

CITY OF LAFAYETTE COMPREHENSIVE PLAN

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1999

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2001

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INTRODUCTION

The development of a comprehensive plan for Lafayette reflects the need to plan for future growth in order to assure adequate lands for various land use requirements, adequate levels of public service and that hazard areas and significant resources are protected. The plan also conforms with the requirements of the statewide planning program.

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

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

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

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

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

PLACEHOLDER:
BASE MAP

PLACEHOLDER:
COMPREHENSIVE PLAN MAP

PLACEHOLDER:
NATURAL RESOURCES COVER PAGE

AIR RESOURCES

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

Findings

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

Goal Statement

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

Policies

- 1-1. The City shall support the State and Federal agency efforts to maintain and improve air resources of the City and State.
- 1-2. The City shall restrict future developments which would detrimentally affect the quality of the air resources.
- 1-3. The City shall encourage the minimization of noise levels wherever possible.
- 1-4. The City shall encourage alternative forms of transportation to reduce automobile emission pollution.

NATURAL HAZARDS

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

Findings

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

Goal Statements

- 2-A. To maintain and improve the quality of the land resources.
- 2-B. To strive for a safe, healthy and aesthetically pleasing environment that is in harmony with the natural landscape.
- 2-C. To promote the preservation of agricultural lands within the Urban Growth Boundary until the need for urbanization of such lands arise; and then to allow the transition in a most economic and orderly fashion.
- 2-D. To provide protection of life and property from natural hazards and disasters.

Policies

- 2-1. Development proposals in areas with natural hazards must show construction and design techniques that will eliminate the hazard potential and assure suitability for the proposed use.
- 2-2. The City shall continue participation in the HUD Flood Insurance Program.
- 2-3. The City shall designate all areas within the planning boundary that have building limitations, and those which are in the floodplain zone, on the plan map.
- 2-4. The City shall prohibit any land use which would increase the existing natural hazard potential.
- 2-5. The City shall investigate alternative uses for areas unsuitable for development.
- 2-6. The City shall promote the transition of existing agricultural lands into urbanized lands in a manner that is most cost-efficient and energy conserving.

PLACEHOLDER:
SIGNIFICANT RESOURCE MAP

WATER RESOURCES

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

Findings

- The most abundant groundwater source is most likely south of the planning area.
- Lafayette's water supply is derived from groundwater sources.
- There is little recreational use provided by the water resources in the planning area.
- A sensitive groundwater area underlies the planning area. The City need to be aware of potential impacts on sensitive groundwater areas from underground storage tanks, storm drainage, chemical spills, residential on-site sewage disposal systems, and other similar land uses.

Goal Statement

- 3-A. To maintain and improve the quality of water resources of the planning are and Lafayette.

Policies

- 3-1. The City shall cooperate with and support State and Federal agency efforts to maintain and improve the water resources.
- 3-2. The City shall maximize the utilization of its water resources.
- 3-3. All effluent from future developments shall not detrimentally affect the water quality of the planning area.

FISH AND WILDLIFE RESOURCES

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

Findings

- No endangered fish or wildlife species exist in the planning area.
- Warm-water game fish and non-game species predominate in the Yamhill River.
- The Yamhill is a migration route for coho salmon, winter steelhead trout and cutthroat trout. Encroachment in natural areas and waterways threatens these fish and wildlife resources.
- There is abundant riparian wildlife along the waterways and drainage ways.
- The majority of the fish and wildlife habitat exists in natural hazard areas or on unbuildable lands.

Goal Statement

4-A. To conserve and protect fish and wildlife in the planning area.

Policies

- 4-1. The City shall identify fish and wildlife species in areas already developed and provide, wherever possible, measures to conserve and protect them.
- 4-2. Conserving and protecting wildlife habitat areas shall be a prime consideration concerning all future development in the planning area.
- 4-3. The integrity of the riparian zone along all waterways and drainageways shall be maintained.
- 4-4. Wildlife habitat areas identified on the Significant Resources map shall be preserved as open space when development proposals are reviewed.

MINERAL AND AGGREGATE RESOURCES

There is presently no quarrying or related activity in the City. Due to the absence of a mineral and aggregate resource inventory, the City believes it is necessary to address this element.

Finding

- There is presently no quarrying activity in the City.

Goal Statement

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

Policy

- 5-1. The City shall require that mineral and aggregate activities operate in a manner compatible with surrounding land uses.

ENERGY RESOURCES

Electricity, heating oil, wood, natural gas and propane are the principal fuel types supplying the energy needs for Sheridan. With the exception of wood, these major fuels are imported into the county. Electricity is primarily generated from hydroelectric and thermal plants elsewhere in Oregon or the Pacific Northwest. Fuel oil and natural gas come from other parts of the United States and from foreign imports.

