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NORTH PLAINS

COMPREHENSIVE PLAN

June 2019

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INTRODUCTION

The City of North Plains is a rural residential community located in western Washington County on the western fringe of the Portland metropolitan area. Platted in 1910, the community was incorporated in 1963. In 1980 the community had approximately 750 residents. By 2010, population reached 1,970, and population forecasts indicate that the City will continue to grow.

While maintaining its small town character, the citizens and elected officials of North Plains look to continued growth and prosperity. To this end, the City has embarked on a comprehensive land use planning process designed to:

- Address the statewide planning goals of the Land Conservation and Development Commission (LCDC);
- Encourage orderly and coordinated urban growth and provide urban level services in an efficient and economic manner;
- Enhance community livability and encourage economic expansion; and
- Preserve the community's character and natural resources for future generations.

TERMINOLOGY USED IN COMPREHENSIVE PLAN

GOAL: The Statewide Planning Goal as determined by the State Legislature and administered by the Land Conservation and Development Commission.

OBJECTIVE: The specific City concerns toward which effort is to be directed.

POLICY: The policy statements set forth a guide to City courses of action which are intended to carry out the Goals and Objectives of the Plan. The policy statements present to City officials and potential developers a clear picture of the City Council's position on matters pertaining to physical improvements and developments.

PLAN ELEMENT: A section of the Plan. Each section begins with a general statement of conclusions on which the policies are based.

INVENTORY: The known facts (supportive material) that are applicable to the plan element.

IMPLEMENTATION: The process by which policy will be realized in the community.

VISION STATEMENT

The people of the City of North Plains have seen many changes in their community. They have decided to create this Vision Statement as the foundational document for:

1. Taking a pro-active approach to controlling their own destiny by creating a new community identity for the Year 2035.
2. Improving their ability to accommodate future growth by expanding their jurisdictional boundaries, where appropriate.
3. Enhancing the livability of and encouraging pride in the community by stressing the City's unique character that includes, but is not limited to, North Plains' agricultural and forest products, railroad legacy and pioneer heritage. To plan for growth that is compatible and well-connected with the existing city, the City shall make a livable, walkable community a key element of the City's future.
4. Striving to be a complete community that provides a place for its citizens to live, work, shop and have convenient access to schools, and maximizes access to fire, life and safety services.
5. Striving also to be a sustainable community by providing jobs and services within the city. Maintaining a compact urban form while having access to jobs and services will reduce the reliance on the automobile and vehicle miles traveled. This will lead to improvement in air quality and further enhancement of the livability of North Plains.
6. Providing guidance to the City for interpreting and amending the Comprehensive Plan and Zoning and Development Ordinance.

NORTH PLAINS VISION STATEMENT

In the year 2035, residents of North Plains enjoy a safe and welcoming community as a livable place for people of all ages. North Plains is an independent community within Washington County that maintains a small town character while accommodating current and future residents. Citizen participation is strong and community members can see the results of their involvement. Community gathering places and events form the heart of North Plains.

Community

Our events are inclusive and connect neighbors frequently. Residents and visitors enjoy events such as the North Plains Elephant Garlic Festival and a rich variety of social and cultural activities to celebrate the city, its history and its people. North Plains' residents are active and engaged in civic events and decision-making processes.



Neighborhoods

Historic structures are maintained and rehabilitated to accommodate new homes and businesses. There is a range of quality housing for all ages and income levels. Housing is attractive, compatible and builds upon historic North Plains' patterns. Land uses and housing types transition cohesively among neighborhoods.



Connectivity

North Plains is a well planned and connected city where residents and visitors enjoy pedestrian and bicycle paths between neighborhoods and to downtown. Walking is safe. Bicyclists understand designated routes and share the road safely. North Plains is connected to surrounding recreational, economic and cultural amenities.



Economic Opportunity

Downtown North Plains retains its old town atmosphere and is a vibrant, walkable, attractive place to shop, dine and gather. Glencoe Road and Commercial Street supply business-friendly, mixed-use areas for residential and commercial development. Employment areas provide land for industrial and other employment opportunities. Proximity to US 26 provides easy access to well paying jobs in the region. North Plains is recognized as a gateway to the Oregon Coast.

Heritage & Natural Resources

North Plains' agricultural heritage is visible and accessible in places like Lakeview Farms. City policies preserve natural assets and areas, such as McKay Creek and Ghost Creek tributaries.



Public Services

North Plains' families and visitors enjoy the City's parks, trails, community center and recreational opportunities. The library continues its vital role as a place of learning. Residents value first responders, community policing, fire prevention and emergency preparedness. Proficient government agencies maintain existing city assets and coordinate future development. Transportation routes for freight, automobiles, bicycles and pedestrians are well-marked and communicated. Parks and recreation activities are easily accessible, including walking, bicycling and golfing.

CITIZEN INVOLVEMENT

The opportunity for active participation by residents and landowners in the preparation of a community's comprehensive plan is not just mandated by state law, but is the only realistic means of assuring that the community's planning efforts will be worthwhile and meaningful endeavors.

A community's leaders must not only provide the public with a chance to view and respond to the planning documents and studies, but also affirmatively seek out the involvement of the community's citizens. Otherwise, all of the citizen feedback will come during the final hearings on the plan and a great deal of it may be negative due to the lack of participation throughout the process. Furthermore, small communities, such as the City of North Plains, do not have the resources to prepare, adopt, and revise plans that have limited support from its citizens.

