is bordered by the City limits to the north, Highway 22 to the south and the Cascade Highway to the east. Only a small segment of the land along the western boundary is adjacent to land which will remain in agricultural use. If the boundary had included any other land outside the City limits, it would have been bordered on two or three sides by agricultural land. It was felt that the area which was included was the most compatible and easily buffered from nearby agricultural activities.

The area designated for Highway Related Commercial is separated from the industrial area by a natural break in the terrain. There is some development there presently and due to the future availability of public facilities, it is felt that the intersection can meet regional needs for highway related commercial services.

Further information concerning the location of the urban growth boundary is contained in the text of the plan.

NOW, THEREFORE, the premises being in general as stated above, City and County adopt the hereinafter noted urban growth boundary, urbanization policies, and revision policies which shall serve as the basis for decisions pertaining to development and land uses in the area between the city limits of Sublimity and the applicable urban growth boundary, such area being referred to hereinafter as the urban growth area. It is the intent of the parties that the boundary and policies as expressed herein shall be consistent with Oregon State laws, the Marion County Comprehensive Plan, and the Sublimity Comprehensive Plan.

I. URBAN GROWTH BOUNDARY

The mutually agreed upon urban growth boundary for the area surrounding the existing city limits of Sublimity shall be indicated in a Resolution entitled Adoption of the Urban Growth Boundary, attached herewith and by reference made a part hereof, subject to approval by the Land Conservation and Development Commission (LCDC).

II. URBANIZATION POLICIES

1. The County shall retain responsibility for land use decisions and actions affecting the urban growth area. The urban growth area has been identified by the City as urbanizable and is considered to be available, over time, for urban expansion.
2. Immediately following the adoption of the above-noted mutually agreed upon urban growth boundary, the City and County shall develop and maintain a system of exchange of information and recommendations relating to the urban growth area. Thereafter, information on subdivision applications and other land use activities being considered within the urban growth area by the County shall be forwarded by the County to the City for comments and recommendations. The County shall

allow twenty days for the City to respond to such applications, unless the Board grants an extension, before the County makes a decision thereon.

3. Upon the mutual adoption of the urban growth boundary as identified in paragraph I above, all land use actions which fall within the urban growth area thereafter shall be consistent with the County's Comprehensive Plan.
4. In order to promote consistency and coordination between the City and County, the County shall consider incorporating that portion of the City's Comprehensive Plan which addresses the urban growth area into the County's Comprehensive Plan. If the County agrees to such portion of the City's Plan, the County shall by ordinance incorporate it and make such portion a part of the County's Plan.
5. The area outside the urban growth boundary shall be maintained consistent with State-wide land use planning goals.
6. The City and County shall strive to enhance the livability of the urban growth area and to promote logical and orderly development therein in a cost effective manner.
7. The City is the basic provider of public facilities and services in the urban growth area. Therefore, annexation to the City generally should precede the provision of public facilities and services therein.

III. URBAN GROWTH BOUNDARY AND URBAN GROWTH AREA LAND USE PLAN AMENDMENTS

The urban growth boundary and the land use plan for the urban growth area shall be reviewed by the City and County in accordance with the review schedule to be established in the City's Comprehensive Plan, as agreed to and adopted by the County, as noted in paragraph II (4) above.

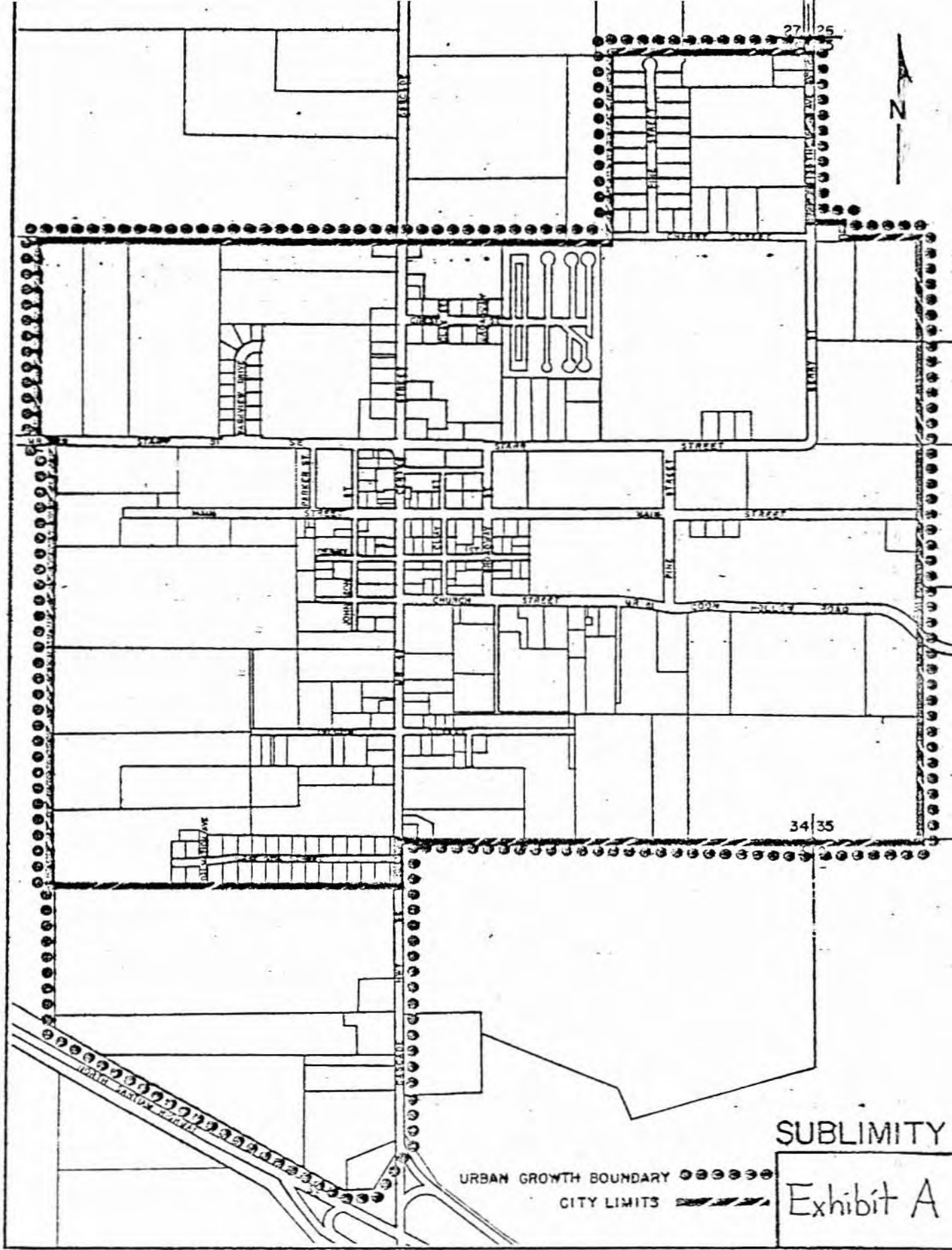
1. City Initiated Amendments to City Comprehensive Plan.