The City recognizes that rising costs of energy will affect the well-being of the community and the importance of greater energy self-sufficiency.

Findings

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

Goal

6-A. To utilize local, available energy resources.

OPEN SPACE

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

Findings

- The community has a scenic view of the Coast Range. However, no specific sites have been identified for preservation due to scenic views.
- The Yamhill River borders the southern edge of the planning area.
- Lafayette is surrounded by relatively flat farmland.
- Public Parks and School playgrounds provide open space for recreational purposes.

Goal Statement

7-A. To conserve desired open space wherever possible.

Policies

- 7-1. The City shall preserve open space wherever possible.
- 7-2. The City shall require all future development to address natural features, open space and scenic sites and views in their proposals. Residential development within Restricted Development Overlay boundaries shall be prohibited.
- 7-3. Wherever possible natural hazard areas shall be designated as open space.
- 7-4. Public access shall be encouraged for all waterways in the planning area.
- 7-5. The City shall develop regulations to encourage open space in all new residential developments.
- 7-6. Whenever possible, the City shall promote the use of natural drainageways as open space and prohibit storm water flows that would exceed the natural flows.
- 7-7. The City shall establish provisions to protect existing trees within the City.
- 7-8. The significant natural features within the City shall be managed for the benefit of the community and shall include all waterways, natural drainageways, wetlands, floodplains, land with significant vegetation, and valued scenic views and sites.

IMPLEMENTATION

Agency Review and Coordination

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

Development Ordinance

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

1. **Restricted Development Boundary.** Included are those lands subject to natural hazards, including floodplains, lands with excessive slopes and lands with poor soil suitability for development. The developer of any lands within the restricted development boundary is required to comply with a review procedure at a planning commission hearing. This procedure is meant to assure that development will occur in such a way that the hazard potential is eliminated or mitigated. Development of residential uses is not permitted in the Restricted Development Area.
2. **Plan Map.** Land with severe building limitations or natural hazards are designated on the Comprehensive Plan Map.
3. **Site Design Review.** In addition to a site and building evaluation require for development within the Restricted Development Boundary, a site design review is required for all commercial and industrial development. Required information for site design review within the Restricted Development Boundary includes addressing the impact of a proposal on the natural resources.

PLACEHOLDER:
COMMUNITY RESOURCES COVER

EDUCATION

Educational services and facilities are extremely important for a healthy, vital City. With the completion of Wascher Elementary School, Lafayette elementary children are able to attend school in their own community.

Findings

- Washcer Elementary School is the only school facility in the planning area.
- 57% of the City of Lafayette's tax dollars are spent for education.
- With the construction of the elementary school, the community's educational needs will be met through the year 2005.

Goal Statement

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

Policies

- 8-1. The City shall designate school properties on the land use map; and in a joint effort with the school district, coordinate expansion of school facilities to ensure that the educational needs of the community are met.
- 8-2. The City shall seek cooperation and support from the school district in providing community use of the school facilities when the school is not in session.
- 8-3. In a joint effort, all affected agencies shall strive to provide energy efficient educational facilities.
- 8-4. The City shall encourage and support the school district's efforts to provide maximum educational services at a minimal cost to the taxpayer.

TRANSPORTATION

Travel in Lafayette is primarily by automobile; consequently, the greatest demand in regards to transportation is for improvement of the City's street network. However, provisions for other forms of transportation means are important to meet the overall transportation requirements of the City. Therefore, Lafayette must assure that the special requirements of rail transportation, public transit, the needs of the disabled and bicycle and pedestrian transportation are met.

Findings

- The automobile constitutes the primary mode of travel in Lafayette.
- The condition of Lafayette's streets is generally adequate for existing traffic loads. However, expected increases in traffic loads will necessitate increased maintenance and improvements in the street network.
- The most serious traffic hazards exist along 3rd Street (Highway 99W), primarily due to traffic volumes and existing parking conditions. However, 3rd Street improvements, including improved streetscapes, have the potential to improve the economic vitality of the community.
- Beside Highway 99W, access to the City from neighboring communities or region requires the use of Bridge Street and Madison Street.
- Twelfth and Fourteenth Street are designed as future collectors. They will provide an alternative east-west link on the north side of the City, connecting Bridge Street and Duniway Road.
- Willamette & Pacific Railroad tracks run in a general east-west direction through the City. Currently, the railroad is used for freight service only but there is some potential for passenger service.
- The nearest available air service is the McMinnville Municipal Airport, the nearest scheduled airline service is available at the Portland International Airport.
- There are no designated bikeways within Lafayette. Bicyclists generally use side streets with low volumes of automobile traffic.
- The relatively short distances between Lafayette's commercial core and residential areas, make both walking and bicycling attractive transportation choices.
- There is a significant amount of industrial zoned land at the east end of the City. Access to the site is off of Lock's Loop road, which is minimally improved and poorly designed to accommodate industrial traffic.