Goal 2 of the Statewide Planning Goals also provides that "opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review, and revision of plans and implementation ordinances." Just as the involvement of North Plains' residents is important to preparation of the plan, review by providers of governmental services (e.g., Washington County, Hillsboro, School District, Tualatin Valley Fire & Rescue), public utilities (e.g., power, gas, and communications), and transportation services (e.g., public transit, railroad) is essential.

The community's businesses and industries also must be involved, as these activities are not only often strongly influenced by the results of a comprehensive planning effort, but are also, due to their impact on the economic health of the area through payrolls and taxes, often an important means by which the goals and objectives of a community may be achieved.

Many of the mechanisms for involvement of the area's residents are also appropriate for governmental, public utility, and transportation providers as well as businesses and industries.

STATEWIDE PLANNING GOAL 1

To develop a Citizen Involvement Program that insures the opportunity for citizens to be involved in all phases of the planning process.

CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To maintain an effective Citizen Involvement Program, recognize an official body Committee for Citizen Involvement (CCI) to be responsible for overseeing and reviewing the effectiveness and impact of the program (ORS 197.160(b)).

POLICIES:

- 1) The Citizen Involvement Program will be directed by the City's Planning Commission sitting as the Committee for Citizen Involvement.
- 2) The Planning Commission shall evaluate the City's Citizen Involvement Process annually and report its findings in writing to the City Council along with recommendations as appropriate for improving the program.

2. **OBJECTIVE:** To recognize the need for a number of different forms of communication in the Citizen Involvement Program.

POLICIES:

- 1) Information about the City's planning activities and notices of upcoming meetings shall be included in the City newsletter.
- 2) Notices of public hearings regarding the plan shall be mailed to all persons within the affected area and affected agencies.
- 3) Opportunities to present the planning process before community organizations shall be actively sought.
- 4) Maintain a dedicated webpage on the City's website to provide information about current and historic planning processes and documents.

3. **OBJECTIVE:** To provide citizens the opportunity to be involved in all phases of the planning process.

POLICIES:

- 1) Citizen assistance in the preparation of each phase of the planning process shall be actively encouraged.
- 2) Strategies to reach underrepresented populations shall be implemented, as needed.

- 4. OBJECTIVE: To present technical information that serves as the foundation of the plan in an understandable form.**

POLICIES:

- 1) Information necessary to reach policy decisions shall be available in a simplified and understandable form.
- 2) Upon written request, information shall be made available in languages other than English within 10 working days.
- 3) A copy of all technical information shall be available at the North Plains City Hall and on the City's website. Upon written request, assistance in interpreting and using technical information shall be provided within 10 working days.

- 5. OBJECTIVE: To ensure all citizens receive a response from policy makers.**

POLICIES:

- 1) Recommendations resulting from the citizen involvement program shall be retained and made available for public assessment. Citizens who have participated in this program shall receive a response from policy makers. The rationale used to reach land use policy decisions shall be available in the form of a written record.

- 6. OBJECTIVE: To allocate adequate human, financial, and informational resources to the Citizen Involvement Program.**

POLICIES:

- 1) The level of funding and human resources allocated to the Citizen Involvement Program should be an amount that will make citizen involvement an integral part of the planning process.

LAND USE PLANNING

The North Plains Comprehensive Plan was compiled and adopted in March 2000. In 2014, the City determined that a major revision to the Comprehensive Plan was necessary to address rapid population growth. Over the next four years, the City completed the following tasks in preparation for the Comprehensive Plan update:

- Reviewed the North Plains Comprehensive Plan and Development Code
- Made revisions to streamline and clarify the Development Code
- Prepared an economic opportunities analysis
- Prepared a housing needs analysis and buildable lands inventory
- Conducted a community design study and public workshop
- Updated the North Plains Parks and Recreation Master Plan
- Initiated an update to the Transportation System Plan

The City is using the information compiled in these planning documents to prepare the 2019 North Plains Comprehensive Plan. The process is guided by the Comprehensive Plan Work Group comprised of residents, business owners and elected officials. The Comprehensive Plan consists of:

- Vision – developed through a community-wide process
- Elements – correspond to applicable Oregon Statewide Planning Goals and consist of background information, goals, objectives and policies
- Inventories – the known facts and supportive materials that are applicable to the plan element
- Land Use Map – depicts a long-term vision of how and where the city will grow over the next 20 years

The 2019 Comprehensive Plan is scheduled to be adopted in May 2019. Once adopted, the Plan becomes the official policy statement of the City Council of the City of North Plains. The City will interpret the standards and requirements of the text and maps of the Comprehensive Plan pursuant to the adopted process. The City Council shall have final authority for the interpretation of the plan when such matters come before the City Council for consideration.

Upon completion of those revisions, the City will review and update the Development Code to ensure it is aligned with the Comprehensive Plan. The City expects to review the Comprehensive Plan approximately every 10 years to ensure the Plan remains a workable framework for development.

Land use categories ensure an adequate supply of land for residential, commercial and industrial development purposes and other uses that provide for a complete community. The following land use categories have been developed for use in the Comprehensive Plan map, which serves as the basis for the City's zoning map:

Residential: In order to address the City's housing needs identified in the housing needs analysis, the City will provide opportunity for development through zoning sufficient to allow: 70% of new housing will be single-family detached, 30% will be single-family attached and multi-family.

Low Density Residential: Areas suited primarily for development of single family dwellings at a density not to exceed 5.8 dwelling units per net acre (a minimum lot size of 7,500 square feet per single family dwelling). Corresponds to R7.5 on the zoning map.

