COMPREHENSIVE LAND USE PLAN

CITY OF GLENDALE, OREGON

YEAR 1980 - 2000

Amended
November, 1983

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INTRODUCTION

The ELEMENTS, GOALS and Policies, and MAPS comprise the components of the Comprehensive Plan. The purpose of this plan is to guide the process of urban land development in a fair and orderly manner during the next twenty years. The plan is a complete statement of city land use policy based upon an inventory of issues and problems which are documented in the ELEMENTS.

The GOALS and Policies are the laws which govern the actions of citizens, developers and other governments in land use conservation and development in the City of Glendale. Goals are Oregon statewide planning rules. Policies interpret the goals at the local level. Policies can be changed by the local government. Whenever policy changes are proposed, the Planning Commission and City Council must consider the long term effects of such changes for the future of the city. The city officials must provide the opportunity for the citizens of the community to be involved in the planning process. Public hearings are required for any policy changes in the plan or its implementing ordinances. A written record must be made of the proceedings of the hearing. The record must state the reason for the proposed policy change, the alternative courses of action, and the reasons for the final decision. The record must also show the testimony of citizens or groups who speak at the hearing. The final decision must comply with the applicable goals.

MAPS depict the intent of the policies. Maps should be periodically revised to keep the information current. The Future Land Map is an important part of the plan. It depicts the urban growth boundary and proposed land uses. The Zoning Map is modeled after the Future Land Use Map. Maps can be updated during plan review which is specified in Goal 2.

Together, the ELEMENTS, GOALS and Policies and MAPS form the Glendale Comprehensive Plan. The ELEMENTS identify the issues and problems; the GOALS and Policies are statements of action which address the issues and problems; and the MAPS depict the information found in the ELEMENTS and also the intent of the policy statements found under the GOALS. The Glendale Comprehensive Plan is a constitution for land conservation and development in the city. The plan is implemented through the Zoning and Subdivision Ordinances of the city.

LAND USE PLANNING ELEMENT

Land use planning is not a new phenomenon. Many of America's cities and most of the famous world cities have developed under the guidance of a comprehensive plan. Oregon is a relatively young government which is beginning to emerge from its frontier heritage to assume the responsibilities of mature statehood. The settlement pattern of the state is well established now. All that remains is further growth and development of existing cities and urban areas. In order to accommodate increased population growth and economic development and still maintain the quality of Oregon life, the State Legislature established statewide land use planning in 1973. The Legislature created the Land Conservation and Development Commission and delegated to this commission of Oregon citizens the power to establish statewide planning goals. After many months of citizen involvement meetings throughout the State, involving thousands of Oregon citizens, the Commission adopted a set of goals. Under the provisions of the Land Use Law of 1973, the Legislature required every City, County, and Special District to develop a comprehensive land use plan which incorporated the statewide planning goals developed by the Land Conservation and Development Commission.

The statewide planning goals are very general requirements for orderly development of land and conservation of resources. The State goals allow local jurisdictions great latitude in developing comprehensive plans which address the needs of the local community within the framework of statewide issues and problems. The State of Oregon anticipates that its population will double within twenty years. In addition, due to diminishing forest and fishery resources, the economy of Oregon must be diversified in order to provide needed jobs for existing Oregon citizens.

Climate

Glendale is in mid-latitude marine climate. This climate is located along west coasts and adjacent oceans and is dominated by marine polar air masses during the year. The west coast region is bathed by the warm waters of the west wind drift. As a result, summer air masses are potential purveyors of precipitation. Precipitation in Glendale, however, occurs mostly during winter beginning in October and ending in April. The summers are generally dry because Glendale is in the 'rain shadow' of the Klamath Mountains. The average annual precipitation is 40 inches. Average temperatures in Glendale ranges from 1° C to 32° C. Very seldom does the temperature fall below freezing 0° C.

Hydrology

The factors which determine the hydrology of Glendale are climate, soil and vegetation. Climate determines the amount of water which precipitates on the watershed. This precipitation determines the potential for stream flow and the level of the water table during the wet season. The structure of the soil is important for its porosity (water holding capacity) or lack of porosity. Vegetation helps to stabilize stream banks, steep slopes, and shallow soils from rapid runoff and flooding. Vegetation also reduces the soil temperature and soil evaporation.

Mill and Section Creeks are spring streams which are the source of water for Glendale's two water impoundments. These streams are subject to low summer flows. Cow Creek is the major surface water channel in the area. According to a report prepared by the U.S. Geologic Survey in 1969, the water in Cow Creek is generally soft and concentrations of contaminants are well below clean water requirements for drinking water. The Cow Creek runoff pattern follows very closely the precipitation pattern within the drainage basin.

The geology of the Glendale area suggests a lack of porous stratum and a predominance of clay and shale, a combination which is normally not conducive to large perched ground water deposits. Due to the nonconformity of the underlying rock strata, the wells in the Glendale area vary in their output from one gallon per minute to 100 gallons per minute. The 1973 HGE Comprehensive Development Program for Water Systems Improvements for Glendale, states "the development of adequate wells as a source of water supply for the City of Glendale is not advocated".

uses. The Soil Conservation Service, an agency of the United States Department of Agriculture, has established a codified series of soil interpretations for the State of Oregon in order to create a common basis for soil evaluation.

During April 1979, a detailed soil survey was made of the urban study area around Glendale. The survey was done to the standards set forth by the Soil Conservation Service. The majority of the soils around Glendale are three distinct terrace levels, and are developing from material deposited by Cow Creek and Windy Creek. The first level has recent deposits of gravels and some sands. The second level has deep, well drained loam soils. The third level is small in extent. It has deep, well drained clay loam soils on it. Besides creek deposits the area has deep red clay soils starting at the base of the mountains which surround Glendale. The parent material is weathered rock transported by gravity from the sedimentary and metamorphic rocks of the mountains. The distribution of soils in The Cow Creek valley at Glendale is depicted on the Soils Capability Map.

Urban Soil Uses

Generally, the soils within the City's urban area are of the two types: Those soils deposited by the creeks, particularly the Evans Series 25ZX, and those soils transported from the mountains, specifically the Pollard Series 520C. The restrictive feature of the Evans soil for urban uses is occasional flooding while the restrictive features of the Pollard soil are slope, moderate erosion hazard and low strength for roadfill compaction. Pollard soils can be found along the southern and eastern boundaries of the current city limits and presumably within the city on slopes greater than 12%, although no soil analysis was done inside the city limits to verify this assumption.

Agriculture/Forest Soils

Generally the soils of the Cow Creek Valley at Glendale are suitable for agricultural uses. However, in order to provide suitable choice of lands for industrial use and provide opportunities to expand the local economy, an exception is taken to the agricultural goal for the lands north/northwest of the railroad (already in the City Limits for the most part). An exception is also applied to those lands along the creek to the east of the existing Glendale City limits where residential development has occured and the area is necessary to round out the growth area and provide economy and continuity of City services for residential uses.

The Forest Lands Goal is generally not applicable to the City as the lands suitable for forest capability are outside the existing City Limits and the Urban Growth Boundary south of the City. The slopes are above 12%, but no further

The lesser slopes, 0% to 3%, occur mostly north of Pacific Avenue on Evans soil underlain by alluvium. This soil is well drained and thick, presenting few problems for development except occasional flooding. The moderate slopes, 3% to 12%, are generally located between Pacific Avenue and Montgomery Street presumably on Pollard soil underlain by sedimentary bedrock. Because of its high clay content, Pollard soils have somewhat low strength for roads and streets. The soil also has some shrink-swell limitations for bearing the weight of buildings. The greater slopes, 12% to 25%, occur south of Montgomery. As a general rule, 12% - 25% slopes are suitable for most urban development when constructive/protective guidelines for development are in place.

The areas identified as having slopes of 3% - 12% slope, will be protected from potential erosion and earth movement by guidelines setforth in the zoning and subdivision ordinances. The specific Goals and Policies section will identify these ordinances and the specific location of the guidelines. The same protection will be given to those lands of 12% - 25% slope, with the guidelines becoming more restrictive, also to be set forth/identified in the zoning and subdivision ordinances through the Goals and Policies section of this document.

Floodplain lands are another important factor to be considered when development and construction are proposed to take place. Floodplains are those lands that are inundated by standing water during a flood and is usually underlain with sands and gravels, subject to both flooding and a high water table. Rainfall in the Cow Creek watershed above Glendale varies from 35 inches to 50 nches per year, mostly from October to March. Major rain events are to occur every 100 to 500 years. However, these major rain events must be considered random occurrences which can happen with certain irregularity.

The Flood Insurance Rate Map completed for the City of Glendale, Oregon in 1978, indicates the location of the 100 year and 500 year flood levels. It also shows that the Floodway is contained within the banks of Cow Creek. The 100 year flood is also contained within the creek banks of Mill and Section creeks. Therefore, the area of Flood Fringe designation is totally along Cow Creek and is shown on the Land Use Designation Map.

The approximate floodplain in the Glendale urban area which would be covered by a 100 year flood is depicted on Maps A and H. The flood prone areas in the city are located north of Montgomery-Gilbert-Sether Streets. The flood fringe area is also shown on the Future Land Use Map.