- A. The City shall adopt any proposed amendment by resolution. Such resolution and all supporting evidence, findings of fact, and conclusions of law regarding the amendment shall be forwarded to the County for County review and consideration.
 - B. Upon concurrence by County, both City and County shall formally amend their respective Comprehensive Plans, by ordinance, to reflect the agreed upon change.
2. City Initiated Amendments to Urban Growth Boundary.
 - A. City shall forward any proposed boundary amendment to the County along with all exhibits and findings and a written request for County to consider the boundary change and adopt it.
 - B. Thereafter, County at its option, may adopt the boundary amendment, or may convene a joint meeting with the City to further consider the change.
 - C. If mutual agreement is reached as to the proposed boundary amendment, City and County shall formally amend their respective Comprehensive Plans, by ordinance, to reflect the agreed upon change.
3. County Initiated Amendments to County Comprehensive Plan Within Urban Growth Area.
 - A. County shall forward proposed amendment and all exhibits and findings to City along with a written request for City to consider the amendment and offer comments thereon.
 - B. Thereafter County shall consider the City's comments.
4. County Initiated Amendments to Urban Growth Boundary.

- A. County shall forward proposed boundary amendment to City along with all exhibits and findings thereon, and a written request for City to consider the boundary change and adopt it.
 - B. Thereafter, City at its option, may adopt the boundary amendment, or may request a joint meeting with the County to further consider the change.
 - C. When mutual agreement is reached as to the proposed boundary amendment, City and County shall formally amend their respective Comprehensive Plans, by ordinance, to reflect the agreed upon change.
5. It is the intent of the parties that in amending either the urban growth boundary or their respective land use plans, all procedures as required by Oregon State law shall be met.
6. In the event that no mutual agreement can be achieved in the course of amendments as noted herein above, each party retains its right to appeal to the LCDC, or seek a judicial remedy.

IT IS HEREBY UNDERSTOOD AND AGREED that the term of this agreement shall be from the 9th day of April, 1979, to and including the 30th day of June of the following year, except that this agreement shall automatically renew every year, unless terminated by one of the parties by giving the other party a thirty (30) day termination notice, in writing, prior to the renewal date. It is further understood that this agreement will be reviewed by the City and County every two years during the term of this agreement.

The City shall pass a resolution authorizing the Mayor and City Recorder to enter into this agreement on behalf of the City. The resolution shall be made a part of this agreement and attached hereto and shall contain the agreed upon urban growth boundary as referenced in paragraph I of this Agreement.



IN WITNESS WHEREOF, the respective parties hereto have caused this Agreement to be signed in their behalf the day and year first above written.

MARION COUNTY BOARD OF COMMISSIONERS

Harry Curtis, Jr.
Chairman
Randall Franke
Commissioner
Pat McCordy
Commissioner

APPROVED AS TO FORM:

Richard T. Lynn
Asst. Marion County Legal Counsel

CITY OF SUBLIMITY

Charles Holloman
Mayor
Jack Green
Recorder

URBAN GROWTH BOUNDARY AND POLICY AGREEMENT

This Agreement made and entered into this 9th day of April, 1979, by and between the City of Sublimity, a municipal corporation, hereinafter called "City", and Marion County, a political subdivision of the State of Oregon, hereinafter called "County".

WITNESSETH:

WHEREAS, IT APPEARING to City and County that ORS Chapter 197 and the Land Conservation and Development Commission (LCDC) Goal No. 14 on Urbanization require that an urban growth boundary be established around each incorporated city in the State of Oregon, and that the "establishment and change of the boundary shall be a cooperative process between a City and the County or counties that surround it"; and

WHEREAS, pursuant to the above-noted statutory duty and the said State-wide Goal No. 14, and the authority granted by ORS Chapter 190 concerning intergovernmental agreements, City and County have, pursuant to law, initially decided upon an urban growth boundary, urbanization policies, and revision procedures for the area surrounding the City of Sublimity, and desire to link a continuing planning process to capital improvement programs, operating budgets, subdivision and land use regulations within such area; and

WHEREAS, the intent of the urban growth program for City is as follows:

1. To contain urban development within a boundary planned to accommodate the City's projected growth and development.
2. To make economical use of local tax dollars by planning for the location and sizing of public facilities and services for the benefit of all citizens within the urban growth area.
3. To conserve natural resources by encouraging orderly and logical development of land.
4. To preserve agricultural lands and open space areas.
5. To preserve and enhance the livability of the Sublimity area and the Mid-Willamette Valley.

DOCUMENTS
LOCALSublimity
(1979c)

FILED

MAR 13 1979

RESOLUTION NO. 217

1979 JUN 14 PM 2:23

ADOPTION OF AN URBAN GROWTH BOUNDARY AND AUTHORIZATION
FOR THE MAYOR AND CITY RECORDER TO SIGN AN URBAN GROWTH
BOUNDARY AND POLICY AGREEMENT WITH MARION COUNTY.