Goal Statements and Policies

A. Street Network/Downtown Streetscape Plan

Goals

- 9A-A. The development of a well-connected street network that is safe, accessible and efficient for motorists, pedestrians, bicyclists and the transportation disadvantaged in Lafayette.
- 9A-B. The City shall encourage and promote the creation of an inviting, pedestrian and bicycle friendly streetscape for 3rd Street within the designated Central Business District, and where feasible and practical, improvements shall include enhanced sidewalks, bike lanes, landscaping distinctive lighting and underground utilities. The City shall cooperate on the design and installation of these improvements.

Policies

- 9A-1. The designated arterial and collector streets of the street network will be used to assist in prioritizing street development and maintenance.
- 9A-2. The City of Lafayette shall protect the function of existing and planned roadways as identified in the Transportation System Plan.
- 9A-3. All plan amendments, or zone changes or development proposals shall conform with the adopted Transportation System Plan and shall consider and evaluate their impact on existing or planned transportation facilities in all land use decisions.
- 9A-4. The City of Lafayette shall protect the function of existing or planned roadways or roadway corridors through the application of appropriate land use regulations, exactions, voluntary dedication, or setbacks.
- 9A-5. Access control along City streets can often provide the most cost effective means of maintaining street capacity and traffic safety, and shall be implemented whenever possible consistent with ODOT access management standards.
- 9A-6. Where appropriate, off-street parking shall be provided by all land uses to improve traffic flow, promote safety, and lessen sight obstruction along the streets.
- 9A-7. The City shall develop a Capital Improvement Program to identify and prioritize transportation projects.

- 9A-8. To maintain the character of the community and encourage pedestrian and bicycle activity, the City will encourage that new streets be approved with block lengths of no more 300 feet in length.
- 9A-9. The City shall pursue a variety of funding sources to implement the Downtown Streetscape Plan.
- 9A-10. All City streets (except Hwy. 99W) shall operate at a Level of Service standard “D” or better during the 20-year planning period. When the LOS drops to “E” the City will initiate actions to return the street to LOS D.
- 9A-11. If capacity improvements are needed on Highway 99W through Lafayette, the City will work with ODOT to find an acceptable solution consistent with the City’s adopted TSP and Downtown Streetscape Plan.
- 9A-12. To insure consistency, the City will coordinate development and revisions of its transportation systems plan with the Oregon Department of Transportation and Yamhill County. The City will coordinate implementation of the approved Downtown Streetscape Plan with the 1998 Oregon Highway Plan. Improvements in Lafayette listed in ODOT’s Statewide Transportation Improvement Program (STIP) should be consistent with the City’s Transportation System Plan and Comprehensive Plan.
- 9A-13. The City of Lafayette shall work with ODOT on a continual basis to have a traffic signal installed at the 3rd Street and Madison Street intersection, and other appropriate 3rd Street intersections, as soon as possible.
- 9A-14. The City of Lafayette shall investigate opportunities to improve the intersection of Lock’s Loop Road and 3rd Street so that the City’s sole remaining industrial property can be adequately and safely accessed.

B. Pedestrian and Bicycle Facilities

Goal

- 9B-A. A safe, continuous and direct network of streets, accessways, and other improvements, including bikeways, sidewalks, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within Lafayette.