AIR, WATER AND LAND QUALITY

Environmental Quality

The phrase 'environmental quality' usually refers to the condition of our physical surroundings: the forests, the atmosphere, the waterways, and the land itself. In recent years, there has been a growing concern over the quality of the air, water, and land, which many people feel is declining. Frequently people have been attracted to live in a particular area because of good environmental quality, only to have it gradually deteriorate. Concern has been shown not just for the aesthetic character of the physical environment, but also for the relationship between its condition and people's health.

The discussion that follows examines the relative quality of air, water, and land in the Glendale area.

Air Quality

The Oregon Department of Environmental Quality (DEQ) is the agency charged with regulating air contaminants. At the present time, the only air quality monitoring station in Douglas County is located in Roseburg, 46 miles north of Glendale. Measurements taken at this station indicate no violations of Oregon's air quality standards.

The prevailing winds in the Glendale area appear to be through the hills from the west to the east. Any emissions of dust which occasionally occur from the wood mills is carried down the valley to the east, away from the developed area.

Water Quality

The sources of drinking water for Glendale are Mill, Section and Cow Creeks. The quality of water taken from these water sources depends upon the season. During the winter months the water is generally good with the exception of turbidity (muddiness) caused from soil erosion in the watersheds. During the summer months, the water quality is affected by high water temperatures and consequent algae growth. The 1969 U.S. Geologic Survey stated the water in Cow Creek is generally soft and concentrations of contaminants are well below clean water requirements for drinking water. Douglas County is in the process of purchasing lands for completion of the studies of Galesville Dam which will assist in maintaining the water quality in Cow Creek. The project has been favorably viewed by the Government for funding, pending completion of the environmental impact statement. Voters in Douglas County have approved the project by 75% of those voting. Any winter turbidity and summer algae problems now experienced will be substantially decreased when this project is completed.

The regional site is adequate presently, but is not adequate for the time span of this plan. The City will participate with other jurisdictions in determining a new program for disposal of solid waste.

Noise Pollution

The two wood mills, Gregory Timber Resources and Superior Lumber, are outside the UGB, but create some industrial background noise. Noise from the railroad is negligible. A freight train comes through town to service the industrial sites outside the UGB, on the average of 3 times a day.

No other measurable noise is identifiable in the area.

valley's agricultural land. Later railroad construction and gold mining attracted many people. During the railroad construction and gold boom, Glendale was a typical western town where the six gun was the law. When the gold was depleted and railroad construction moved on down the line, the town finally quieted down and became primarily a lumber town. The first white school opened in 1863. In 1882 a Russian-Jewish communal farm was established approximately one mile east of Glendale. The farm was founded by Marxist-minded Jewish university students fleeing Czarist oppression. At its height the colony had a population of 65. Internal discontent and a fire which damaged the main communal hall preceded the break up of the colony in 1887. In 1883 the town plat was laid out by Solomon Abraham and called Julia after his wife. He constructed the first sawmill a year earlier to help supply timber for the railroad construction. Julia also served as the railroad terminal. In later 1883 the name changed from Julia to Glendale, and was incorporated in 1901. Although Glendale was supported by agriculture during settlement, lumber later became the most important industry.

The Statewide Inventory of Historic Sites and Buildings in Douglas County depicts the Glendale area as being in a high density area for archeological sites, but none were identified inside the City or the UGB. The only sites with possible historical significance lie too far outside the UGB to be included in the Plan Inventory. The few older structures along Pacific Avenue in Glendale have been reconstucted, remodeled, or removed following the fire that nearly burned the entire town over 25 years ago. As a result, there are no buildings within the City or the UGB with sufficient historical significance to include then in the Plan inventory.

A complete list of historical preservation programs, both state and federal can be found in the appendices to this plan.

Recreation

Recreation can be defined as the pleasurable and constructive use of leisure time through some form of activity, either physical or mental. The amount of land needed to provide the opportunities for recreation depends upon the types of activities required by the citizens. The types of activities are determined by the various societal groups within the town. Basically, these groups are children, work-age adults and senior citizens.

Preschool children need opportunities for physical activity. These opportunities can be provided by city parks with playgounds, by schools and by homes.

POPULATION AND ECONOMICS ELEMENT

Population Analysis

Introduction

Population statistics are important factual information which are required in order to determine Glendale's future housing and land use needs to the year 2000. The age and sex distribution of Glendale's population helps to determine; the housing type which will be needed (one-level units for the elderly, multi-family for singles and young couples, single family for middle-aged with families) the characteristics of the work force, and the potential for indigenous population growth. Family size helps to determine the size of the housing units needed and the amount of land needed to accommodate the housing units. Population trends and projections examine the history of population changes in Glendale, compare these with current trends for the region, and project the future population by using an exhaustive number of data sources.

Age and Sex Distribution

TABLE 1

POPULATION BREAKDOWN BY AGE GROUP

AGE GROUP	GLENDALE % OF TOTAL	COUNTY % OF TOTAL
0-5	8.0%[1]	10.1[2]
6-17	16.2	26.6
18-24	13.7	8.9
25-44	14.8	23.5
45-64	29.3	21.7
65+	17.6	9.1

TABLE 2

MEDIAN AGE[4]

GLENDALE	COUNTY	STATE
29.6 Years	28.6 Years	29.0 Years

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1 U.S. Census, Fifth Count, 1970

2 "1970 Population and Housing Data," County Human Resources Data

4 County Human Resources Data and Socio-Economic Indicators

Population Trends and Projections

In 1979, population projections were developed for the cities and Douglas County by a private planning consultant under contract with the Umpqua Regional Council of Governments. The following figures were projected for the City of Glendale, are compared against the County, and are used throughout the plan.

TABLE 4: POPULATION PROJECTIONS

	1980	1990	2000
Glendale	855 - 878	938 - 1080	1015 - 1234
(Growth Rate)	1.9 - 2.2	0.9 - 2.1	0.8 - 1.3
Incorporated Areas	42,845 - 44,052	49,862 - 57,896	57,910 - 69,961
(Growth Rate)	2.8 - 3.1	1.5 - 2.8	1.5 - 1.9
Total County	87,157 - 91,816	100,671 - 116,504	113,405 - 136,695
(Growth Rate)	2.0 - 2.5	1.5 - 2.4	1.2 - 1.6

The consultant's projections for incorporated/urban areas in Douglas County, show that Glendale will grow at a slower rate. The reason for this is related to the projected economic conditions for the county which will cause the population growth to locate in the large urban areas such as Sutherlin and Roseburg in order to conserve energy and find jobs.

The projected 1234 population for the year 2000 has been agreed to by the County and is used as the basis for all of the plans projections.

of Glendale's 1978 median family income, assuming Glendale's income followed similar growth patterns, yields a figure of $12,747. This is 77% of the county median family income and about 71% of the state median income. The implications of such a finding could be two: that Glendale's work force is underpaid by state standards, or that Glendale's work force is under-utilized.

Work Force

In the population analysis, it was stated that 57.8% of Glendale's population in 1970 was of work force age between 18 years and 64 years of age. Of the work force, 51% were women. In 1970, 59% of the total Glendale work force was employed. Of this 59%, 36% were women.

TABLE 1: WORK FORCE BY PARTICIPATION AND SEX

	Work Force as % of Total Population	Participation as % of Work Force	Women Participation as % of Work Force
Glendale[1] (1970)	57.8%	59%	36%
County[1]	54.1%	62%	32%
State (1977)	60.0%[2]	73%[3]	--

The low participation by women in the work force can be explained in part by the past trend in the regional industry that requires heavy, manual labor which is generally unsuited for women. However, regardless of this qualification, there remains a large portion of the female work force which is under-utilized both in the county and in Glendale. In addition, Glendale's work force participation is somewhat lower than that of the county and consequently indicates a somewhat depressed local economy and/or a seasonally under-utilized work force.

An important factor to consider when evaluating the existing work force and potential labor markets is the education level of the work force. Table 2 shows how Glendale compares with other jurisdictions in median number of years of education for the population.

TABLE 2: MEDIAN LEVEL OF EDUCATION

Glendale	County	State	United States
9.3 years	11.9 years	12.3 years	12.1 years

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1 1970 U.S. Census, 5th Count

2 Socio Economic Indicators, 1977

3 State of Oregon Employment Division, Research & Statistics Division

system; and although this aspect is particularly good during economic booms, the negative aspects of such single sided dependence can be disastrous during an economic slump.

Many reports now point to a down turn in the lumber and wood products industry by the turn of the century. Three in particular deserve mention. First, the Beuter report[1] predicts that the employment in Douglas County's lumber industry could drop by as much as 26% of its 1976 production by the year 2000. The Occupational Employment Trends in the State of Oregon, December 1976, forecasts that the lumber and wood products industry is expected to experience a long-term decline and that if current lumber policies continue over the next 30 years, then employment in the lumber and wood products industry would decline 25%. If current policies shift to and remain on a sustained yield basis, then employment will decline 7 to 11% over the 30 year period.[2] In a report by Paul Flacco,[3] it is concluded that the county-wide impact of the projected cutback in the timber economy will cause 1800 job losses in the timber sector and 1700 job losses in the nontimber sector. This is about a 20% cutback in the lumber and wood products sector and about a 7% cutback in the nonlumber sector countywide. The impact in Glendale could be expected to be heavier because of the city's over-dependence on this resource.