CLERK
Mileen
DEPUTY

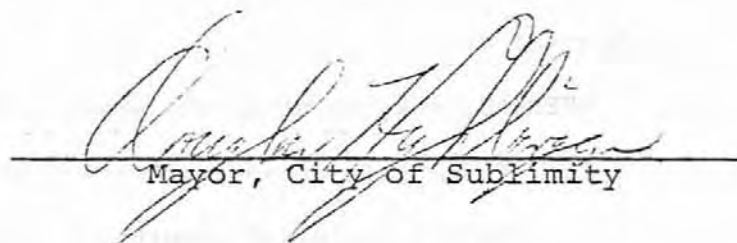
WHEREAS, ORS 197 (Oregon Land Use Act) required the mutual development and adoption of Urban Growth Boundaries; and

WHEREAS, Marion County and City of Sublimity have mutually agreed to an Urban Growth Boundary, now therefore, the City Council does resolve;

1. The Urban Growth Boundary is mutually adopted and attached as Exhibit "A" to this Resolution, and
2. The Mayor and City Recorder are authorized to sign the Urban Growth Boundary and Policy Agreement with Marion County, on behalf of the City of Sublimity.

This Resolution passed and adopted on this 9th day of April, 1979.


City Recorder


Mayor, City of Sublimity

DOCUMENTS

LOCAL

Sublimity
(1979 b)

VICTOR ATIYEH
GOVERNOR

Department of Land Conservation and Development

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

September 10, 1979

The Honorable Douglas Highberger
Mayor, City of Sublimity
P.O. Box 146
Sublimity, OR 97385

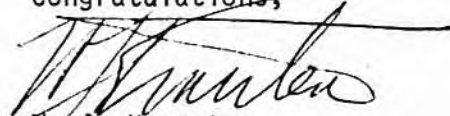
Dear Mr. Highberger:

It gives me a great deal of pleasure to confirm that the Oregon Land Conservation and Development Commission, on September 6, 1979 officially acknowledged the comprehensive plan and implementing ordinances of the City of Sublimity as being in compliance with ORS 197 and the Statewide Planning Goals.

The acknowledgment signifies a historic step for the City's land use planning program. Sublimity is among the first of the Willamette Valley cities to be in compliance with the Statewide Goals. 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

WJK:CP:mh

Enclosure

cc: Harry Carson, Jr., Chairman, Marion County Board of Commissioners
Pam Brown, County Coordinator
Craig Greenleaf, Field Representative

BEFORE THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF THE
CITY OF SUBLIMITY

)
)
)

COMPLIANCE ACKNOWLEDGMENT
ORDER

On June 20, 1979 the City of Sublimity, pursuant to ORS Ch 197.251(1) (1977 Replacement Part), requested that its comprehensive plan and implementing measures, consisting of the Comprehensive Plan, ordinance no. 216, adopted April 9, 1979; the Zoning Ordinance no. 219, adopted June 11, 1979; the Subdivision Ordinance no. 189, adopted August 9, 1976; and the UGB Agreement with Marion County, adopted April 9, 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 September 6, 1979 regarding the compliance of the aforementioned plans 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 City's comprehensive plan and implementing measures comply with the Statewide Planning Goals adopted by this Commission pursuant to ORS Ch 197.225 and 197.345.

Now therefore be it ordered that:

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

Dated this 11th day of September, 1979.


W. J. Kvarsten, Director for the
Land Conservation and
Development Commission

10-17-57



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LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE REPORT

City of Sublimity

DATE RECEIVED: June 20, 1979 DATE OF COMMISSION ACTION: September 6, 1979

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

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

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

B. Local Coordination Body:

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

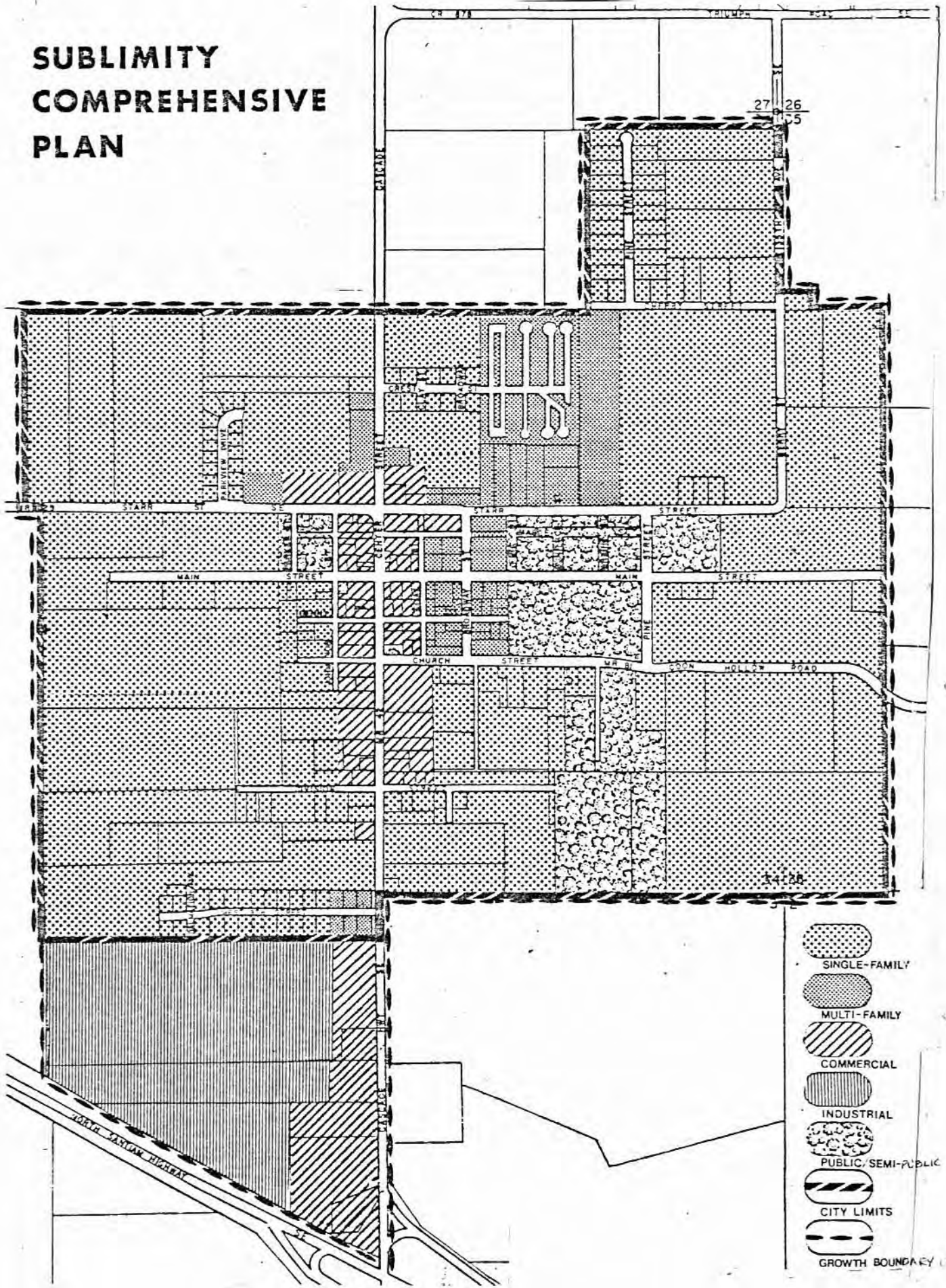
FIELD REPRESENTATIVE: Craig Greenleaf
Phone: 379-4921