Policies

- 9B-1. In areas of new development the City of Lafayette shall investigate the existing and future opportunities for bicycle and pedestrian accessways. Existing accessways or trails should be incorporated into the transportation system.
- 9B-2. Sidewalks and bike lanes shall be included on all new arterials and collectors within the City.
- 9B-3. Sidewalks shall be included on all new streets within the Urban Growth Boundary.
- 9B-4. Bikeways and pedestrian accessways shall connect to local and regional travel routes.
- 9B-5. Bikeways and pedestrian accessways shall be designed and constructed to minimize potential conflicts between transportation modes. Design and construction of such facilities shall incorporate the guidelines established by the Oregon Bicycle and Pedestrian Plan.
- 9B-6. To achieve a safe, continuous and direct network of sidewalks and bikeways, the City shall construct these facilities on the streets depicted on the Pedestrian/Bicycle Plan Map as funding becomes available.
- 9B-7. The City of Lafayette shall coordinate the development of bikeways with the Yamhill County Bikeway Plan.
- 9B-8. The City, in coordination with the school district shall investigate the possibility of developing pedestrian accessways to Wascher Elementary School to provide a more direct and safe route for school children.
- 9B-9. The City should work with the owners of Pioneer Mobile Home Park to evaluate the possibility of allowing pedestrian access to 6th Street.
- 9B-10. The City of Lafayette shall consider the potential to establish or maintain accessways, paths, or trails prior to the vacation of any public easement or right-of-way.
- 9B-11. The City will investigate funding sources to promote pedestrian and bicycle improvements within the City and when funding is available, the City will upgrade existing substandard sidewalks bicycle paths.
- 9B-12. The City prefers that an improved pedestrian crossing of the railroad tracks be located at the signalized rail crossing on Madison Street. The City will work to establish this crossing with regulators and the rail operator.

C. Public Transportation

Goal

- 9C-A. Convenient, economical and safe local and regional transportation services for all residents of Lafayette, with particular emphasis on the transportation disadvantaged.

Policies

- 9C-1. The City seeks the creation of a customer-based [oriented] regionally coordinated public transit system that is efficient, effective, and founded on present and future needs.
- 9C-2. The City will promote and encourage regional planning of public transportation services.
- 9C-3. Where possible the City shall use innovative technology to maximize efficiency of operation, planning and administration of public transportation.
- 9C-4. The City supports the development of a daily commuter and shopper shuttle service to the major activity centers in McMinnville.
- 9C-5. The City of Lafayette endorses and will support the August 1998 Regional Transportation Enhancement Plan, as the plan to improve transportation for the disadvantaged in the region.
- 9C-6. The City will support the efforts of the Special Transportation Advisory Committee or its successors in the implementation of the Regional Transportation Enhancement Plan and similar efforts to improve transportation for the disadvantaged in the region.

D. Rail and Pipeline Transportation

Goal

- 9D-A. An adequate, economical and safe level of rail and pipeline transportation services for the movement of commodities into, within and through Lafayette.

Policies

- 9D-1. The City shall coordinate land use planning adjacent to the Willamette and Pacific Railroad facilities in order to promote industrial development with rail access.

- 9D-2. The City will work with the local rail operator (currently Willamette and Pacific Railroad), ODOT and any other affected agencies or businesses to improve the at-grade railroad crossings at Madison Street and Locks Loop Road.
- 9D-3. The City supports the concept of commuter rail service as described in the 1988 Yamhill County Rail Study. If passenger rail service does become a reality, the City would like to see the development of a passenger rail depot in Lafayette.
- 9D-4. The City supports activities that maintain adequate pipeline operations such as natural gas service into, within and through Lafayette.

SOLID WASTE

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

Findings

- The City contracts with a private solid waste disposal company for collection services.
- Lafayette generates approximately 5 tons of refuse weekly.
- The Riverbend Landfill has adequate capacity to meet the needs of the planning area beyond 2005.
- Recycling solid waste material conserves energy and natural resources.
- Curbside recycling is provided by the collection service.

Goal Statement

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

Policies

- 10-1. The City shall coordinate efforts with the contracted disposal service to assure that the solid waste disposal needs in the community are being met in a most cost-efficient and energy conserving manner.
- 10-2. The City shall promote recycling of solid waste materials.
- 10-3. The City shall encourage and support policy and implementation alternatives for an effective regional solid waste program.

ENERGY USE

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

Findings

- For the period 1977 through 1997, total energy consumption in Oregon is expected to increase at an average annual rate of 2.5% per year.
- All energy fuels, with the exception of wood, are imported to the County.
- The harnessing of solar radiation is a potential energy resource for the County.
- The demand for energy and costs to produce energy are continually rising.

Goal Statement

11-A. To promote the conservation of energy and the use of alternative forms of energy.

Policies

- 11-1. The City shall encourage cooperation between citizens, utilities and governmental entities concerning energy matters and its use.
- 11-2. The City shall actively promote citizen awareness concerning energy conservation.
- 11-3. Energy efficiency shall be a main criteria in the evaluation of all land use issues.
- 11-4. The City shall encourage the use of alternative energy sources.

PLACEHOLDER:
UTILITIES MAP

PUBLIC FACILITIES

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

Findings

- The City Park well presently violates Environmental Protection Agency standards.
- A 500,000 gallon storage reservoir was completed in 1979.
- The City's water distribution system is adequate for the present time.
- The present water supply system will meet City needs to at least the year 2005.
- The City's sewer system is in good condition and has adequate capacity to meet demand to 2005; only provided in the downtown business area and in new residential developments.