Economic Trends

According to the preceeding discussion of the factors which compose the economic character of Glendale, the city is comparable to Douglas County. Therefore, a regional economic analysis can be made which will include Glendale as an integral part of the region. The regional analysis is more indicative of economic conditions because the data base is larger and consequently accounts for more variables.

Data collected on a statewide basis demonstrates a diverse economy for Oregon. However, data collected on a regionwide basis demonstrates a dependence in Douglas County on certain resource-related economic activities as well as dependence on other counties to provide services and goods. Slightly less

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1 Timber for Oregon's Tomorrow, An Analysis of Reasonably Possible Occurrences, by John Beuter et al, 1976

2 Occupational Employment Trends in the State of Oregon, December 1976, by Research and Statistics Section, State of Oregon Employment Division, pp 22-23

3 Projected Income and Employment Impacts of a Decline in the Timber Resource Base of a Highly Timber-Dependent Economy by Paul Richard Flacco, June 1978, pg. 67

land use is 8.95 acres - Glendale has 3.85 acres. The large differences between Glendale and the means for other cities of comparable size indicates the need for Glendale to set aside larger areas of land for both future commercial and industrial development.

Level of Public Facilites

When considering economic development, the level of public facilities must be evaluated in order to determine which commercial or industrial land uses can be located in the city. It is important to ascertain whether or not water and sewer service can serve the site at competitive rates with appropriate capacity. Also of some concern to industrial developers is whether or not the sites are accessible to major highway routes or have highway frontage or are adjacent to the main line of a railroad.

Water Service - An important consideration is the extent of expansion of the existing water distribution system which may be required to provide adequate fire flows to the industrial development to meet fire protection requirements. Glendale has a good water distribution system, however, there are some problems with water supply. For further information on the water distribution system, see the Public Facilities Element of this plan.

Sewer Service - The Glendale sewer system is new, having a design capacity of .387 million gallons per day which is three fold more sewer capacity than currently needed by the community. Therefore, Glendale has adequate sewer capacity to accommodate future commercial and idustrial growth. See the Public Facilitis Element of this plan for further information.

Transportation - One of the most important location considerations of an industrial site is the transport services available at the site. Rail is considered essential for most industrial sites. Southern Pacific Railroad serves Glendale with 1 main track, 9 yard tracks, 1 spur track to Gregory Timber Resources annd 1 spur track to Superior Lumber Products. Since the 1950's, the location of industry near highway systems has been of major importance. There are three primary advantages of Interstate Highway location: 1) transport savings which permits measurement of distance in terms of time due to convenience and speed of trucks; 2) expanded labor market due to the speed and timeliness afforded the commuter; and 3) expanded market area due to the speed and timeliness of trucks. Glendale is located 3 miles west of Interstate Highway 5 which is the major north-south highway for the west coast. The access road from the highway

HOUSING ELEMENT

INTRODUCTION

Housing by definition is a dwelling provided for people. The State of Oregon requires local and county jurisdictions to provide for the housing needs of citizens at price ranges and rent levels which are equal in measure with the ability of the citizen to pay. Since inflation is driving up the cost of durable goods faster than wage and salary increases, the local governments are faced with a difficult task to provide affordable housing for their citizenry. However, one of the requirements of the Oregon Statewide Housing Goal offers a partial solution - each jurisdiction is to allow for flexibility of housing location, type and density.

Location

Housing location generally has not been much of a problem for local jurisdictions in the past. The fertile river valleys were open and relatively level affording plenty of land suitable for urban development. However, the post-war immigration and the more recent immigration of the seventies has dramatically depleted the supply of available land suitable for housing. In addition, the farmers of the state advocated strong legislative action to protect Oregon's remaining inventory of agricultural land. The State Legislature responded to the farmers plea by mandating land use law in Oregon which protects agricultural land from urbanization. Appropriately, cities must become more efficient in the urbanization of land located in and near its boundaries. This requires a selection process which predetermines the housing needs and measures the proposed land use developments against those needs. The proponents of the developments must show that the proposal will meet the criteria for housing needs established in the comprehensive plan of the city. The location of the development must be within the facilities service area of the city, hence the Urban Growth Boundary of the city. The city is determined to include the lands within its growth boundary which can be served by city services in the most cost efficient manner. Therefore, location for housing is a prime consideration when selecting land for residential development.

HOUSING TYPE AND DENSITY

There are three basic housing types in the City:

	Single Family	Mobile Home	Multifamily	TOTAL
Percent	73%	15%	12%	100%
Number	208	42	35	285

HOUSING COSTS

Housing type is an issue directly related to the cost of the dwelling and to the land area needed for housing for the city. Traditionally, the single-family wood-frame house has been the most popular dwelling and the most expensive, now costing $30.00 to $40.00 per square foot of living space. The single family dwelling offers greater living space, individual architecture and design, remodeling/modification characteristics and generally larger lot sizes. However, the cost in dollars is usually more for this housing type. Labor and lumber costs have risen significantly since the 1950's. According to information extrapolated from the Oregon Building Permit Summary of May 1979, the cost of new single family house construction is rising 2% per month. In addition, the cost of large residential lots is now between 15% and 20% of the total cost of development. Fully serviced lots in most cities are one dollar per square foot and upwards.

The single-family factory-built house, specifically mobile homes, are a less expensive alternative to the wood frame house. These dwelling types cost between $20.00 and $30.00 per square foot of living space and generally require smaller lot sizes. The largest factory built mobile home is comparable in living space to a small to medium sized wood-frame house. However, the factory-built house is precision made, making it weatherproof, energy efficient and relatively maintenance free.

A third type of housing is the multifamily common-wall wood or steel frame dwelling. Economy of scale plays an important role in reducing the costs for this dwelling type. Instead of several individual houses on several lots as in the single family tradition, the multifamily method is one of several individual dwelling units on one large lot. All the units share a common wall with one another as well as the cost of construction. Building one large house to accommodate several dwellings defrays the cost of construction over more households while holding building costs down because of the common site and smaller units.

HOUSING COSTS RELATED TO INCOME

For the purposes of housing and economic analysis, HUD defines low income families as those families whose income was under 80% of the median income for the region. In 1978 the county's median income was $16,505. Eighty percent of this is $13,204. In 1978 Glendale's median family income was $12,747. Since the median family income is the midpoint of all family incomes when arrayed numerically, then $13,204 is above the income of over 50% of Glendale's families, placing these families in HUD's low income classification. From August 1978 to January 1979, the median price for homes for sale in Douglas

which has been displayed frequently in housing surveys which consider both interior and exterior criteria, is that the exterior condition of a dwelling unit is reflective of the interior condition of the unit.

The factors that were considered in evaluating the exterior condition of houses are divided in major and minor factors. The major factors were the roof, foundation, walls/siding, porch structure, and paint. The minor factors taken into consideration were the windows, screens, doors, and chimneys.

Each dwelling unit was given one of four ratings, which are as follows: Standard, substandard minor, substandard major, and dilapidated. Following is the definition for each of the four possible ratings:

Standard: A dwelling unit that satisfies a majority of the evaluating criteria. There may exist one minor defect, but it is of such a nature that it can be corrected by the average homeowner in the course of regular maintenance.

Substandard Minor: A dwelling unit that is basically sound but that is suffering from neglect in at least two minor factors or one major factor of consideration. These defects are still of such a nature that the average homewoner can repair them.

Substandard Major: A dwelling unit in need of extensive repair in either the minor or major factors of consideration. These repairs are beyond the capabilities of the average homeowner and could not be rectified in regular home maintenance. Extensive rehabilitation efforts are required to bring these structures up to a standard rating.

Dilapidated: A dwelling unit suffering from so many deficiencies as to be unsuitable for habitation and economically unfeasible to rehabilitate. Consideration should be made to remove them from the community's housing stock.

A different set of criteria was used to evaluate the standards of mobile homes. Because of the nature of mobile homes and the placement techniques, the existence of the tie downs and skirting were considered along with the mobile home's roof and siding in the rating.

EXPECTED HOUSING NEED

Expected housing need is computed from (a) household size, (b) vacancy rates and (c) population projections.

(a) Information from the 1970 U.S. Census showed the average household size in Glendale to be 2.7. Bonnieville Power Administration prepared estimates of household size to the year 2,000 for Douglas County. Adjusting this County wide projection, using ratio of person per household for Glendale in 1980 (2.65), it is projected that the household size for Glendale in the year 2000 would be 2.41.

(b) In order for the housing market to operate effectively (balanced supply and demand) the State Housing Division suggests that the sales vacancy rate should range between 1.75 and 2.0 percent and the rental vacancy rate should range between 5.0 and 6.5 percent.[1] Both of these rates should be fairly uniform throughout the various price levels to ensure that families of differing incomes have equal access to available units.[2] Based on the foregoing, Douglas County's projection of future housing units will include computations for an ideal sales vacancy rate of 2.0 percent and an ideal rate of 6.0 percent for rental vacancies. The overall available vacancy rate used in the housing projection combines both the sales and rental rate into one factor.[3] In the Douglas County Comprehensive Plan, Housing Element, page 50, this figure is given as: 1995 - 2000 / .02 x .66 = .0132 (Owner) and .06 x .34 = .0204 (Renter) for an overall rate of .0336. This vacancy rate was used in making the needed housing projections for this plan.