COORDINATOR: Pam Brown
Phone: 588-5038

LEAD REVIEWER: Claire Puchy
Phone: 378-5455

DATE OF REPORT: August 23, 1979

SUBLIMITY COMPREHENSIVE PLAN



III. BACKGROUND INFORMATION:

A. GEOGRAPHY:

The City of Sublimity is located in Marion County approximately 15 miles southeast of Salem. Rural in character, Sublimity is primarily a residential commuter town.

B. GOVERNING BODY:

Mayor and four-member city council.

C. POPULATION:

1978 - 1150
1977 - 940
1975 - 845
1970 - 634
1960 - 490
1950 - 367
1940 - 280

D. PLAN AND IMPLEMENTING MEASURES:

Comprehensive Plan: Adopted April 9, 1979
(Ordinance No. 216)
Zoning Ordinance: Adopted June 11, 1979
(No. 219)
Subdivision Ordinance: Adopted August 9, 1976
(No. 189)

E. CITIZEN INVOLVEMENT INFORMATION:

Use of the Planning Commission as the Committee for Citizen Involvement was approved on January 5, 1976 with a condition.

The Citizen Involvement Program was approved May 6, 1977.

F. COMPLIANCE STATUS:

A planning extension was approved until July 8, 1977 with a compliance date of September 1, 1978. A Planning Assistance Grant in the amount of \$11,950 was approved July 8, 1977.

The compliance date was extended to April 1, 1979.

IV. FINDINGS:

A. General Overview:

Sublimity began around 1846 as a trapping center where Indians sold their skins and early settlers received their mail. By 1857, Sublimity had a school district, a college (Sublimity College), several stores and churches and a post office. Over the years, the City's population fluctuated as a result of the Civil War, immigration and activities associated with the college.

Sublimity was incorporated in 1902. Although growth has occurred since then with the provision of City services and facilities, the community has remained rural in character. It is today both a farming community and a residential commuter town because of its proximity to Salem and other Willamette Valley cities.

Sublimity's UGB encompasses a 641 acre area, 572.6 acres of which are within the city limits. Currently, almost 411 acres with the city limits are in farm use while about 162 acres are developed, primarily in residential use. Land outside the city limits but inside the UGB is in farm use.

Sublimity's current population of 1,150 is expected to reach 2,900 by the year 2000. This projection was developed jointly by the City, the Marion County Planning Department and the Mid-Willamette Valley Council of Governments as part of the regional 208 Water Quality Plan, and was based on past growth rate, employment, annexation policies, urban services, school capacity, and the City's commitment to maintain livability and provide public facilities and services within its financial ability.

The plan, prepared by the Mid-Willamette Valley COG, with valuable assistance from the Marion County Coordinator, is a well-organized, easily understood document. It should serve as a useful guide to citizens and decision-makers in achieving the City's goals and carrying out its policies.

The City of Sublimity complies with all-applicable Statewide Planning Goals. Goals 3 (Agricultural Lands), 4 (Forest Lands), 7 (Areas Subject to Natural Disasters and Hazards), 15 (Willamette Greenway) and 16-19 (Coastal Goals) are not applicable to the City of Sublimity.

B. Applicable Goals:1. Citizen Involvement: (Goal 1)

The City's Planning Commission was approved January 5, 1976 as the Committee for Citizen Involvement (CCI). The Citizen

Involvement Program was approved on May 6, 1977. It was the CCI that ensured citizen participation through use of the media, community surveys, informational material, public work sessions and public hearings (p. ii). A Citizen Advisory Committee, consisting of residents of Sublimity, translated community desires and needs into policy statements in the plan (p. ii).

Sublimity's intention is to continue citizen involvement activities to periodically review the plan and make recommendations on land use, social and economic development matters (p. 74). The plan also states, "The planning effort in Sublimity is open, accessible and solidly supported by the citizens of the City, and every effort will be expended to keep it that way" (p. 74).

Conclusion: The City of Sublimity complies with Goal 1.

It is clear that the City of Sublimity is dedicated to an ongoing citizen involvement effort. Statements on page 74 of the plan are viewed by this Department as having the effect of policy commitments. It is suggested that actual policies regarding future citizen involvement activities be adopted at the next plan update.

2. Land Use Planning: (Goal 2)

The City of Sublimity has adopted a comprehensive plan to serve as the basis for all land use decisions and actions (Ordinance No. 216). The plan includes inventories, findings, and other factual information, as well as identification of problems and alternative courses of action. All applicable Statewide Planning Goals have been addressed. Sublimity has adopted policies and has made land use designations within the UGB (Map 2--Comprehensive Plan).

Implementing measures including zoning and subdivision ordinances (No. 219 and 189, respectively) have been adopted by the City to carry out its plan and policies.

Land within the City has been zoned, consistent with plan map designations and provisions of the zoning ordinance.