Goal Statement

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

Policies

- 12-1. Water, sewer and storm drainage service shall be adequately provided and maintained in order to meet the residential, commercial and industrial needs of the City.
- 12-2. The City shall provide public facility services in the most energy efficient manner and encourage prudent use of such services.
- 12-3. The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewage disposal.
- 12-4. The City shall require new development to provide a storm drainage and collection system within the development.

RECREATION

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

Findings

- The existing 7.23 acres of City parklands more than meet the standards, as set by the Parks and Recreation Branch of the Oregon Department of Transportation, for Lafayette's present population and the projected population to the year 2005.
- There is no existing community center or related facility to provide for indoor recreational activities.

Goal

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

Policies

- 13-1. Recreational facilities shall be located throughout the planning area in order to minimize distance between residential areas and recreational opportunities.
- 13-2. The City shall continue to explore all opportunities for financing the development and maintenance of recreational facilities.
- 13-3. The City shall encourage the development of bicycle and pedestrian pathways as potential recreational resources for the citizens of the community.
- 13-4. The City shall assure the availability of adequate, properly located park sites by acquiring property in advance of actual need whenever possible.
- 13-5. Recreational standards for the planning area shall conform to a criterion, established by the Parks and Recreation Branch of the Oregon Department of Transportation, of 2.5 acres of parklands for each 1,000 City residents.
- 13-6. The City shall investigate possible funding sources for maintaining and upgrading City parks and recreational facilities.

HISTORY

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

Findings

- Lafayette contains a substantial number of sites of historical significance. These have been inventoried on the Significant Resources map.

Goal

14-A. To preserve significant historical landmarks, sites and structures.

Policies

- 14-1. The City shall actively promote citizen participation in identifying historic areas for preservation.
- 14-2. The City shall investigate funding sources and incentives to owners for the preservation of historic sites and structures.
- 14-3. The City shall encourage and support County efforts to preserve and maintain significant historic areas within the City and County.
- 14-4. The City shall work toward establishing a sense of community pride in respect to local heritage and history.
- 14-5. Utilization of historic structures shall be encouraged in order to achieve the maximum use of existing structures rather than encouraging new development.
- 14-6. Exterior remodeling and new construction which would damage the historic value of identified historic landmarks, or proposals to demolish such structures, shall be discouraged.

PUBLIC SAFETY AND SERVICE

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

Findings

- There are no medical services available within the community. Adequate facilities are available in McMinnville and Newberg.
- At the present time, the City fire protection is adequately provided for by a volunteer fire department.
- Lafayette is administered by a mayor-council form of government.
- There are a wide range of social and cultural activities available at local, County and regional levels.

Goal

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

Policies

- 15-1. The City shall support and coordinate with the County Health Department and medical facilities in order to ensure adequate health services for the community.
- 15-2. The City shall strive to educate and inform its citizens so that the most efficient public health and safety services can be provided.
- 15-3. Energy conservation measures shall be a prime consideration in providing public health and safety and social services to the community.

COMMUNICATIONS

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

Findings

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

Goal

16-A. To support and orderly and efficient arrangement of communication facilities.

Policies

16-1. When making land use decisions, the City shall consider the impact of all communication systems.

16-2. The City shall coordinate local planning with communication agencies so that the availability and quality of services can be maintained.

IMPLEMENTATION

Development Ordinance

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

1. Land Development. The land development article establishing regulations and standards for subdividing and land partitioning within the City. Transportation improvements, public facilities, services, energy conservation and recreational standards are specifically addressed during the processing procedure for a subdivision plat or partitioning request.
2. Zone Code and Map. Lands are designated on the official City zone map as to the use of such areas; regulations and standards are specified in the zone code article of the Development Ordinance.
3. Site Design Review. The impact on community resources for proposed commercial and industrial development is evaluated by the Planning Commission through the site design review. The City can assure, through this mechanism that development will be aesthetically pleasing; that development will be sited to utilize public services most efficiently; and that development will be in such a manner to benefit the community.
4. Restricted Development Boundary. Industrial and commercial development occurring in natural hazard areas must show that natural hazard potential will be alleviated and that affected community resources will be planned for in a manner that will best serve the community. Residential development shall not be permitted within the Restricted Development Boundary.
5. Mobile Home Parks. Standards and restrictions are specified in the Development Ordinance that will promote compatibility of mobile home parks with adjacent uses.
6. Historic Landmark Commission. To preserve the historical qualities within the City, a commission will be established to: gather data pertaining to historic sites and structures; act as a review board for all development applications that will alter, demolish or renovate existing historic sites and structures; create public awareness concerning the value of historical preservation; and investigate funding sources for historic preservation.
7. Solar Access. The utilization of solar energy is encouraged by the City through the Development Code. Directives are focused on site development so that the utilization of solar energy is possible.