(c) The upper population projection for Glendale in the year 2,000 is 1,234. Using the above factors, the total number of needed housing units by year 2,000 will be 512. This is calculated by dividing the household size into the projected population. The vacancy factor increases the expected housing need to 530 housing units.

Year 2,000 population	= 1,234	
divided by	2.41	(persons per household)
equals needed housing units year 2000	512	
+ vacancy factor (.0336)	18	
equals total units needed by year 2,000	530	
less existing units	285	
EQUALS ADDITIONAL UNITS NEEDED OVER NEXT 20 years - - - -	245	

1 Housing Planning in Oregon, p. 55.

2 "Community Housing Handbook," p. 13.

3 Housing Planning in Oregon, p. 205.

purchasers who have graduated from the multi-family living complex into a "place of their own".

Based on this changing trend in the attitudes of the small city toward mobile home ownership, the following housing mix is projected for the year 2,000:

PROJECTED HOUSING MIX

Mix	1970	1979	2000	Needed New Units
Single Family	240/94%	208/73%	345/65%	137/56%
Multi-Family	13/5%	35/12%	79/15%	44/18%
Mobile Homes	2/1%	42/15%	106/20%	64/26%
	355/100%	285/100%	530/100%	245/100%

SUMMARY

The housing data informs the community of its relative housing situation. The data reveals that 50% of the households are occupied by low income families, while 43% of the housing units are suffering from neglect or are in need of extensive repair. The data also reveals that the community must provide an additional 245 housing units during the planning period, while the cost of new housing is expected to continue to rise. The community is currently confronted with a backlog of housing problems and yet it must address the housing needs of the future as well. True, the city cannot build the needed housing or repair the existing dwellings. The city's role is to provide the opportunities for housing development which will meet the needs of the housing market. The city must designate sufficient land to accommodate housing types according to the financial capabilities of the citizens. In Glendale, a need is demonstrated for lower cost housing, such as factory homes or apartments.

Apartments usually cover a greater part of the lot with building or pavement. There is more human activity around apartments, creating a feeling of commotion in the nearby residential area. Corner lots are good locations for apartments, because corners increase the road frontage, which tends to diminish the traffic problems caused by higher density dwellings. Corner lots also provide more open space for the apartment dwellers, which reduces the feeling of confinement usually associated with higher density dwellings. Adequate off-

PUBLIC FACILITIES ELEMENT

Introduction

Urban facilities and services refer to the following: police protection, fire protection; sanitary facilities, storm drainage facilities, water system, planning, zoning and subdivision controls, health services, recreational facilities, communication services, and community governmental services.

The following concerns were reviewed in relation to each public facilities element to insure coordination among those planning for expansion and public services projections.

1. Public facilities should be coordinated with plans for the urban growth area so that urban growth does not 'outstrip' the capacities of the facilities, especially sewer and water.
2. Options for financing the extension of public facilities should be reviewed and coordinated with plans for the transition of rural land to urban uses, so that the costs associated with urbanization will be borne by those who benefit from the development.
3. A public facility should be provided in an urbanizable area only when there is provision for the coordinated development of all other urban facilities appropriate to that area.

Urban Facilities

1. Police Protection. The 1983 contract with the Douglas County Sheriff's Department supplies Glendale with two (2) 40 hour deputies per week. In preparing a service plan, police and sheriff departments usually take crime statistics, specifically, the number of actual crimes per capita and further evaluate service requirements on the basis of the type of service in demand. Of course, in this day of decreasing budgets and funds, we also know that the economic figures can be a major factor.

In areas of residential property, residents will make the highest demand for service calls, but only moderate ones for surveillance to prevent or deter crimes against people and property. Similarly, in these areas there will be relatively little need for traffic control. By contrast, industrial land generally requires a high level of patrol to prevent and deter crimes against the properties, but make few demands for service calls and for the apprehension of suspects. In commercial areas, the highest demand will usually be for traffic control, with moderate patrol demands and few service calls. While different types of police services suit different land uses, the characteristics of the particular area will strongly influence the level of demand. In the case of

Fire Protection services encompass building and fire code preparation, enforcement, inspection, fire detection, fire fighting, and paramedical care. Any increased fire department costs are usually reflected in a higher property tax. The City presently has a Fire Truck Sinking Fund with over $60,000 in it. They anticipate locating and purchasing a good used fire truck with these funds, but they first intend to build a new fire barn to house it.

To estimate the economic impact of extending fire protection services, the community should first set standards in terms of acceptable fire risk and rating; assess the capabilities of the existing fire department; analyze the new development to specify the level of services that will be required to meet acceptable levels of risk and cost efficiency. The purpose of identifying the existing service capabilities is to determine if they can cover any new development without increasing fire risk and rating. The city should be aware that the cost of extending fire protection services is generally a function of population density, size of service area internal access, and concentration and condition of buildings. Thus, in considering annexations or policies which address annexations, the city should consider the following:

(1) If the fire department is required to serve more people, then can this be accomplished with existing manpower and facilities or is expansion of the department's capabilities required?
(2) Is the department asked to serve a larger geographic area?
(3) What is the available access?
(4) Will this affect response time?
(5) Is there a higher concentration of development projected than currently exists?
(6) Does this request for service indicate a need for new manpower and/or equipment?

Typically, the city will encounter a variety of circumstances when evaluating fire service:

Infilling: A development built on vacant land within the existing city will not necessarily present fire fighting difficulties unless development occurs too close to the elevation level of the water reservoir which would reduce water pressure at the hydrants and hinder fire fighting capabilities. Such an area could affect the City's level of risk for the purpose of fire insurance underwriting.

are closest to the creek, have had large culverts installed to carry the water to Cow Creek. With the addition of driveway culverts and perhaps larger culverts under roadways when they are repaired, the City has adequately controlled the runoff from development and does review these concerns at time of Commission and Council review.

5. Water System.

The City of Glendale has a 400,000 gpd water Treatment facility and major distribution system completed in 1975. Specifications on design indicate this is an adequate supply for a projected population of 1,550. Consumption records indicate that 125,000 gallons per day is the average water use in the Glendale system. At the accepted 200 gpd per person water use times the 820 population figure, Glendale is using less than the 164,000 gpd these figures indicate.

Glendale has three sources of water - Section Creek with 1906 water rights of 0.75 cfs - Mill Creek with 1920 water rights of 0.27 cfs - Cow Creek with 1973 water rights of 0.40 cfs. Both Section and Mill creeks have two (2) acre foot impoundments for a total of 1,303,404 gallons of storage which is the city's main source of raw water. Section Creek is estimated to be the purest and cleanest source. Cow Creek is used mainly for back up water when the Mill and Section Creek sources get too low. The 6" transmission line from Cow Creek is sufficient in size to meet 1995 demands for water as it is calculated to carry 600,000 gpd.[1]

In 1982, the City of Glendale obtained its entire year's water needs from the Section/Mill Creek sources. The proposed Galesville Dam project above Cow Creek will resolve any supply/source problems which Glendale may occasionally experience. Construction on this project is proposed for the 1984-85 fiscal year.

Glendale has a 500,000 gallon storage tank and another is projected within 10 years. This gives them presently, with their average daily use, 3 days of stored water plus 125,000 gallons for fire emergency.

In order to conserve water and provide the needed capital for improvements to the water distribution system in an ongoing maintenance program, the city should encourage reasonable use of water especially during any dry months. This can be accomplished with an increasing commodity rate which would be levied on water consumed beyond the base rate consumption of 3,000 gallons.

The city should limit the provision of water service outside the city to those areas where a health hazard exists.

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[1] Comprehensive Develop Program for Water System Improvements, Oct. 1973, HG&E Engineers

7. Library. Because library services are supported by the County General Fund, the City is not directly concerned with the library operating budget. However, the City is concerned with the housing and utilities for the library as well as enhancing the level of library service to the community.

The current library facility was expanded by approximately 1/3 just two years ago in 1981, by removing existing walls/racks and moving into unused space at the south end of the structure. Ms. Marsha Spivey, the current librarian indicates that the useage since that expansion has almost doubled. This shows that an additional expansion should be considered; however, Ms. Spivey is currently looking to interior reorganization and space utilization to meet the needs for a short time.

There is a complimentary relationship between school and public libraries. Good school libraries influence the number and location of branch public libraries, as well as the size and nature of the book stock, because they provide the library services needed by students. Thus, the public library is allowed to place a higher priority on fulfilling the needs of the adult population of the community.

Conclusion

The City should review periodically the feasibility of expanding the floor space of the Glendale Branch Library. Funds for library structure expansion are available from several agencies in the Douglas County area.

In order to evaluate the condition of existing streets and other circulation paths, a visual survey was made in 1979. Streets were judged according to their function (arterial, collector, or local), and were given one of five ratings. A good rating indicates that the street is serving its primary function well, has asphalt or concrete paving with no significant deterioration, and provides adequate drainage by curb and gutter or proper ditches. A fair rating indicates that the street has an improved, paved surface suffering from one, or a combination of, the following: surface defects, inadequate width to handle the amount of traffic using the street, or inadequate drainage. Streets rated poor have improved surfaces with a combination of the following factors: major defects in, or general deterioration of, the surface; inadequate width; and poor or non-existant drainage. Any unimproved street is one that has been platted but which has not been improved or used as a travel way. The Street Conditions Map shows how these criteria were applied to the street system of Glendale.