Preparation of the comprehensive plan and implementing measures was coordinated with state and federal agencies, special districts and Marion County. None of these has identified any conflicts with the City's adopted plan and ordinances. Marion County has adopted (Ordinance No. 539) that portion of Sublimity's plan for that area between the city limits and the UGB.

The Urban Growth Boundary and Policy Agreement indicates that the UGB and plan for the urban growth area shall be reviewed by the City and County according to the schedule to be established in the City's plan. The plan proposes (pp. 73-74) that:

- (1) The plan and implementation measures be reviewed at least every two years;
- (2) Minor changes to the plan which do not have significant effect beyond the immediate area of change not be made more frequently than once a year, if at all feasible; and
- (3) The City set a certain time period each year for the consideration of minor changes to the Comprehensive Plan.

The Marion County Coordinator has indicated (personal communication, August 17, 1979) that these schedules are considered to be policies by the City.

Conclusion: The City of Sublimity complies with Goal 2.

3. Open Spaces, Scenic and Historic Areas, and Natural Resources:
(Goal 5)

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

Factual Information: Plan, pp. 9-13, 15, 38, 52-53

Policies: Plan, pp. 10-12, 34, 38, 53

Implementing Measures: Zoning Ordinance, Sections 2.6 (Zones), 3.1(B) (Residential-Single Family Zones), 4.1(A) and 4.2 (Residential Multifamily Zone); Subdivision Ordinance, Sections 3.02 (Statements to Accompany Tentative Plan), 5.01 (Partitioning Acreage into Three or Less Tracts), 6.01 (Consideration for Approval or Denial), 6.20 (Public Use Areas), 6.22 (Water Supply)

Sublimity's plan contains information on the following applicable Goal 5 topics: mineral and aggregate resources (p. 9), historic structures (pp. 9-10), groundwater (p. 9) and open space (p. 11).

Sand and gravel, although present in the planning area, are not found in suitable quantity or quality for commercial use (p. 9).

The only historic structure identified is the St. Boniface Church. However, the City recognizes the importance of an ongoing inventory (p. 9) and has adopted a policy (p. 10) to "cooperate with state agencies and other historical

organizations providing funding to catalog and preserve historic buildings, artifacts and archeological sites." Sublimity also intends to develop and adopt an historic preservation ordinance within the next two years (p. 10).

Open space, including surrounding agricultural lands, is viewed as an important resource in terms of aesthetics, recreation and wildlife habitat (pp. 11-12). Sublimity has adopted a number of policies (pp. 11-12, 38) which are aimed at protecting open space areas and discouraging the premature conversion of agricultural land to City uses. The Zoning Ordinance includes provisions for parks (Sections 3.1 B and 4.1 A) and open space areas (Section 4.2, c.10) The Subdivision Ordinance (Section 6.20) also contains requirements for park and other open space areas.

Sublimity notes (p. 9) that groundwater availability is "somewhat variable," according to a Pacific Northwest River Basin Commission study of the Willamette Basin. Based on current growth rates and water demand, the City will need another water supply facility within five years (p. 53). However, the City is looking into this situation and has a policy (p. 53) that future developments will be required to install distribution lines which will provide pressure and flow adequate for the proposed use and future uses. The Subdivision Ordinance carries out this policy (Sections 3.02, 5.01, 6.01).

Section 2.6 of the Zoning Ordinance states:

"All land use decisions shall be consistent with the policies of the Comprehensive Plan. The preservation of open space, habitat areas and historic sites will be considered as criteria in making land use decisions."

Sublimity states, "there are no energy sources, ecologically or scientifically significant natural areas, outstanding views and sites, water areas, wetlands or wilderness areas within Sublimity's Urban Growth Boundary" (p. 15). The Department has determined that no potential or designated state or federal scenic waterways or trails exist within the City's UGB.

Conclusion: The City of Sublimity complies with Goal 5.

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

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

Factual Information: Plan, pp. 5-7, 9, 10-12, 18, 20, 36-37, 48-55

Policies: Plan, pp. 10, 11, 34, 38, 50, 53, 55

Implementing Measures: Zoning Ordinance, Sections 2.6 (Zones), 5 (Commercial-General Zone), 6 (Industrial Zone), 14.8 (Conditional Home Occupations); Subdivision Ordinance, Sections 3.02 (Statements to Accompany Tentative Plan), 5.01 (Partitioning Acreage into Three or Less Tracts), 6.01 (Considerations for Approval or Denial), 6.19 (Sewage Disposal), 6.22 (Water Supply).

Automobile emissions and field burning are the major sources of air pollution in the Sublimity area (p. 10). There are no significant noise problems (p. 11). Sublimity recognizes applicable state and federal environmental standards, and has policies that require all development to meet these standards (pp. 10-11).

Although there is currently no industry in the City, land has been designated for that purpose (pp. 36-37, Map 2--Comprehensive Plan). Sublimity realizes that a clean, rural atmosphere is also important (p. 37), and has therefore made it a policy (p. 38) to "encourage the development of environmentally clean, light industry," and "provide for an industrial area...with provisions for Environmental Impact Review at the project level." The policy further states, "performance and development standards will be established to minimize adverse impacts of industry on adjoining land uses." These policies are carried out in the Zoning Ordinance (Sections 2.6, 5.1, 6.1 and 14.8).

Soil capabilities in terms of septic absorption fields are discussed in the plan (pp. 5-7). All soils in the planning area have severe limitations for that purpose. Section 6.19 of the Subdivision Ordinance requires consideration of soil conditions in the approval of new subdivisions, if adequate public sewage facilities are not available.

Sublimity and the nearby City of Stayton have established a regional sewerage system (p. 49). Through a mutual agreement, Sublimity must obtain approval of the Stayton City Council for any commercial or industrial discharge exceeding ten pounds of BOD (biological oxygen demand) per day. Sublimity must also approve any discharges exceeding 30 pounds of BOD or suspended solids. The maximum allowance for residential users is 400 gallons per unit per day (pp. 49-50).