Medium Density Residential: Areas suited for development of single dwellings, duplexes, attached two family and manufactured home parks and subdivisions at a density not to exceed 9.6 single-family detached, duplex or triplex dwelling units per net acre (a minimum lot size of 5,000 square feet per lot). The density of townhomes is not to exceed 14.5 dwelling units per net acre (a minimum lot size of 3,000 square feet per lot). Corresponds to R5 on the zoning map.

High Density Residential: Areas suitable primarily for multi-family dwellings and manufactured home parks and subdivisions including townhouses (single-family attached dwellings). In this category, residential densities are not to exceed dwellings units per net acre for new townhouse, multifamily and cottage cluster developments (a minimum lot size of 2,000 square feet per dwelling unit). The density of duplexes and triplexes shall be based on the minimum required lot size of 3,000 square feet for this type of dwelling. Corresponds to R2.5 on the zoning map.

Neighborhood Community: This comprehensive plan designation is designed for the non-exception expansion areas brought into the City's urban growth boundary (UGB) in 2003 or after. This designation recognizes that a concept planning effort will be conducted prior to annexation into the city limits. The Concept Plan ensures a mix of residential and non-residential uses that meet the needs of the City.

Once land is annexed, a Master Plan is required prior to development of any portions of those areas. The master planning process should recognize the land needs identified in the Concept Plan. More information on growth management can be found in the section on Urbanization. Corresponds to Neighborhood Community (NC) on the zoning map.

Commercial: Encourages development of commercial uses supportive of the surrounding community and visitors. Includes areas to accommodate retail trade, service, banking, office and related cultural and governmental uses. Corresponds to C1 (General Commercial) and C2 (Highway Commercial) on the zoning map.

Industrial: Areas appropriate for wholesale trade and manufacturing activities. Corresponds to Light Industrial (M1) and General Industrial (M2) on the zoning map.

Public Facilities: Areas for necessary institutional uses such as schools and churches, and public and semipublic uses such as parks, a local government center and other governmental and public service uses. Corresponds to Institutional and Public Use Zone (IPU) on the zoning map.

In addition, three overlay zones have been created:

Flood Plain: Denotes areas lying within the 100-year flood plains of McKay Creek and Ghost Creek as shown in the comprehensive plan chapter on Goal 7.

Historic Resource: Identifies significant historic sites and structures and establishes a public review process for proposed alterations and demolitions.

Significant Natural Resources: Identifies significant natural resources, including significant wetlands and riparian corridors as identified in comprehensive plan chapters on Goal 5 and Goal 7.

STATEWIDE PLANNING GOAL 2

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions.

CITY OBJECTIVES AND POLICIES

- 1. OBJECTIVE: To maintain a Comprehensive Plan that identifies issues, inventories and related data for use in the land use planning and decision making process.**

POLICIES:

- 1) Maintain a Comprehensive Plan that designates a range of land use areas based on findings with respect to:
 - Natural resource capacity and environmental quality;
 - Projected population and economic growth;
 - Location and capacity of services;
 - Existing land use patterns;
 - Projected land use needs;
 - Community land use needs; and
 - Energy conservation and resources.
- 2) Keep the Comprehensive Plan and supporting documents on file and available to the public through the City Recorder at the North Plains City Hall.

- 2. OBJECTIVE: To provide opportunities to community members and potentially affected government agencies to give input during the preparation, review and revision of plans and implementing ordinances by the City.**

POLICIES:

- 1) Encourage and provide ample opportunity for community members to provide input into the planning process for the City.
- 2) Use intergovernmental agreements with Washington County and other public agencies as needed to establish areas of mutual interest and coordination procedures relative to urban growth management and green corridors.

- 3. OBJECTIVE: To review the Comprehensive Plan and implementing ordinances periodically so that the City can keep the planning process dynamic and the comprehensive plan responsive to change.**

POLICIES:

- 1) Review the Comprehensive Plan and update or amend the plan every ten years.
- 2) Review data inventories and projections used in the Comprehensive Plan as part of the update.

- 4. OBJECTIVE: To ensure the Comprehensive Plan is the basis for specific implementation measures which are consistent with and adequate to carry out the Comprehensive Plan.**

POLICIES:

- 1) Development proposals shall be required to conform to the City's Zoning, Subdivision and Design Review Ordinances.

NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

The McKay Creek flood plain includes other resources which may include riparian corridors, wetlands, and stream corridors. Development in such areas is restricted by the City's Significant Natural Resources Overlay Zone and flood plain ordinance. The only allowable alteration of the flood plain is governed by the flood plain ordinance.

Based on the resource inventory, the City of North Plains contains no known:

- Rare or endangered species of flora and fauna;
- Commercially valuable mineral and aggregate resources;
- Outstanding scenic views and sites;
- Indigenous energy sources;
- Wilderness areas;
- Potential and approved Oregon recreation trails; or
- State/Federally designated wild and scenic waterways.

STATEWIDE PLANNING GOAL 5

To conserve open space and protect natural and scenic resources.

CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE: To protect and enhance the natural resources of the area through proper use and development, especially McKay Creek and its tributaries.**

POLICIES:

- 1) Protect the fish and wildlife habitats in the McKay Creek and Ghost Creek stream corridors through application of its design review, zoning and significant natural resources and flood plain overlay zone districts.