It is significant to note that the arterial streets identified by traffic volume and depicted on the Street Circulation Map are shown to be in only fair condition. It is important that the arterials and collectors should be maintained in good condition because they carry the greatest volume of traffic and consequently are very important to the efficiency of traffic circulation within the City.

The Street Circulation Map also depicts the undeveloped streets in the city. Some of these streets are located on very steep slopes, making their development improbable. Consideration should be given to vacating these roads in order to allow for planned unit road development or to allow the land to be put to a better use such as a public park, open space, parking area, or residential land.

The thin dashed line on the Street Circulation Map indicates a proposed bikepath/jogging trail. The bikepath would connect the Glendale Elementary School with the High School. This pedestrain trail would traverse one and one-half miles of designated route along Molly and Sether Streets in the city and the Glendale-Pacific Highway in the county. The City and County must coordinate their development of this bikepath.

The City is served by freight train only. Bus transportation has been denied by both Greyhound and Trailways because of the distance from Interstate 5. Although the City continues to petition every few years, in the hope that

Energy Conservation

The conservation of all forms of energy will become very important during the twenty year life of this plan. Energy conservation begins with the consumer. Glendale has over 820 consumers within its jurisdiction. It is the responsibility of the city to act in behalf of its citizens as well as to attempt to influence their behaviour in the interest of public welfare. The long term viability of the community will depend upon how well it adapts to the changing environment now marked by diminishing resources and increasing energy costs.

The city must choose methods of conserving energy which are effective and equitable. One method is to ensure that city expenditures on capital improvements are made on a cost efficient basis over the long term. For example, a public project may require a high initial investment, seeming costly in the short term, but when amortized over the long term, the project is cost efficient. However, a very important point to remember is to avoid oversizing the project. This places an untimely burden on the existing residents and may depress the development of the community because of a burdensome public debt.

Another method, related to public control, is the definition of street standards in the city ordinance. It has been shown by some cities that narrower street widths reduce the cost of development and consequently the cost of the residence to the consumer and the cost of maintenance and repair to the public. Narrow streets help conserve energy by reducing automobile speeds. They also reduce traffic accidents in residential areas due to reduced traffic speed. Narrow streets increase driver alertness and responsiveness to potential accident situations. Cul-de-sac streets serving less than twenty dwelling units may be as narrow as 18 feet between curbs. This width is greater than two times the width of the fire truck. Off street parking should be required on cul-de-sacs of this width. Residential through streets may be 24 to 32 feet wide between curbs, which allows for some onstreet parking and emergency vehicle maneuvering. Collector streets should be wider than residential streets, in the range of 28 to 36 feet.

Narrow streets will be easier to maintain and the cost of repairs will be lower than wide streets. This is a cost efficient measure that may be implemented by the city in an equitable manner and result in great savings to new and existing residents.

GLENDALE FUTURE LAND USE NEEDS AND URBAN GROWTH BOUNDARY

The statewide goal on urbanization, Goal 14, is a very general land use planning provision which encompasses those economic aspects of urban growth so often neglected by local jurisdictions: economic provision for public facilities; and efficient use of vacant land already within the boundaries of the city.

The extension of sewer and water lines by a city to rural areas outside the urban area without an incidental right for annexation at a later date, weakens its control over development patterns and undermines its ability to efficiently service the existing residences of the urban area.

We have previously discussed public facilities and services. It was determined that the capacity of the wastewater treatment plant exceeds the demands which will be placed upon it during the planning period. The water production and water distribution capabilities are more than adequate to meet the needs of the planning period. However, the water source fluctuates and may impede the progess of future development. Protection of the city's watershed (under private ownership) will be a joint city and county concern. The proposed Galesville water impoundment will resolve both quantity and quality of water and flood concerns. However, further urban developments must be measured against the city's ability to supply adequate water year-round to the proposed use at the time of consideration.

In order to complete our analysis for urbanization, we must evaluate the land use needs of the residential, commercial, industrial and public land uses for the planning period.

Residential

In our residential buildable land inventory, it has been determined that when land necessary for streets has been removed from the available acreage, we have approximately 43 acres of vacant land inside the city limits for residential use. Of those 43 acres, 22 acres has 12%+ slopes and 4 acres is in the flood plain. The zoning ordinance has established the criteria under which these lands may be developed. This narrows the buildable residential land to approximately 17 acres with no constraints and 26 acres with constraints, inside the City limits.

Commercial

It has been determined by the Glendale Planning Commission that the idle commercial district is a major issue of concern as the current level of commercial service has been deemed inadequate. Present commercial businesses are small, having inadequate inventory, slow turn-over of merchandise, and consequent non-competitive prices which are significantly higher than commercial businesses in Grants Pass, Canyonville and Roseburg. As Glendale is not within easy commuting of any of these commercial areas, the need is to encourage more commercial activity within the urban area of Glendale.

Existing land use shows approximately 5 acres of land is presently in commercial use within the city limits. This is proposed for commercial zoning along with an additional 4.16 acres for a total of 9.16 acres within the city. Another 2.87 acres is proposed in the Urban Growth Boundary which will total 12.03 acres of commercial land in the City and the UGB. This proposed commercial land will help provide the impetus for commercial growth during the planning period.

Industrial

According to Table 3 Mean Acreage in Existing Industrial and Commercial Land Use in the economic analysis, Glendale has .36 acres of industrial land. This figure is only 7% of the mean for other cities of comparable size within the county. Within the City Limits of Glendale, approximately 40 acres of the Southern Pacific Railroad lands are proposed for industrial designation. Southern Pacific's policy for industrial use of it's land is a 10 year lease with a 10 year "turn-around" or continuation. This provides limited use for small industries.

Resource oriented industries usually require large land areas and two are already existing outside the City. The site selection process can, therefore, focus on industries oriented toward markets, transportation and labor. However, some industries do not fit into any of the above criteria and can locate anywhere. Generally, these firms will locate in an area on the basis of lifestyle and natural and cultural amenities.

The above mentioned industrial categories, market, transportation and labor oriented and nonoriented, are a diverse group which requires specific site location criteria depending on the specific industry. Generally these industries utilize a refined resource product to produce a consumer retail good. For many

is the city owned land at both the old wastewater treatment site of .71 acres and the new one with 2.75 acres, although undeveloped there is a considerable amount of open land on each of these sites along Cow Creek with trees and plant materials conducive to passive recreation activities. With this approximately 10 acres of land available to both active and passive recreation, Glendale more than meets the criteria of an acre per 1,000 population, it far exceeds the criteria presently and for the period of the plan.

The remaining public lands designation is in public uses such as City Hall, water facilities and wastewater facilities.

Justification Statement

The foregoing factual information explains the City's rationale and justification for establishing their Urban Growth Boundary based on Goal 14 and factors 1 - 7. The City believes the UGB was established using the criteria set forth by the Land Conservation and Development Commission and demonstrates the need for additional lands in each of the residential, public, commercial and industrial catagories. It was done in an orderly manner with consideration given to continuity, economy, and efficiency of boundary and service extensions. By annexing lands of either like use or previous use in the UGB area, the City feels their UGB is reasonable, justifiable, and shows intent to grow in an orderly and reasonable way following flatter terrain, existing main roads, and ensuring services and livability with no proposed conflicts between uses.

GLENDALE ACREAGE FIGURES

	City Limits	UGB
Residential Plan Designation	117.95	24.83
Commercial Plan Designation	9.16	2.87
Public/Quasi Public Plan Designation	20.66	-
Industrial Plan Designation (Including SPRR).	49.81	.70
Flood Fringe Designation (Overlay)	26.0	9.0
Slope Hazard Designation (Overlay)	26.0	16.0
TOTAL ACREAGES	249.58	53.4

GOALS and POLICIES

for the

GLENDALE COMPREHENSIVE PLAN

1980 - 2000

CITIZEN INVOLVEMENT

GOAL: TO DEVELOP A CITIZEN INVOLVEMENT PROGRAM THAT ENSURES THE OPPORTUNITY FOR CITIZENS TO BE INVOLVED IN ALL PHASES OF THE PLANNING PROCESS.

POLICIES:

1. Glendale shall continue to maintain and conduct as a continuing program, the local Citizen's Involvement Program approved by LCDC.

2. The citizen involvement program shall provide for widespread citizen involvement by selecting members by an open, well publicized public process.

3. The Citizen Advisory Committee shall be responsible for assisting the City of Glendale with the development of a program that promotes and enhances citizen involvement in land use planning and the implementation of the citizen involvement program.

4. Mechanisms shall be established which provide for effective two-way communication between citizens and elected/appointed officials.

5. Citizens shall have the opportunity to be involved in the phases of the planning process as set forth and defined in the goals and guidelines for Land Use Planning, including preparation of plans and implementation measures, plan content, plan adoption, minor changes and major revisions in the plan and implementation measures.

6. Feedback mechanisms shall be provided so that citizens will receive information from the policymakers and respond.

7. Glendale shall insure that appropriate information is made available through community calendars, area newspapers (Grants Pass, Canyonville, Roseburg) in an understandable and informative manner.

OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

GOAL: RECOGNIZE AND RESPECT THE NATURAL BEAUTY OF THE AREA SO THAT IT MAY BE ENJOYED BY ALL CITIZENS IN THE PRESENT AND THE FUTURE.

POLICIES:

1. The City of Glendale will coordinate with Douglas County and work toward the preservation of the surrounding open space quality as related to the land use needs within the County.

2. Due to the visual significance on the community, the City will encourage Douglas County to allow the ridgetops to remain as a linear element of the open space needs of Glendale, allowing the potential for scenic views and vistas.

GOAL: PROTECT HISTORIC AREAS FOR FUTURE GENERATIONS

POLICIES:

1. The City encourages the county to consider the Glendale Cemetery for its historical significance and possible inclusion in the County Comprehensive Plan.

2. The City will coordinate/cooperate with the County in determining or locating sites of historical significance in the Glendale area and assist in disseminating information as to State and Federal Programs to interested individuals or groups.

GOAL: TO PROVIDE A SUPPLY OF WATER ADEQUATE TO MEET THE COMMUNITY'S NEEDS, AND TO PROTECT THE QUALITY OF THAT SUPPLY.

POLICIES:

1. The City shall endeavor to protect the quality of Cow Creek by honoring its discharge permit.

2. Section Creek and Mill Creek watersheds are designated as areas of special concern. The landholders of the watersheds will be encouraged to develop a management program that will diminish erosion and potential pollution problems for the City's water supply.

AIR, WATER AND LAND RESOURCES QUALITY

GOAL: TO PRESERVE THE AIR, WATER AND LAND QUALITY

POLICIES:

1. The City shall comply with all State and Federal statutes and rules, and the Federal Environmental Standards to protect air, water and land resources.

2. Present and future drinking water shall satisfy Federal standards of quality.

3. Wastewater treatment facilities shall satisfy DEQ standards for the quality of such discharges by the City.

4. Any future industrial development will be considered for any negative environmental impacts to air, water or land quality.

5. The City encourages and will coordinate/cooperate with the County toward the completion of the Galesville water impoundment which will serve the City with more constant quantity and quality of water.

6. The City will work with DEQ to prevent current noise levels from increasing in the City of Glendale

7. The City will continue to coordinate with Douglas County and private enterprise for solid waste disposal.

8. The City will work with DEQ to maintain the present air quality levels in the City of Glendale.

RECREATIONAL NEEDS

GOAL: TO SATISFY THE RECREATIONAL NEEDS OF THE COMMUNITY.

POLICIES:

1. Preserve the existing park land for park use.

2. Prohibit the cutting of trees in the park(s) except for reasons of safety.

3. Consider a City park on the public land located adjacent to Cow Creek.

4. Develop City parks wherever there is a demonstrated need and land available for such use.

5. The City shall coordinate with the School District to develop an agreement which allows for the use of the school's outdoor recreation areas to meet a portion of the City's recreation needs.

HOUSING

GOAL: TO PROVIDE FOR THE HOUSING NEEDS OF THE CITIZENS OF GLENDALE

POLICIES:

1. The City shall accommodate the needs of lower income families by continuing to incorporate mobile home parks and multi-family developments into the residential zone.

2. The City shall endeavor to streamline and/or reduce permits, permit procedures and fees.

3. Utilization of corner lots for multi-family development will be encouraged wherever possible.

4. The City shall make available and/or direct interested citizens and local developers to information and public programs designed to reduce housing costs.

5. The City shall amend the subdivision ordinances to encourage the development of large vacant parcels in an innovative way.

6. Through the land use policies of the Comprehensive Plan, the City shall endeavor to accommodate the anticipated housing needs which offer housing choices and development flexibility.

TRANSPORTATION

GOAL: TO PROVIDE AN ADEQUATE, SAFE AND EFFICIENT TRANSPORTATION SYSTEM FOR THE CITIZENS OF GLENDALE

POLICIES:

1. Adopt the Street Circulation Map as the major street plan for the City to give assurance and guidance as to the intent concerning location of major streets for the benefit of developers, residents, and commercial and industrial interests.

2. Vacate undeveloped streets where it can be shown that a planned unit devlopment will make more efficient use of the land.

3. Vacate undeveloped streets where it can be shown that future development is improbable and another use other than roadway will benefit the public purpose.

4. Improve all dirt or gravel roads within the City to paved roads unless otherwise vacated.

5. Require all future road development to be paved and designed for appropriate drainage either into the stormwater system or natural drainageways.

6. Designate the bikepath as depicted on the Future Land Use Map by placing signs along the route. Whenever street improvements are made along the route, incorporate the bikepath into the road design to allow for adequate shoulders which shall be identified by painted double lines along each side of the road.

7. The City shall coordinate with the School District when determining location of pedestrian/bicycle pathways inorder to accommodate school children when upgrading and developing the most feasible routes.

ENERGY CONSERVATION

GOAL: TO CONSERVE ENERGY, LAND AND USES DEVELOPED ON THE LAND SHALL BE MANAGED SO AS TO MAXIMIZE THE CONSERVATION OF ALL FORMS OF ENERGY, BASED UPON SOUND ECONOMIC PRINCIPLES

POLICIES:

1. Encourage developers to orient the major yard to a southerly direction wherever feasible, in order to take advantage of the solar angle.

2. The City shall coordinate housing rehabilitation efforts with energy conservation actions, particularly with respect to residential insulation and weatherization programs.

(B) Or, that the proposed annexation area is within the service capabilities of programmed expansion and such services can be delivered with a reasonable and/or mutually agreed upon period of time;

(C) Or, the area is surrounded by the City and is already receiving sewer and water services, with no additional immediate development proposed.

7. The City will continue to conduct public hearings on recommended Zoning Ordinance modifications and adopt as appropriate, those that implement the intent of the Comprehensive Plan.

8. The City will continue to conduct public hearing on proposed subdivision development and adopt amendments to the Subdivision Ordinance that implement the intent of the Comprehensive Plan.

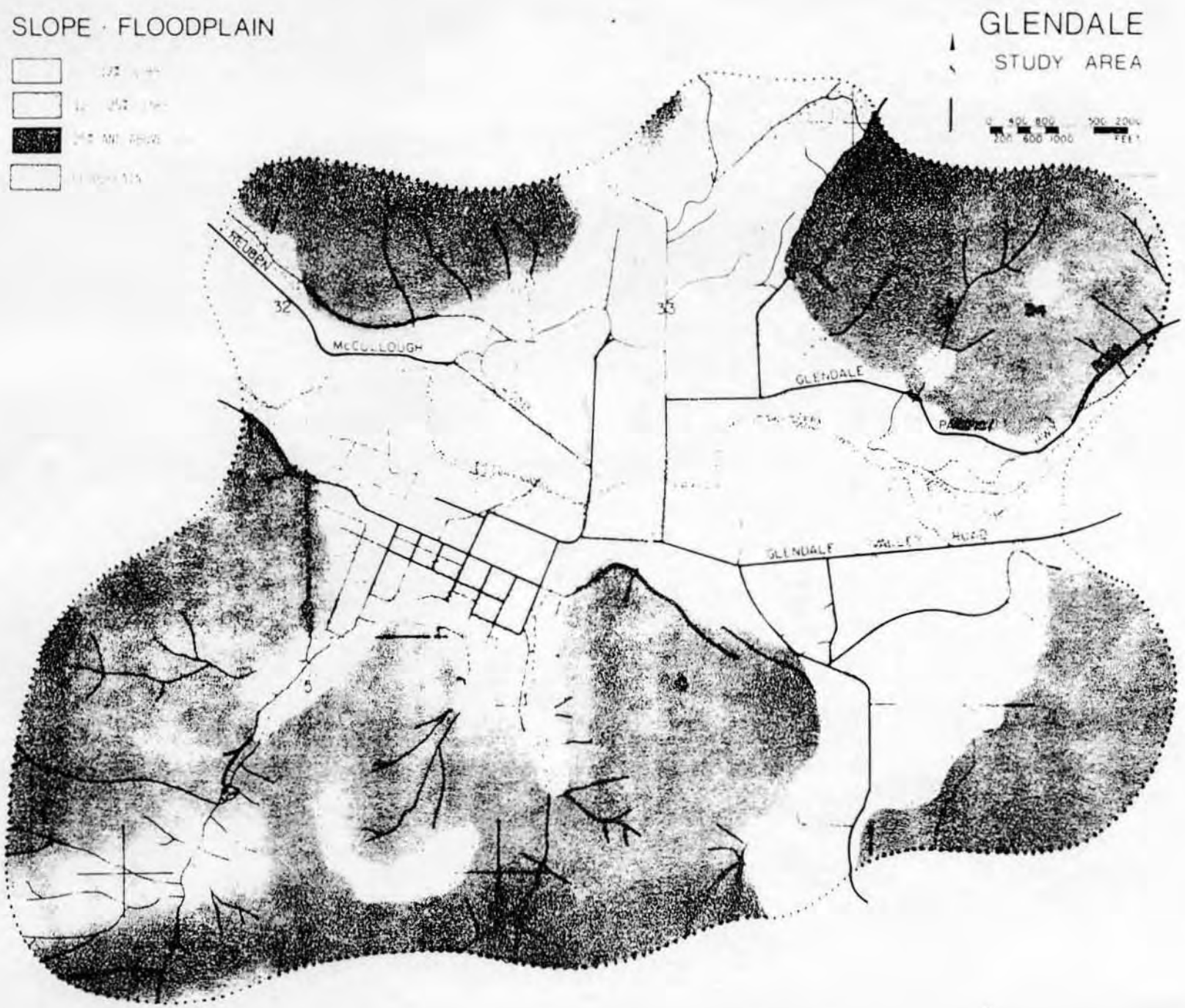
9. The City shall review, modify, update and/or prepare necessary Standard Specifications for Design and Construction of Public Improvements, adopt such standards, publish and make them available for public improvements.