PLACEHOLDER
COMMUNITY DEVELOPMENT COVER

POPULATION AND ECONOMICS

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

Findings

- Since 1990, the annual population growth rate is 6.02% and likely the result of economic growth within the Portland metropolitan area.
- The 2000 population is 2,586 and the City anticipates a population of 5,257 by the year 2024.
- In-migration continues to be responsible for the City's current population growth.
- Compared to 1980, the percentage of people greater than 65 years of age is declining while there is a larger percentage of people below the age of 18.
- Approximately 31% of adults age 25 or older did not receive a high school diploma compared to 21% for the entire County.
- Lafayette has the highest percentage (59%) of low to moderate incomes in Yamhill County.
- Median family incomes are substantially lower in Lafayette (\$24,625) than in the County (\$28,303) or the State (\$27,250).
- The largest employment category (30%) for Lafayette residents is the manufacturing sector (durable and non-durable goods).
- No significant employer has relocated to Lafayette in the last decade nor has any existing firm significantly increased the size of its work force.
- There is limited employment within the community; employment opportunities are primarily limited to neighboring communities or the Portland metropolitan area.
- Thirty percent of all workers commute more than 30 minutes to work. Another 33% commute from 15 to 29 minutes.
- The commercial area is unevenly developed and is in need of general upgrading.

- Significant commercial businesses, such as a bank, major grocery store or gas station, are not available within the City.
- The lack of readily available public facilities and services hinders development of the industrial property, although improved rail access is available.

Goal Statements

17-A To diversify and improve the City's economy.

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

Policies

17-1 The City shall promote diversification of the City's economy by designating sufficient lands for commercial and industrial uses.

17-2 The City shall support and cooperate with appropriate regional, State and Federal agencies that acknowledge the aid and special needs of rural communities in addressing economic growth and appropriate job creation.

17-3 Development shall be controlled in such a way that the maximum utilization of public utilities can be achieved.

17-4 Energy conservation and efficient utilization of energy shall be a primary consideration in allowing new development into the City.

17-5 The City shall ensure necessary public services are available, are of sufficient capacity and adequately maintained to provide for growth and development of identified commercial and industrial property.

17-6 Provisions for extending public services to undeveloped commercial and industrial property shall be addressed as part of revised public facility master plans.

17-7 Development that is non-polluting, encourages recycling and re-use of material, and that can contribute to the City's tax base shall be encouraged.

17-8 The City shall require all new construction, or substantial renovation of existing commercial and industrial buildings, to be subject to a site review process which will consider off-street parking, pedestrian safety, shopping convenience, traffic movement and design criteria.

17-9 The City shall actively pursue measures and incentives to encourage the retention and expansion of existing firms and attract new commercial and industrial

businesses to locate in Lafayette.

- 17-10 The Central Business District (CBD) is the major commercial area in Lafayette and competing commercial activity outside the CBD will be discouraged - linear (strip) commercial development will be discouraged.
- 17-11 The CBD is considered the area in the center of the City that is designated for future commercial use on the future land use map and includes the area between Second Street and Fourth Street bounded by Jackson Street and Washington Street.
- 17-12 Downtown development and redevelopment, renovation of existing structures, and preservation of historic structures in commercial and industrial areas will be encouraged along with the possibility for ensuring high quality development in the downtown area through a design review process.
- 17-13 Commercial development shall take into consideration traffic safety and compatibility with respect to Highway 99W, to which the City shall encourage joint use of off-street parking in the downtown.
- 17-14 If it is not located downtown, new commercial development will be concentrated in neighborhood commercial centers, providing commercial space for businesses serving the respective neighborhood residents.
- 17-15 Existing commercial establishments located in the areas the Plan designates as non-commercial will be permitted to continue but will not be permitted to expand except by conditional use permit.
- 17-16 The City shall encourage the establishment of a local business association, and work jointly to develop a downtown redevelopment plan.
- 17-17 The City shall encourage the development of an industrial park and pursue the following industrial location policies:
- a. The City shall encourage industrial uses which can utilize the railroad.
 - b. The City shall seek to designate additional industrial lands which have access to Highway 99W.
 - c. The City shall encourage the phased development of industrial land. Industrial development shall occur at a rate which enables the City to provide the full complement of urban services in a timely, orderly, and economic fashion.
- 17-8. The City established a new population estimate for the year 2024. This estimate was based on work done in conjunction with a proposed wastewater treatment facility. The establishment of this population estimate is not part of an effort to

amend the urban growth boundary and will not be used for that purpose. Population projections for that purpose will be addressed as part of a Work Task within Periodic Review in conjunction with and prior to expanding the urban growth boundary.