2. **OBJECTIVE: To continually explore ways to develop and maintain an open-space network.**

POLICIES:

- 1) Maintain and update the master storm water management plan to encourage preservation of all natural drainageways.
- 2) Provide and preserve greenways and open space along creeks or other water features for recreational purposes and visual aesthetics.

3. OBJECTIVE: To identify sites and structures relating to the history of the State and the City that should be identified, protected and enhanced.

POLICIES:

- 1) Utilize the Historic Resource Overlay District to identify and protect significant historic sites and structures. The City's list of significant historic sites and structures shall be maintained in the Comprehensive Plan Inventory.
- 2) Develop a program using public and private resources to revitalize those older residential structures which have been identified as having some historical or architectural significance.
- 3) Investigate the possibilities of receiving funding and tax benefits from the federal, state, and local levels in order to support historic preservation.
- 4) Cooperate with the Washington County Museum and the State Historic Preservation Office to identify and protect significant cultural resources.
- 5) Recognize and comply with applicable State and Federal Statutes governing the protection of cultural resources.
- 6) Seek to protect all archaeological sites found in the city.

4. OBJECTIVE: To protect the groundwater supply essential to clean water and natural vegetation.

POLICIES:

- 1) Work to preserve and maintain the quality of groundwater.

AIR, WATER AND LAND RESOURCES QUALITY

The City of North Plains maintains air and water quality, and noise level standards in accordance with the following federal laws:

- Clean Air Act (42 U.S.C. Section 7401 et seq);
- Clean Water Act (33 U.S.C Section 1251-1376);
- Safe Drinking Water Act (42 U.S.C. Section 300f et seq);
- Resource Conservation and Recovery Act (U.S.C. Section 6901 et seq);
- Noise Control Act (42 U.S.C. Section 4901 et seq);

and state laws:

- Pollution Control (ORS 468);
- Sewage Treatment & Disposal System (ORS 454);
- Solid Waste Control Act (ORS 467); and
- Noise Control Act (ORS 467)

AIR QUALITY

Air quality is monitored by the Oregon Department of Environmental Quality (DEQ). According to the 2015 Oregon Air Quality Data Summaries (July 2016) the Hillsboro area, which is the nearest monitoring point, generally enjoys good air quality. As Washington County grows in population more detailed information is developed to describe the air quality. The Hillsboro area is regularly monitored for a variety of pollutants of which the greatest concern are:

- Fine particulate matter mostly from wood smoke, other combustion sources, cars and dust, known as PM2.5 (2.5 micrometers and smaller diameter)
- Air toxics, such as benzene and acetaldehyde
- Ground-level ozone, commonly known as smog
- Greenhouse gas (GHG) emissions

The following scale is used to interpret the air quality condition:

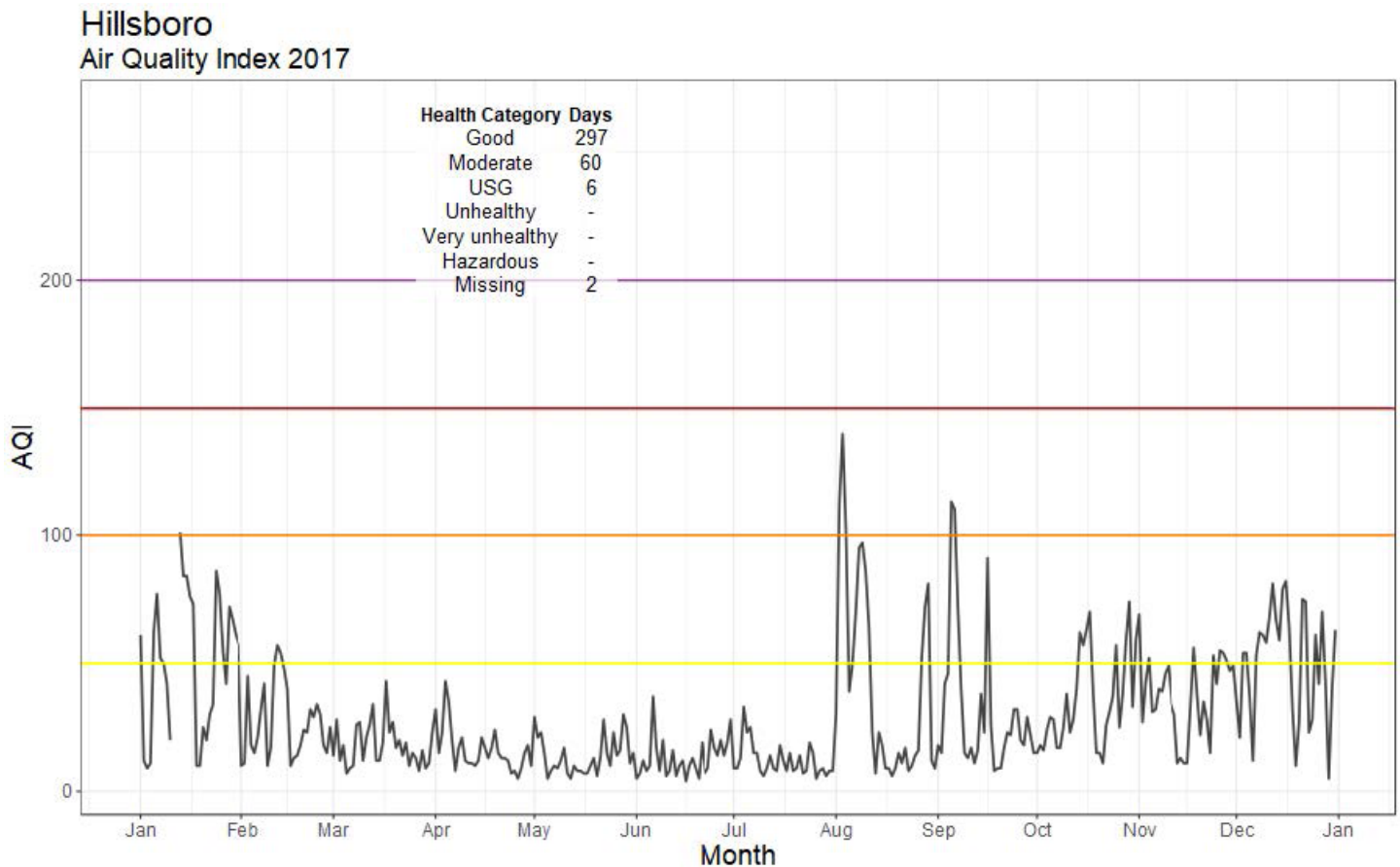
Air Quality Condition Scale

Air Quality	AQI	Health Advisory
Good	0-50	No health impacts expected .
Moderate	51-100	Unusually sensitive people should consider reducing prolonged or heavy outdoor exertion.
Unhealthy for Sensitive Groups	101-150	People with heart disease, respiratory disease (such as asthma), older adults, and children should reduce prolonged or heavy exertion. Active healthy adults should also limit prolong outdoor exertion.
Unhealthy	151-200	People with heart disease, respiratory disease (such as asthma), older adults, and children should avoid prolonged or heavy outdoor exertion. Everyone else should reduce prolonged or heavy outdoor exertion.
Very Unhealthy (Alert)	201-300	People with heart disease, respiratory disease (such as asthma), older adults, and children should avoid all physical activity outdoors. Everyone else should avoid prolonged or heavy exertion.

Air Quality Index Summary, Per Day 2006 – 2015

Year	Good	Moderate	UFSG	Unhealthy	Missing
2006	311	48	1	3	2
2007	306	48	10	1	0
2008	310	51	4	0	1
2009	288	62	7	0	8
2010	331	33	1	0	0
2011	308	50	7	0	0
2012	302	58	2	1	3
2013	281	71	8		4
2014	324	40	1	0	2
2015	309	54	1	1	0

When graphed, air quality in Hillsboro shows clear trends. Air quality tends to be best in the late spring, and the poorest in the winter months, when the air is more still and particulates cannot disperse. Forest fires can have a significant impact and were the cause of several spikes during the late summer months in 2017.



WATER QUALITY

The City operates and maintains the city's water system and is committed to delivering safe, high quality water to meet the health needs of residents and businesses. North Plains' water comes from the Tualatin River and is purchased from the City of Hillsboro and the Joint Water Commission. The City meets all state and federal requirements. Crews regularly inspect and service the water system. The City also administers a cross connection program to prevent contamination of the water supply by private wells. The Oregon Drinking Water Quality Act (OAR 333-061) implements state and national standards that limit the amount of contaminants in water provided by public water systems. The Water Quality Table below lists all of the drinking water contaminants that were detected in 2017.

Water Quality Table, City of North Plains, 2017

<u>Contaminants</u>	<u>MCLG</u> or <u>MRDLG</u>	<u>MCL,</u> <u>TT, or</u> <u>MRDL</u>	<u>Your</u> <u>Water</u>	<u>Range</u>		<u>Sample</u> <u>Date</u>	<u>Violation</u>	<u>Typical Source</u>
Disinfectants & Disinfectant By-Products								
(There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants)								
Haloacetic Acids (HAA5) (ppb)	NA	.06	.03	NA		2017	No	By-product of drinking water chlorination
TTHMs [Total Trihalomethanes] (ppb)	NA	.08	.02	NA		2017	No	By-product of drinking water disinfection
Inorganic Contaminants								
Nitrate [measured as Nitrogen] (ppm)	10	10	0.49	0.12	0.49	2017	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits

Wastewater treatment for North Plains is provided by Clean Water Services (CWS) at its Hillsboro facility. Since completion of the Hillsboro facility expansion in 1997, every parameter of the National Pollution Discharge Elimination System (NPDES) permit has been met.

NOISE, LIGHT AND ODOR POLLUTION

DEQ monitors noise pollution in the State of Oregon. The State has standards for motor vehicles, industry and commerce, motor sports vehicles and facilities and airports. Enforcement of these standards is conducted by DEQ. The single largest source of noise in the community is Highway 26 on the southern city limits. A moderate amount of noise can be heard at all hours of the day associated with freeway traffic. Vehicular traffic on local streets also is commonly heard at moderate levels. The Portland Hillsboro Airport is located nearby. Intermittent jet, airplane and helicopter traffic can be heard in North Plains. Burlington Northern Railway operates trains through town 2-6 times per day, mostly in the evening and early morning hours. While the trains do not stop they are required by Federal Law to signal their presence with horns. Several industrial facilities are located in and near the city, including Oregon Canadian Forest Products which operates a lumber mill on the eastern end of the City. Some noise also can be heard from industrial facilities in Cornelius off Vadis Road. Generally these facilities only operate day and swing shifts, and cannot be heard during evening hours. Locally, the City enforces the nuisance ordinance which addresses local sources of noise not regulated by the State or Federal government.