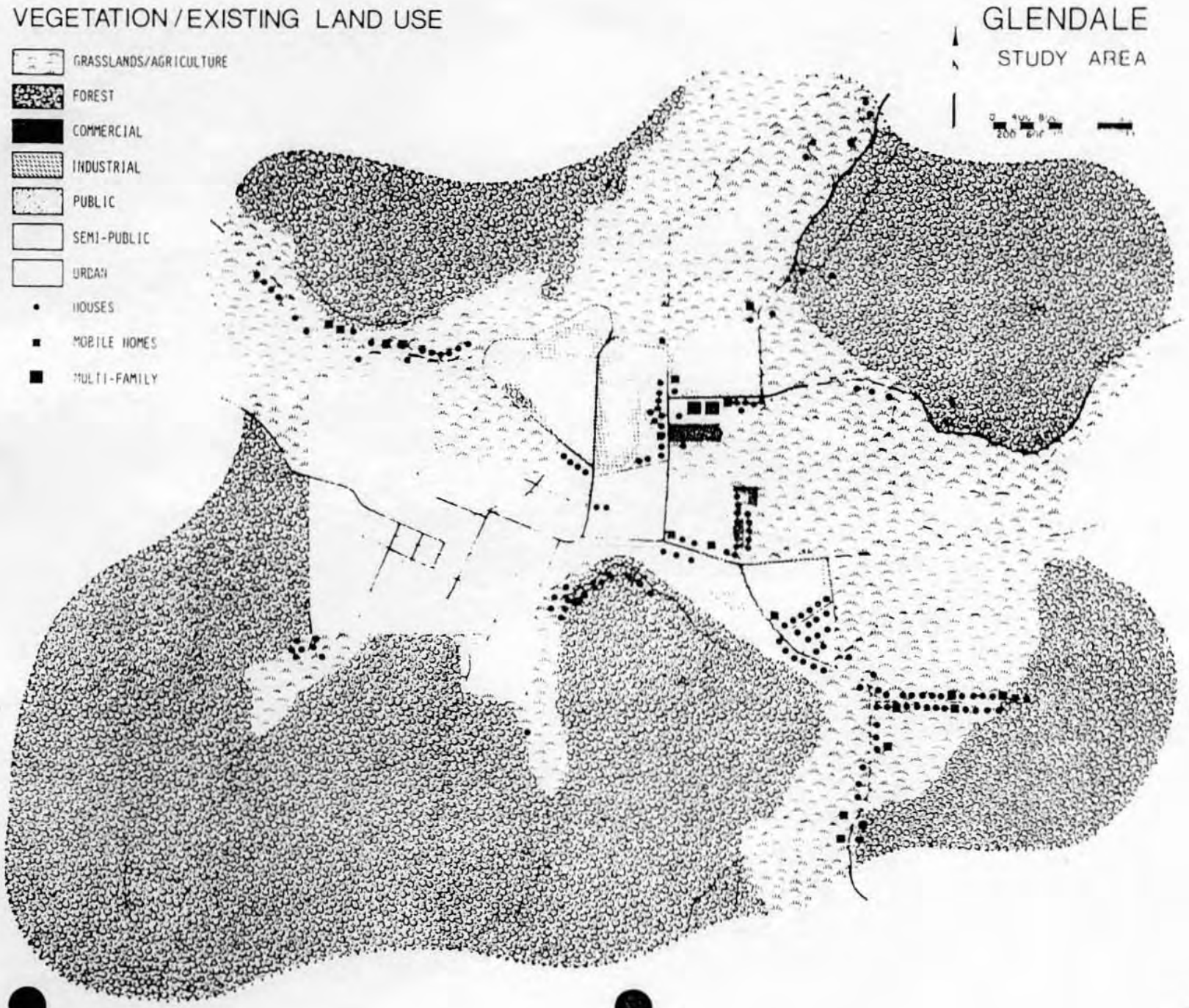
10. The City shall endeavor to prepare a program of Long-Range Financial Planning for necessary Capital construction projects.

11. The City shall endeavor to prepare a short-term, 5-year, Capital Improvements Program, utilizing the Long-Range Financial Plan as a guide. Annual review and adjustment of priorities and costs will be considered each year at budget preparation time, with a new year added and the old year omitted.

12. The City shall attempt to establish a line of communications and coordinate with related public agencies to define inter-related and/or overlapping program area responsibilities and specific implementation roles and responsibilities. These should include:

- Glendale School District
- Douglas County
- Oregon State Highway Division
- Department of Environmental Quality
- Others as necessary


SLOPE · FLOODPLAIN
GLENDALE
STUDY AREA
REUBEN
32
33
McCULLOUGH
GLENDALE
5


VEGETATION / EXISTING LAND USE
GRASSLANDS/AGRICULTURE
FOREST
COMMERCIAL
INDUSTRIAL
PUBLIC
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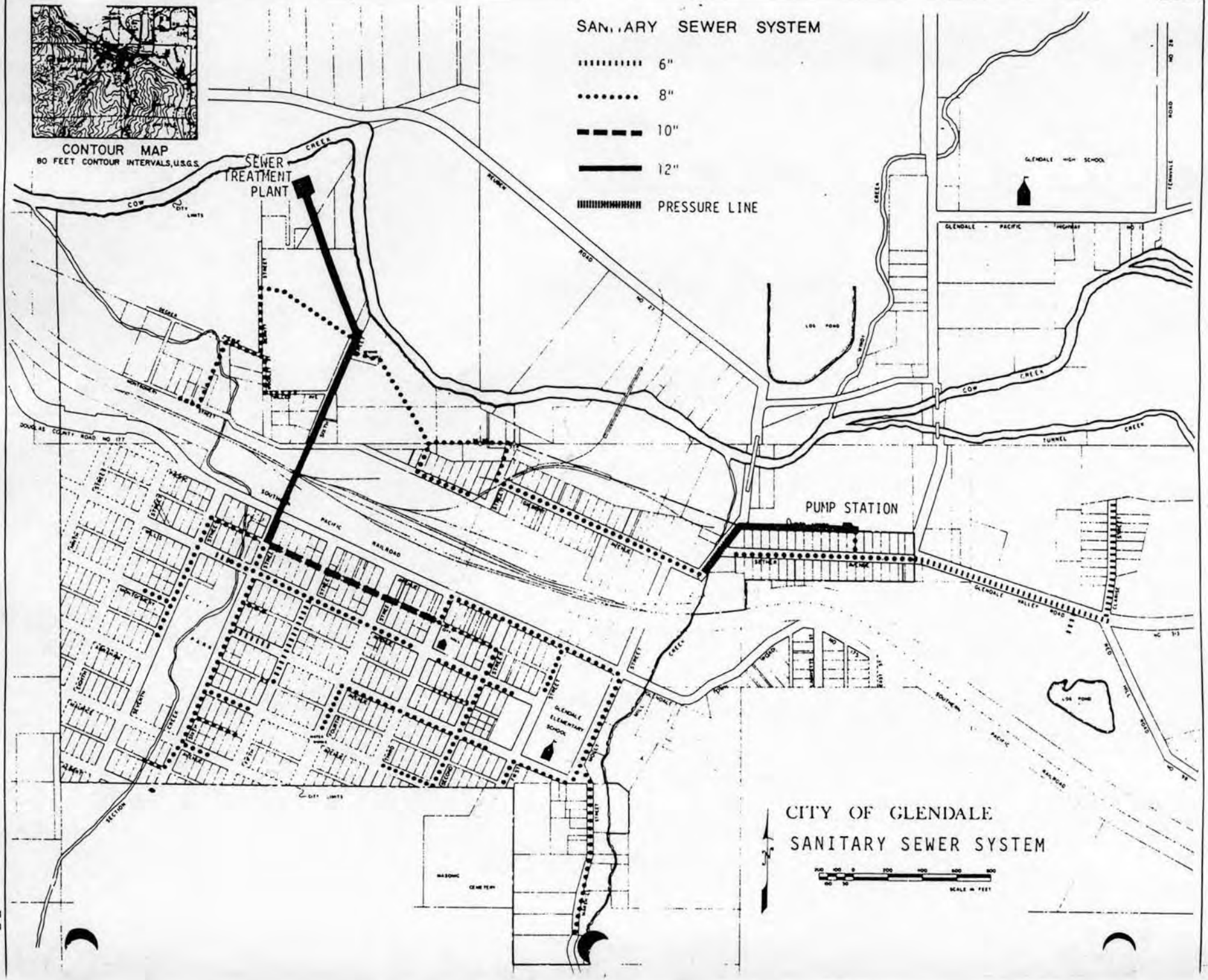
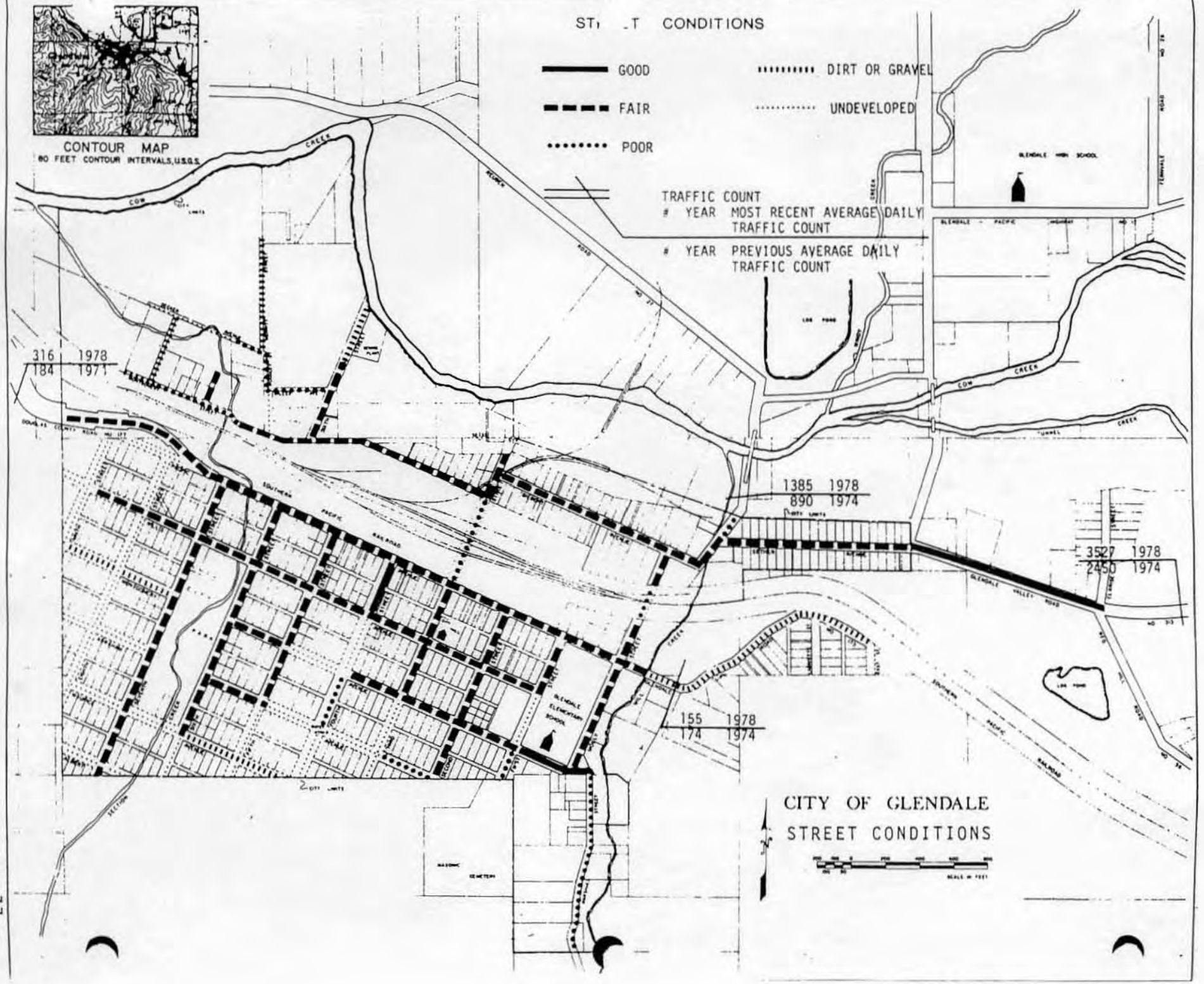
URBAN
HOUSES
MOBILE HOMES
MULTI-FAMILY
GLENDALE
STUDY AREA