HOUSING

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

Findings

- As of January, 1986 there were 420 housing units in the City.
- Housing stock includes 59% single family units, 39.3% mobile homes and 1.7% multiple units; 36% of the City survey respondents feel that the type of housing most needed in the community is multiple family units.
- According to a housing condition survey by Yamhill County in 1978 51% of all housing units in the City were in good condition; and 22% were only slightly defective.
- There is an apparent need for all available housing types in Lafayette for low and moderate income ranges.
- To meet the estimated population needs for the year 2005, approximately 210 dwelling units are needed, as follows: 37 multi-family dwellings, 104 single family dwellings and 69 mobile home units.
- The existing average lot size in Lafayette is approximately 13, 500 square feet.
- There is adequate land designated in the planning area to meet the residential needs to the year 2005.

Goal Statements

- 18-A. To provide housing that will meet the needs of the community in a manner that will best afford an adequate choice in all income ranges and housing types.
- 18-B. To improve the quality of the existing housing stock.
- 18-C. To ensure that the citizens are provided with safe and sanitary housing.
- 18-D. To promote residential energy conservation design and construction techniques.

Policies

- 18-1. Programs that will satisfy the needs of housing for low and moderate income families should be encouraged by the City.
- 18-2. The City shall revise zoning and subdivision ordinances and include innovative land developments and incentives to provide a range of housing types, densities and price ranges that will adequately meet the present and future needs of the community.
- 18-3. The City shall allow the continuation of the present policy of locating mobile homes on individual lots but shall establish special development standards to reduce conflicts between mobile homes and conventional housing types.
- 18-4. All residential development should provide for recreational opportunities within the development, or dedicate funds to the City for acquisition and/or development of parklands.
- 18-5. The City shall cooperate and coordinate with Federal, State and local agencies in assistance programs for the improvement of housing conditions.
- 18-6. The City shall establish requirements for street lighting in residential areas.
- 18-7. Funding through Federal, State and local agencies shall be investigated for the rehabilitation of dilapidated housing in the City.
- 18-8. Housing densities shall be consistent with the suitability of the land to support development and shall avoid natural hazards such as unstable soils, steep topography, flood/slide hazard areas and soils with poor drainage.
- 18-9. The City shall encourage the retention of any existing natural vegetation, and establish requirements for planting in future residential developments.
- 18-10. Residential developments should be located within the foreseeable future in areas presently served by public services.
- 18-11. The City shall direct residential development into areas currently platted and close to the City center before utilizing large areas of vacant land and land presently devoted to agriculture.
- 18-12. The City shall require that all utilities be placed underground to improve the visual amenities of new development.
- 18-13. The City shall provide for the collection and dissemination of housing information from Federal, State, regional and local sources.

- 18-14. The City shall encourage and cooperate with the appropriate official agency to assure that the housing stock is structurally safe.
- 18-15. Low Density Residential areas which are presently not developed to urban densities and which are not presently serviced with public water and sewer services shall be zoned RA to ensure that these areas remain in large parcels which may be efficiently subdivided at a alter date. Rezoning to R-1 shall occur when public water and sewer become available or when such services are to be provided concurrently with the development of the area in question.

LAND USE AND URBANIZATION

Through the implementation of the Comprehensive Plan, Lafayette will provide for the needs of its citizens and allow an orderly, timely and efficient transition of rural lands to urbanized lands.

Findings

- The largest single land use in the planning area is agriculture (44%).
- Lafayette has approximately 7.4 net acres designated General Commercial. An additional 36.3 net acres are designated Residential Commercial, allowing both residential and commercial uses.
- Present commercial zone have more than enough undeveloped lands to accommodate the City's projected commercial land requirements.
- The existing industrially zoned areas contain approximately 80 net acres, of which 18 acres are in use as the sewage treatment plant and lagoons.
- There is more than adequate undeveloped land available for in-filling within existing residential areas.
- In-filling promotes efficient use of existing public utilities.

Goals

- 19-A. To provide for the needs of the citizens through the implementation of a comprehensive land use planning process.
- 19-B. To provide for an orderly and efficient transition from rural to urban land use.