Light pollution has become a problem in many cities and rural communities. Light pollution disturbs wildlife, wastes energy and obscures the night sky. The City should consider local ordinances and regulations to minimize light pollution and glare, and preserve dark skies as a feature of rural character.

Emissions to the land, air or water can result in nuisance conditions that harm quality of life. State laws prohibit regulated facilities or sources from emitting odors which cause a nuisance. DEQ is responsible for implementing those laws and has developed a strategy for responding to odor complaints. The City should consider ways to support DEQ in efforts to prevent persistent and noxious odors from impacting its residents and businesses.

STATEWIDE PLANNING GOAL 6

To maintain and improve the quality of the air, water, and land resources of the state.

CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To ensure all discharges from existing and future development are within the limits set forth in applicable state or federal environmental quality statutes and standards.

POLICIES:

- 1) Enforce standards that enhance air and water quality, reduce noise and light pollution and meet or exceed state and federal environmental quality standards.
- 2) Participate in appropriate environmental quality planning efforts on a regional level.
- 3) Educate residents about and encourage them to prevent nonpoint source pollution.
- 4) Encourage lighting design and practices that reduce the negative impacts of light pollution, including sky glow, glare, energy waste, impacts to public health and safety, disruption of ecosystems and hazards to wildlife.
- 5) Explore measures to prevent nuisance odors from causing negative impacts to residents and businesses.

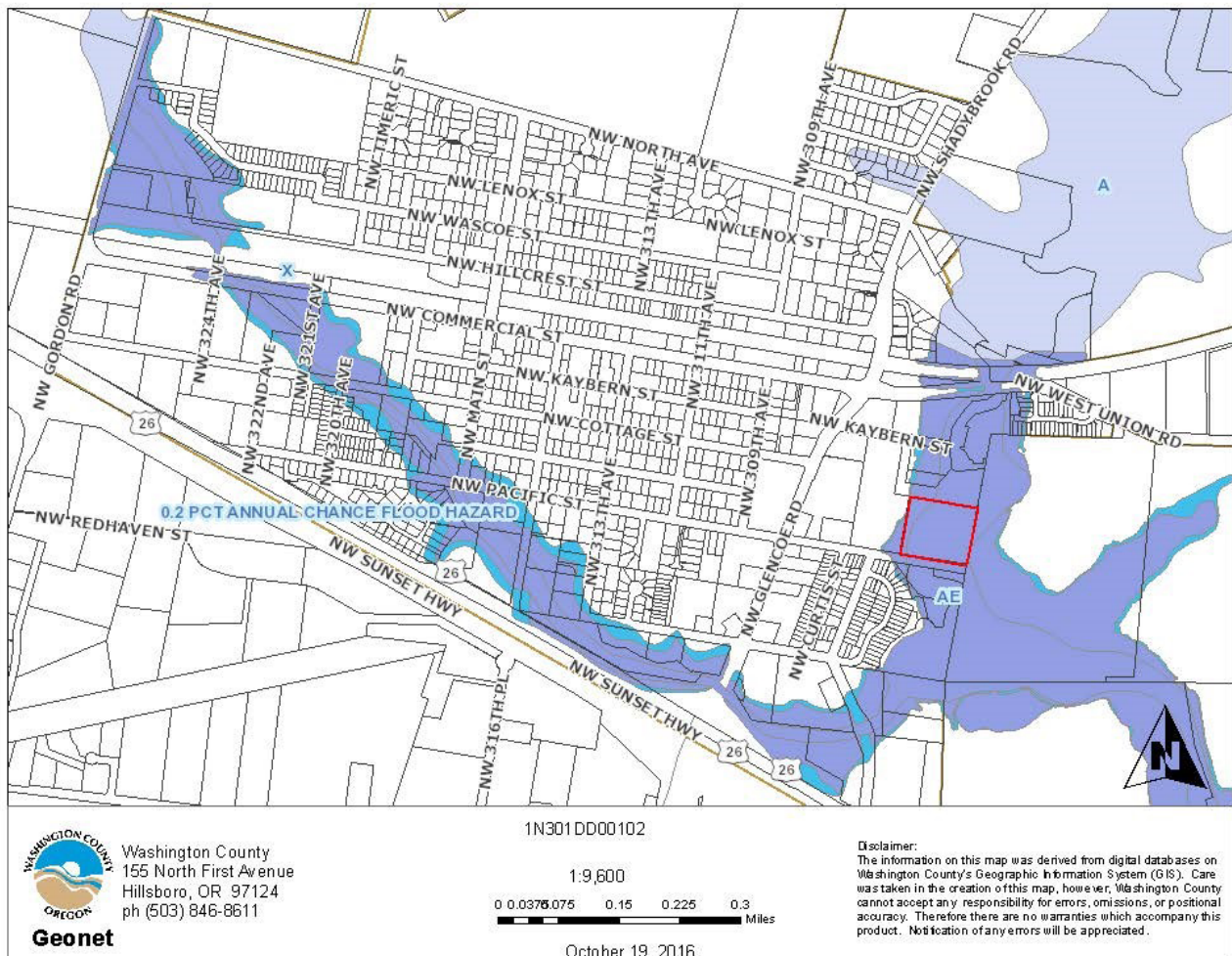
NATURAL HAZARDS

AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Steep slopes pose no significant hazard to development within the City of North Plains. However, there is a potential threat to life and property due to the following.