SANITARY SEWER SYSTEM
6"
8"
10"
12"
PRESSURE LINE
CONTOUR MAP
80 FEET CONTOUR INTERVALS, U.S.G.S.
SEWER TREATMENT PLANT
PUMP STATION
COW CREEK
TUNNEL CREEK
GLENDALE HIGH SCHOOL
GLENDALE ELEMENTARY SCHOOL
PACIFIC RAILROAD
GLENDALE VALLEY ROAD
CITY OF GLENDALE
SANITARY SEWER SYSTEM


CONTOUR MAP
80 FEET CONTOUR INTERVALS, U.S.G.S.
STREET CONDITIONS
GOOD
FAIR
POOR
DIRT OR GRAVEL
UNDEVELOPED
TRAFFIC COUNT
YEAR MOST RECENT AVERAGE DAILY TRAFFIC COUNT
YEAR PREVIOUS AVERAGE DAILY TRAFFIC COUNT
316 1978
184 1971
1385 1978
890 1974
3527 1978
2450 1974
155 1978
174 1974
CITY OF GLENDALE
STREET CONDITIONS

DEFINITIONS

ADT (Average Daily Traffic): The average total number of vehicles traversing a street on a typical day.

AGRICULTURAL LAND: See definition below.

ARCHAEOLOGICAL RESOURCES: Those districts, sites, buildings, structures, and artifacts which posess material evidence of human life and culture of the prehistoric and historic past. (See Historical Resources definition.)

ARTERIAL: The major street in the hierarchy. It has a high ADT and is not intended to be a residential street. An arterial provides connections with major county, state and interstate roadways and has a high potential for the location of significant community facilities as well as retail, commercial and industrial facilities.

CARRYING CAPACITY: Level of use which can be accommodated and continued without irreversible impairment of natural resources productivity, the ecosystem and the quality of air, land and water resources.

CITIZEN: Any individual with the planning area; any public or private entity or association within the planning area, including corporation, governmental and private agencies, associations, firms, partnerships, joint stock companies and any group of citizens.

COLLECTOR: Functions to conduct traffic between major arterial streets and residential streets and activity centers. It is the principal traffic route within residential areas. A collector has the potential for sustaining minor retail activity.

CONSERVE: To manage in a manner which avoids wasteful or destructive uses and provides for future availability.

CONSERVATION: The act of conserving the environment.

CUL-DE-SAC: A dead end street with no through traffic and limited on-street parking.

DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights of access.

DEVELOPMENT: The act, process or result of developing.

DIVERSITY: The variety of natural, environmental, economic, and social resources, values, benefits, and activities.

ECOSYSTEM: The living and non-living components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem are inter-related.

LCDC: Land Conservation and Development Commission of the State of Oregon. Seven lay-citizens, non-salaried, appointed by the Governor, confirmed by the Oregon Senate; at least one commissioner from each Congressional District; no more than two from Multnomah County.

MAINTAIN: Support, keep and continue in an existing state or condition without decline.

NATURAL AREAS: Includes land and water that has substantially retained its natural character, which is an important habitat for plant, animal, or marine life. Such areas are not necessarily completely natural or undisturbed, but can be significant for the study of natural, historical, scientific, or paleontological features, or for the appreciation of natural features.

NATURAL RESOURCES: Air, land and water and the elements thereof which are valued for their existing and potential usefulness to man.

PLANNING AREA: The air, land and water resources within the jurisdiction of a governmental agency.

POLLUTION: The violation of threatened violation of applicable state or federal environmental quality statutes, rules and standards.

PRESERVE: To save from change or loss and reserve for a special purpose.

PROGRAM: Proposed or desired plan or course of proceedings and action.

PROMOTE: To advance the growth or progress of public programs through legislative action.

PROTECT: Save or shield from loss, destruction, or injury or for future intended use.

PROVIDE: Prepare, plan for, and supply what is needed.

PUBLIC FACILITIES AND SERVICES: Projects, activities and facilities which the planning agency determines to be necessary for the public health, safety and welfare.

PUBLIC GAIN: The net gain from combined economic, social, and environmental effects which accrue to the public because of a use or activity and its subsequent resulting effects.

QUALITY: The degree of excellence or relative goodness.

RECREATION: Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction.

LOW INTENSITY RECREATION: Does not require developed facilities and can be accommodated without charge to the area or resource. For example, boating, hunting, hiking, wildlife photography, and beach or shore activities can be low intensity recreation.

SUBSTRATE: The medium upon which an organism lives and grows. The surface of the land or bottom of a water body.

URBAN LAND: Urban areas are those places which must have an incorporated city. Such areas may include lands adjacent to and outside the incorporated city and may also; (a) Have concentrations of persons who generally reside and work in the area (b) Have supporting public facilities and services.

URBANIZABLE LAND: Urbanizable lands are those lands within the urban growth boundary and which are identified and (a) Determined to be necessary and suitable for future urban areas (b) Can be served by urban services and facilities (c) Are needed for the expansion of an urban area.

WATER-RELATED: Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residences, parking lots, spoil and dump sites, roads and highways, restaurants, businesses, factories; and trailer parks are not generally considered dependent on or related location needs.

AGRICULTURAL LAND: In western Oregon is land of predominantly Class I, II, III and IV soils and in eastern Oregon is land of predominantly Class I, II, III, IV, V and VI soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or accepted farming practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as agricultural land in any event.

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