Policies

- 19-1. The City shall encourage the availability of sufficient land for various urban uses to ensure choices in the marketplace.
- 19-2. The City shall efficiently utilize existing facilities and services by encouraging in-filling of developable lands within the planning area.
- 19-3. The City shall coordinate the type, location and delivery of public facilities and services in a manner that best supports the existing and proposed land use patterns of the community.
- 19-4. The City shall coordinate comprehensive planning with the appropriate County, State and Federal agencies.

- 19-5. Land within the planning area shall be utilized in a most energy efficient manner.
- 19-6. Development shall be limited in flood hazard areas along the Yamhill River through the establishment of a restricted development review.
- 19-7. Methods and devices the City shall consider for guiding urban land use include the following:
- Tax incentives and disincentives;
 - Multiple use and joint development practices;
 - Fee and less than fee acquisition techniques; and
 - Capital improvement programming.
- 19-8. Change of the urban growth boundary shall be based upon consideration of the following factors:
- Demonstrated need to accommodate large range urban growth requirements;
 - Need for housing, employment opportunities and livability;
 - Orderly and economic provision of public facilities and services;
 - Maximum efficiency of land uses within and on the fringe of the existing urban area;
 - Retention of agricultural land until needed for development;
 - Environmental, energy, economic and social consequences; and
 - Compatibility between the proposed urban uses and nearby agricultural activities.
- 19-9. The City shall establish a review schedule and procedure that will enable the City to maintain an updated and timely comprehensive plan in conformance with the schedule for periodic review established by the LCDC.

IMPLEMENTATION

Agency Review and Coordination

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

Development Ordinance

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

1. Zone Code and Map. Land use is regulated through the establishment of zones in the City. Adequate land has been designated for various uses to meet the needs of the City to the year 2005. Standards and requirements for specific uses are defined in the zone code.
2. Restricted Development Boundary. Development will be prohibited in areas that contain natural hazard potential, unless construction techniques are applied that would eliminate the hazards.
3. Site Design Review. Design reviews of commercial and industrial development will be required so that the City maintains design consistency and that services are arranged as efficiently as possible.

DATA BASE

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

Agency Coordination

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

Comprehensive Plan Map

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

PLACEHOLDER:
ZONING MAP

CITIZEN INVOLVEMENT AND PLAN DEVELOPMENT

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

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

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

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

The public hearing on the establishment of Lafayette's Urban Growth Boundary was held jointly by the City Council and the County Board of Commissioners on December 17, 1977.

At this hearing, the city limits were adopted as the Urban Growth Boundary for Lafayette. On February 14, 1979 a joint Planning Commission/City Council meeting was held to review the Urban Growth Boundary. It was determined there was no need to revise the Boundary.

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

At this time, copies of the draft plan goals and policies were distributed to agencies and special districts for review.

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

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

CITIZEN INVOLVEMENT

Through the establishment of a Citizens Involvement Program, the City can assure the citizens of effective communication with the governing bodies and access to information regarding decision-making. The city has an opportunity to be involved in all phases of the planning process.

Findings

- Documentation of citizen's involvement during the development of the Community Planning process is included in the Atlas.

Goal Statement

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

Policies

20-1. The City shall promote and encourage citizen participation, through the continuation of the Citizen Advisory Committee and through implementation of the City's Citizen Involvement Program.

CITIZEN INVOLVEMENT PROGRAM For the City of Lafayette

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

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

I. Communication

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

- A. Mail-back questionnaires or door-to-door surveys conducted by the Planning Commission will be distributed to each household.
- B. News releases and meeting notices in local newspapers.
- C. Word-of-mouth.
- D. Other media if available and feasible.
- E. Meeting notices included in utility billings if possible and appropriate.

II. Citizen Influence

All citizens will have the opportunity and will be invited to be involved in:

- A. Data gathering.
- B. Plan preparation.
- C. Recommending changes in Comprehensive Plan and ordinances.
- D. Participating in development, adoption and application of legislation to carry out the Comprehensive Plan and ordinances.
- E. The evaluation of the Comprehensive Plan.
- F. The evaluation of the Citizens Involvement Program.

III. Technical Information

Maps and other technical information will be made available at the City Hall in a simplified and understandable form.

IV. Feedback Techniques

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

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

V. Program Support

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

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

VI. Agency Involvement

Local, State and Federal agencies, school districts and special districts will be asked to participate to the fullest extent possible as a source of data and future need projections.

VII. Evaluation

Evaluation of the Citizen Involvement Program will include:

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

PLACEHOLDER:
URBAN AREA GROWTH
MANAGEMENT AGREEMENT

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