FLOODING

The City works with the Federal Emergency Management Agency (FEMA) to periodically update the delineation of the 100-year flood plain. The City contains approximately 77 acres of land located within the 100-year flood plain of McKay Creek, which lies at the eastern edge of the City, and Ghost Creek, a tributary that traverses the City from its northwest to southeast corners.



SOIL LIMITATIONS

Approximately 14% of the soils in North Plains have “moderate potential” for shrink-swell, which affects the stability of building foundations and roadways. Approximately 13% of the soils in the community are identified as having a seasonable high water table within 24 inches of the surface, which affects construction and development. Most of these soils are associated with or are in the vicinity of the 100-year flood plains.

STATEWIDE PLANNING GOAL 7

To protect people and property from natural hazards.

CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE: To concentrate urban uses on suitable lands based on research of available information showing the absence of known hazards including but not limited to flooding, unfavorable soil conditions, and seasonally high water table.**

POLICIES:

- 1) Require specific information clearly identifying the degree of hazard present from applicants who seek approval to develop residential, commercial, or industrial uses within known areas of natural disasters and hazards.
- 2) Prohibit development or land form alterations in areas with natural development limitations except upon showing that design or engineering techniques can eliminate any public harm or adverse effects to surrounding persons or properties.

2. **OBJECTIVE: To limit development in flood plains and natural drainageways.**

POLICIES:

- 1) Permit limited use of certain flood plain lands for recreational and agricultural purposes which do not endanger public health, safety or welfare.
- 2) Any alteration to a drainageway shall be engineered and constructed in a manner to allow for the least possible change in the natural flow of water which existed prior to the alteration.
- 3) To not allow construction or grading that will:
 - Cause any restriction which could cause backup of water and flood upstream properties;
 - Cause an increase in flow rate to downstream properties; or
 - Cause an increase of flood potential for the property which is undergoing alteration.
- 4) Rely on the most recently adopted flood plain maps provided by the Federal Government as the basis for the flood plain Overlay District.
- 5) Utilize the flood plain Overlay District to accomplish these policies, which will apply to private land owners, as well as city, county, and state projects.

3. OBJECTIVE: To protect life and property from harm or loss due to construction on weak foundation soils.

POLICIES:

- 1) Maintain procedures to advise applicants for development permits of the areas known to have a potential for weak foundation soils.
- 2) Require a soils report by a qualified soils engineer or consulting geologist licensed or registered by the State of Oregon in areas of known weak foundation soils.

4. OBJECTIVE: To protect life and property from harm or loss due to activity or construction in areas of high groundwater.

POLICIES:

- 1) Establish land development policies and regulations which take into consideration existing and evolving groundwater conditions.

RECREATION

The City of North Plains currently manages 6.24 acres of land designated as parks, open spaces, trails and recreation facilities. The City has three developed mini parks: Pacific Purple, LaMordden and Frank Wing Parks. Jessie Mays Park is North Plains' only neighborhood park and includes a Community Hall and picnic areas. Vern Galaway Park is a trailhead for the McKay Creek Trail. When Sunset Ridge Park is added to the existing park inventory, the total park acreage will increase to 7.24.

North Plains Elementary School has 10 acres of sports fields, playgrounds and recreation facilities that are available to the public during non-school hours. The McKay Creek Crossing, Sunset Terrace and Cottage Point Open Spaces are privately owned and the Community Garden on Commercial Street is leased by the City from a private property. Other outdoor activities, such as horseback riding, hiking, fishing, biking, gliding, golf, zipline, camping, and disc golfing are available in the surrounding countryside. The City of North Plains provides limited parks and recreation programs. Additional recreation programs are available through the North Plains Senior Center, Hillsboro School District and the City of Hillsboro Parks Department.

In the most recent Parks and Recreation Master Plan, the City determined that existing facilities are inadequate to meet future population growth needs. The Master Plan includes a list of needed improvements for existing park facilities and a need to acquire more park land to accommodate future growth. This includes the acquisition and development of at least one new community park and smaller improvements throughout the park system to enhance accessibility, safety and usability of park features. To connect North Plains' residents to destinations throughout the City and provide options for walking and biking, the Plan proposes development of 5.5 miles of new trails. Several of these new trail connections follow creekways to connect residents to nature and between parks.

NORTH PLAINS PARKS AND RECREATION VISION

To provide our community with safe parks, open spaces, recreational opportunities and a trail system that connects all neighborhoods, parks, schools and regional trails to enhance health and livability.

STATEWIDE PLANNING GOAL 8

To satisfy the recreational needs of the citizens of the state and visitors.

CITY OBJECTIVES AND POLICIES

1. OBJECTIVE: To encourage and support public involvement in park and recreation issues.

POLICIES:

- 1) Support the Parks & Recreation Board as the forum for public discussion of parks and recreation issues and conduct joint sessions as necessary between Board and City Council to improve coordination and discuss policy matters of mutual interest.
- 2) Involve residents and stakeholders in park and recreation facility planning and design in order to solicit community input, facilitate project understanding and engender public support.
- 3) Continue to promote and distribute information about recreational activities, programs, community services and events, and volunteer activities sponsored by the City and partner agencies and organizations.
- 4) Use a variety of methods, such as the City's website, social media and news articles, to publicize and increase resident awareness about recreational opportunities available in local neighborhoods and citywide.
- 5) Prepare, publish and promote a park and trail facilities map for online and print distribution to highlight existing and proposed sites and routes.
- 6) Promote volunteer park improvement, beautification and clean-up projects from a variety of individuals, service clubs, churches and businesses.
- 7) Promote and expand special events and recreational programming to enhance community identity, community activity and environmental education.