Solid waste is disposed of at Brown's Island or the City of Lebanon's sanitary landfill (p. 53). Brown's Island will close in mid-1983, but Lebanon's site has been expanded recently

(p. 55). Sublimity recognizes the importance of a regional solid waste program for the Mid-Willamette Valley and has a policy (p. 55) to support such a program.

Sublimity does not have any waterways within its planning area. Water quality of the public water system must meet applicable standards (Subdivision Ordinance, Section 6.22).

Conclusion: The City of Sublimity complies with Goal 6.

5. Recreational Needs: (Goal 8)

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

Factual Information: Plan, pp. 56-58, 73

Policies: Plan, pp. 11-12, 57-58, 64

Implementing Measures: Zoning Ordinance, Sections 2.6 (Zones), 3.1 (Residential Single-Family Zone), 4.1 (Residential Multi-family Zone), 4.2 (Conditional Use Regulations); Subdivision Ordinance, Section 6.01 (Considerations for Approval or Denial), 6.20 (Public Use Areas)

Sublimity has inventoried its recreational facilities and, through a community attitudes survey, has identified a need for such things as a community swimming pool, meeting place, tennis courts, and playground equipment (p. 56). Adult and senior citizen facilities are also lacking. The City has a policy to "encourage recreational programs to serve the needs of all residents of the community" (p. 56).

According to the Regional Parks and Recreation Agency standard of 2.5 acres of park land per 1,000 population, Sublimity has adequate parks land. As growth occurs, however, additional land will be needed. Sublimity intends to provide for such needs to meet the regional standard, as economically feasible (p. 57).

The plan contains a discussion of various alternatives for meeting recreational needs, including policies for seeking sources of funding (pp. 57-58, 73).

Parks and playgrounds are permitted in the Residential Single Family (RSF) and the Residential Multifamily (RMF) zones. Section 6.20 of the Subdivision Ordinance requires a minimum of five percent of the gross area of all new subdivisions to be set aside for public recreational uses.

The City has a policy (p. 64) promoting bike paths, and has provisions within its Subdivision Ordinance (Section 6.20) for such.

Conclusion: The City of Sublimity complies with Goal 8.

6. Economy of the State: (Goal 9)

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

Factual Information: Plan, pp. 18-23, 29, 35-38

Policies: Plan, pp. 18-21, 26, 30, 35-38

Implementing Measures: Zoning Ordinance, Sections 2.6 (Zones), 5 (Commercial-General Zone), 6 (Industrial Zone), 7 (Public/Semi-Public Zone)

Because Sublimity is primarily a residential commuter town with no industrial activity, its economic base is limited (p. 18). An analysis of this situation is presented in the plan (pp. 18-21). The City intends to increase local employment, increase the stability of the local economy (both on a short-term and long-term basis), and foster commercial and industrial activities (p. 18). Specific policies have been adopted to accomplish these goals (pp. 19-21, 30, 35-38).

Sublimity intends to concentrate commercial activities in the City's core area (p. 20) and has designated and zoned such areas for that use (Map 2--Comprehensive Plan; Zoning Ordinance, Section 5). An additional 17 acres outside the city limits adjacent to Highway 22 have been designated for commercial use, but shall be restricted to highway-related activities (p. 26).

A 52-acre site outside the city limits has been designated for industrial use (Map 2--Comprehensive Plan), after consideration of Goal 9 factors (pp. 25-26). The site will remain in agricultural use until annexation to the City to accommodate industry becomes necessary (p. 26).

The City intends to utilize public and private capital improvements funding to stimulate business in its core area (p. 19).

Conclusion: The City of Sublimity complies with Goal 9.

7. Housing: (Goal 10)

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

Factual Information: Plan, pp. 5-8, 17, 25, 32-35, 40-47

Policies: Plan, pp. 31 (Map 2--Comprehensive Plan), 33-35, 41-44

Implementing Measures: Zoning Ordinance, Sections 2 (Zones), 3 (Residential Single-Family Zone), 4 (Residential Multifamily Zone), 14 (Conditional Use)

Buildable Lands Inventory

Goal 10 defines buildable lands as "...lands in urban and urbanizable areas that are suitable, available and necessary for residential use" (emphasis added).

Sublimity has inventoried land within its UGB in terms of suitability and availability for housing (pp. 5-8, 32-33). All land can be served with sewer and water, and no natural hazards are present. All 338 acres of land designated for single family use, and about 60 percent of the 36 acres designated for multifamily use are presently available for development.

The plan contains other housing information (pp. 40-44), including housing type, vacancy, publically-assisted housing and construction trends.

The City has determined that a majority (70.9 percent) of existing units are single family, 27 percent are mobile homes, and 2.1 percent are multifamily units (p. 44). However, the relatively low percentage of multifamily units is a reflection of lack of supply rather than lack of demand (p. 44).

The City has determined a need for 579 additional housing units by the year 2000--287 (57 percent) single family homes, 148 (18 percent) multifamily units, and 144 (25 percent) mobile homes (p. 45). These needs were based on a number of assumptions dealing with household density, income levels, population, rehabilitation of housing stock, and the City's desire to provide for the elderly and to participate in federal low-income housing programs (p. 45).

Housing Policies

Sublimity has adopted a number of policies expressing its commitment to provide for the housing needs of the community

(pp. 33-35, 41-44). Approximately 418 acres have been designated for single family housing and 36 acres for multifamily housing (p. 33; Map 2--Comprehensive Plan).

Implementing Measures

The City Zoning Ordinance establishes two residential zones--the Residential Single-Family (RSF) and the Residential Multifamily (RMF) zones. Single family dwellings are allowed outright in both zones, and multifamily units including duplexes are allowed outright in the RMF zone. Trailer parks, mobile home parks and modular home parks are conditional uses in the RMF zone, and development standards governing these uses have been adopted (Zoning Ordinance, Section 4.2).

Approximately 418 acres have been zoned RSF and 36 acres have been zoned RMF.

Conclusion: The City of Sublimity complies with Goal 10.

Although trailer parks, mobile home parks and modular home parks are conditional uses, development standards governing these uses are clear, precise and nondiscretionary.

8. Public Facilities and Services: (Goal 11)

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

Factual Information: Plan, pp. 25, 29-30, 48-62

Policies: Plan, pp. 27-28, 30, 35, 50, 53, 55-56, 59-61; Urban Growth Boundary and Policy Agreement

Implementing Measures: Subdivision Ordinance, Sections 1.02 (Purpose), 6.01 (Considerations for Approval or Denial), 6.19 (Sewage Disposal), 6.22 (Water Supply), 6.23 (Underground Utilities)

The comprehensive plan contains an inventory of public facilities and services, including sewer, water, storm drainage, solid waste, schools, health and social services, fire, police and local government (pp. 48-62). All are adequate to meet current and projected needs, with the exception of the water system (pp. 48-62).

To alleviate existing problems in its water system, Sublimity passed a water bond issue in 1977 (p. 52). As the City grows, however, additional water supply will be necessary (probably

within five years) (p. 53). An engineering study makes recommendations for improving the system's capacity, but even with such improvements, capacity will be reached before 1990 (p. 53). Realizing the importance of adequate water supply, Sublimity has adopted the following policies:

1. "To maintain adequate water flow and pressure, the City is encouraged to continually strive for a loop system and standard pipe size" (p. 53); and
2. "Future developments are required to install distribution lines that will provide, at least, minimum water pressure and flow for the proposed use and future uses" (p. 53).

These policies are reflected in the Subdivision Ordinance (Section 6.22). In addition, the City intends to:

1. "Establish a Capital Improvement Program which would support the goals and policies of the Comprehensive Plan" (p. 30);
2. "Seek out sources of outside funding which might minimize the local costs of providing public facilities and services" (p. 30); and
3. "Require the assessment of development fees on the construction which would cover the costs of service facilities" (p. 30).

A number of policies have been adopted by Sublimity regarding the provision of other public facilities and services adequate to meet future needs (sewer--p. 50; storm drainage--p. 56; health and social services--p. 59; fire--p. 61; local government--p. 61).

Sublimity has a policy (p. 27) that neither sewer nor water services will be extended beyond the UGB. Furthermore, urban services shall be extended only upon annexation to the City and only to land within immediate access to these services, or land serviceable within a reasonable length of time will be considered for annexation (p. 27). These policies are supported in the Urban Growth Boundary and Policy Agreement.

Conclusion: The City of Sublimity complies with Goal 11.

9. Transportation: (Goal 12)

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

Factual Information: Plan, pp. 63-69

Policies: Plan, pp. 64-69

Implementing Measures: Zoning Ordinance, Sections 4.2 (Conditional Use Regulations), 16 (Off-Street Parking and Loading); Subdivision Ordinance, Sections 1.02 (Purpose), Article VI (General Regulations)

The plan contains an inventory of all transportation modes available to the City (auto, bus, bicycle), a discussion of the City's circulation system and street conditions, and an assessment of future needs (pp. 63-69). Identified needs include a public transportation system, additional bikepaths and sidewalks, and improvements in the street patterns and conditions (pp. 64-69). Policies to meet each of these needs have been adopted (pp. 64-69).

Additional policies have been adopted regarding the use of carpools and vanpools to conserve energy, street design and development standards, prioritizing street improvements, and cooperating with government agencies, private developers and property owners to finance street development and improvement (pp. 64, 68, 69).

Sublimity intends to develop a Capital Improvements Program to finance repair and construction of streets, curbs and sidewalks (pp. 29-30, 69).

Regulations regarding parking and streets in trailer, mobile home and modular home parks are included in Section 4.2 of the City's Zoning Ordinance. Off-street parking and loading standards are included in Section 16 of that ordinance.

The Subdivision Ordinance (Article VI) contains standards for streets and highways.

Conclusion: The City of Sublimity complies with Goal 12.

10. Energy Conservation: (Goal 13)

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

Factual Information: Plan, pp. 13-15

Policies: Plan, pp. 13-14, 20, 34, 64-65; Urban Growth Boundary and Policy Agreement

Implementing Measures: Zoning Ordinance, Subdivision Ordinance

The City of Sublimity recognizes (p. 13) the importance of energy conservation, not only as a means of keeping individual energy bills down, but also as a means of decreasing the reliance on limited energy resources. Along these lines, the following policies have been adopted:

1. "Encourage the development of community-wide energy conservation programs and standards for new construction, in order to decrease the reliance on these energy sources" (pp. 13-14);
2. "Development and redevelopment of the central area of the City is encouraged to provide for the efficient and economic extension of services and to encourage the development of housing within walking distance of stores and city facilities" (p. 14);
3. "The City will continue to require new construction to meet new State standards for weatherization and energy conservation" (p. 14);
4. "The City will encourage the use of alternative energy sources such as wind and solar systems" (p. 14); and
5. "Energy conservation shall be encouraged through efficient transportation planning and the implementation of the policies in the transportation section of the plan" (p. 14).

Conclusion: The City of Sublimity complies with Goal 13.

In addition to the above findings, the Department believes that the City's compact urban growth boundary and Urban Growth Boundary and Policy Agreement with Marion County promote efficient utilization of the extension of public facilities.

11. Urbanization: (Goal 14)

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

Factual Information: Plan, pp. 16-17, 24-28, 32, 37, 39, 48-53, Supplemental Discussion of the Urban Growth Boundary

Policies: Plan, pp. 27-28, 38; Urban Growth Boundary and Policy Agreement

Implementing Measures: Urban Growth Boundary and Policy Agreement; City Ordinance No. 216 (Adopting the Comprehensive Plan); County Ordinance No. 539 (Establishing an Urban Growth Boundary and adopting Sublimity's Comprehensive Plan for that area between the UGB and the city limits).

Urban Growth Boundary

Sublimity and Marion County have mutually adopted (Urban Growth Boundary and Policy Agreement) a site-specific urban growth boundary encompassing 641 acres, 572.6 of which are within the city limits (pp. 25, 32). The boundary was established to separate urbanizable land from rural land (Urban Growth Boundary and Policy Agreements) and to provide adequate land for future needs. Establishment of the boundary was based on the seven factors of Goal 14 (pp. 25-26; Supplemental Discussion of the Urban Growth Boundary).

Although the city limits contain sufficient developable land to accommodate projected residential and commercial development over the next 20 years, no large parcel of land exists which is suitable for industrial development (p. 25). Therefore, expansion of the boundary beyond the city limits was necessary. Findings to support inclusion of the additional acreage are presented in the plan (p. 26; Supplemental Discussion of the Urban Growth Boundary).

Transition from Urbanizable Land to Urban Uses

Sublimity has adopted several policies regarding the transition of urbanizable lands to urban uses:

1. "No extension of urban land development or City water and sewer services beyond the urban growth boundary" (p. 27); and
2. "Urban services shall be extended to urbanizable lands only upon annexation to the City and only land with immediate access to urban services, or land serveable (sic) within a reasonable length of time will be considered for annexation" (p. 27); and
3. "Residential development shall be encouraged to utilize vacant parcels of bypassed land in order to achieve a more compact community" (p. 24).

Those lands outside the city limits but inside the UGB which are designated for commercial and industrial development by the City are currently zoned EFU. Conversion of these lands to urban uses will be governed by the UGB Agreement and County Ordinance No. 539 adopting the portions of Sublimity's Comprehensive Plan for that area.

The Urban Growth Boundary and Policy Agreement contains procedures for review and amendment of the UGB and the city and county comprehensive plans.

Conclusion: The City of Sublimity complies with Goal 14.

C. Comments Received:

The following have submitted statements on the acknowledgment request:

<u>Agency or Party</u>	<u>Position</u>
Department of Economic Development	Comments*
Oregon Business Planning Council	Acknowledge*+
Department of Transportation	Acknowledge*+
Department of Environmental Quality	Comments*+

*Statement attached
+Received after deadline

D. Overall Conclusions:

The City of Sublimity has done an excellent job in developing a comprehensive plan and implementing measures which comply with all applicable Statewide Planning Goals. The plan includes inventories and other factual information, policies and implementing measures to carry out policies. The City should be especially commended for the clear, organized manner in which it addressed Goal 14, particularly justification of its UGB.

V. RECOMMENDATIONS:

A. Staff:

Recommends that the comprehensive plan and implementing measures of the City of Sublimity be granted acknowledgment of compliance with the Statewide Planning Goals.

B. Local Coordination Body:

Recommends that the comprehensive plan and implementing measures of the City of Sublimity be granted acknowledgment of compliance with the Statewide Planning Goals.

VI. COMMISSION ACTION

Acknowledge the comprehensive plan and implementing ordinances of the City of Sublimity as being in compliance with the Statewide Planning Goals.





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

June 28, 1979

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

FROM: W. J. Kvarsten, Director

SUBJECT: REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE

City of Gold Beach Comprehensive Plan and Ordinances
City of Barlow Comprehensive Plan and Ordinances
City of Sublimity Comprehensive Plan and Ordinances
City of Island City Comprehensive Plan and Ordinances

Comments Due: August 13, 1979

Tentative Date for
Commission Action: September 6 in a location to be
announced

Field Representative: Linda Macpherson (Barlow)
Craig Greenleaf (Sublimity)
Jim Kennedy (Island City)
Glen Hale (Gold Beach)

Lead Reviewer: Greg Winterowd (Barlow)
Claire Puchy (Sublimity)
Don Oswald (Gold Beach)
Dale Blanton (Island City)

The Oregon Land Conservation and Development Commission has received requests from the City of Barlow in Clackamas County, the City of Sublimity in Marion County, the City of Island City in Union County and the City of Gold Beach in Curry County 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:

LCDC Central Office
1175 Court Street NE
Salem, OR 97310

Contact: Greg Winterowd (Barlow)
Claire Puchy (Sublimity)
Phone: 378-4926

LCDC Portland Office
320 SW Stark, Rm. 530
Portland, OR 97204

Contact: Linda Macpherson
Phone: 229-6068

Island City:

LCDC La Grande Office
Rm. 135 Classroom Bldg.
Eastern Oregon State College
La Grande, OR 97850
Contact Jim Kennedy
Phone: 963-2918

City of Island City
City Hall
Island City, OR 97851

Union County Planning
Department
Union County Courthouse
La Grande, OR 97850

Sublimity:

City of Sublimity
City Hall
Sublimity, OR 97385

Marion County Planning
Department
Contact: Pam Brown
Phone: 588-5038

Gold Beach:

City of Gold Beach
City Hall
Gold Beach, OR 97444

Curry County Planning Dept.
Curry County Courthouse
Gold Beach, OR 97444

LCDC Newport Office
313 SW 2nd, Suite B
Newport, OR 97365
Contact: Glen Hale
Phone: 265-8869

Barlow:

Clackamas County Planning Dept.
902 Abernathy Road
Oregon City, OR 97045

City of Barlow
City Hall
Barlow, OR 97013

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

CITY OF SUBLIMITY
P. O. Box 146
Sublimity, Oregon 97385

hand delivered 3:25
DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

JUN 20 1979

SALEM

June 11, 1979

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

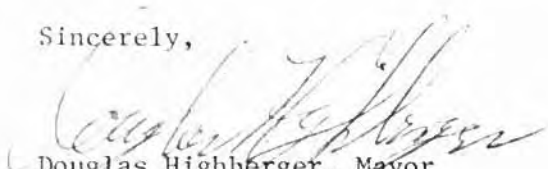
Dear Mr. Kvarsten,

The City of Sublimity has completed its planning process and has adopted a Comprehensive Plan and implementing ordinances. We are sending these documents to you and are requesting that the Land Conservation and Development Commission grant an Acknowledgment of Compliance with the State-wide Planning Goals.

A list of supporting documents used in the development of the plan can be found in the plan. Copies of the Urban Growth Boundary and Policy Agreement are included with the plans.

A list of the names and addresses of the Chairman of the Planning Commission (The Committee for Citizen Involvement), the Mayor, the City Recorder, and the Marion County Planning Coordinator is attached. These persons should receive notice of the Commission's consideration of acknowledgment. A list of agencies and districts affected by this plan is also attached.

Sincerely,


Douglas Highberger, Mayor
City of Sublimity

PB:er