2. OBJECTIVE: To acquire and develop a high-quality, diverse system of parks that provides adequate and equitable park access to all residents.

POLICIES:

- 1) Provide a level of service standard of 6.25 acres per 1,000 residents of developed core parks (community, neighborhood and mini parks).
- 2) Strive to provide a distributed network of parks and trails, such that all city residents live within one-half mile of a developed park.
- 3) Provide a variety of active and passive park features and amenities, distributed equitably throughout the park system, to ensure residents have access to a range of park and recreation experiences.
- 4) Identify and prioritize lands for inclusion in the parks system based on their potential contribution to level of service, ability to serve currently underserved residents, opportunities to improve connectivity, and provide enhanced recreational opportunities for residents.

- 5) Develop and maintain minimum design and development standards for park and recreation amenities within private developments to address community facility needs, equipment types, accessibility and installation procedures.
- 6) Formulate illustrative master plans for the development or redevelopment of each City park, as appropriate, to take advantage of grant or other funding opportunities.

3. OBJECTIVE: To preserve distinctive natural areas and features for their scenic, recreation and habitat value, as well as their contribution to North Plains' rural atmosphere, including riparian habitat along McKay and Ghost Creeks.

POLICIES:

- 1) Pursue low-cost and/or non-purchase options to preserve natural areas, including conservation easements, development agreements, and partnerships with public agencies.
- 2) Prioritize the preservation of natural drainageways, wetlands, and areas that are flood-prone as natural areas.
- 3) Coordinate with adjacent jurisdictions, Washington County and Clean Water Services to plan for and create a regional habitat corridor along McKay Creek and its tributaries.
- 4) Manage vegetation in natural areas to support or maintain native plant and animal species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.

4. OBJECTIVE: To plan for a parks system that is efficient to maintain and operate, while protecting capital investment.

POLICIES:

- 1) Develop and maintain all parks and facilities in a manner that keeps them in safe and attractive condition. Repair or remove damaged components immediately upon identification. Maintain and update an inventory of assets including condition and expected useful life.
- 2) Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age as appropriate; assess planned and existing parks and trails for compliance with the recently adopted Americans with Disabilities Act (ADA) Standards for Accessible Design for requisite upgrades.
- 3) Establish and utilize design standards to provide continuity in furnishings (e.g., signage, trash cans, tables, benches, fencing) and construction materials to reduce inventory and maintenance costs and improve park appearance.
- 4) Estimate the maintenance costs and staffing levels associated with the acquisition, development or renovation of parks or open spaces, and pursue adequate long-term maintenance, life-cycle replacement and operation funding.

5. OBJECTIVE: To develop a network of shared-use pedestrian and bicycle trails to enable connectivity between parks, neighborhoods, schools, and public amenities.

POLICIES:

- 1) Strive to provide safe and convenient pedestrian and bicycle access to all new and existing park and open space areas.
- 2) Coordinate on- and off-street trail planning and development with the City's Transportation System Plan to provide a comprehensive pedestrian and bicycle network.

- 3) Coordinate with Washington County and ODOT to provide safe crossings on Glencoe Road.
- 4) Coordinate with Washington County and Metro to facilitate connections to regional trail corridors, such as the Banks-Vernonia Trail.
- 5) Coordinate with the Planning Department and integrate the siting of proposed trail segments and on-street improvements into the development review process. Require development projects along designated routes to be designed to incorporate trail segments as part of the project.
- 6) Partner with local utilities, public agencies and private landowners to secure easements and access to open space for trail and greenway connections.
- 7) Implement the Trail Guidelines adopted in the Community Trails Plan for trail siting, design and construction to provide recreational access.
- 8) Provide trailhead accommodations, as appropriate, at the terminus of the McKay Creek and Ghost Creek Greenway Trails to include parking, wayfinding signage, restrooms and other facilities.
- 9) Implement trail, route and wayfinding signage for trails and associated facilities, informational maps and materials identifying existing and planned trail facilities.

6. OBJECTIVE: To facilitate and promote a varied suite of recreation programs that accommodate a spectrum of ages, interests and abilities.

POLICIES:

- 1) Implement and support special events, festivals, concerts and cultural programming to promote arts, health and wellness, community identity and tourism, and to foster civic pride.
- 2) Leverage City resources by forming and maintaining partnerships with other public, non-profit and private recreation providers to deliver recreation services and secure access to existing facilities for community recreation.
- 3) Emphasize programming for children, teens, seniors, and other populations with limited access to market-based recreation options.
- 4) Partner and coordinate with the Hillsboro School District for access to existing facilities (e.g. schools gymnasiums, tracks, fields) for community recreational use, and to encourage provision of community education programming at schools.
- 5) Coordinate with public, private and non-profit providers, such as organized sports leagues, to plan for projects to expand facilities for athletic fields.

7. OBJECTIVE: To develop and manage a citywide system of parks, trails, and recreational facilities in a planned manner consistent with community goals and available resources.

POLICIES:

- 1) Update the comprehensive Parks Master Plan periodically to ensure facilities and services meet current and future community needs.
- 2) Periodically review and amend the North Plains Development Code's requirements for dedication of parkland and trails and system development charges.
- 3) Actively manage North Plains' park and recreation assets to ensure consistent service delivery, reduce unplanned reactive maintenance, and minimize economic, public health, and environmental risks.
- 4) Pursue traditional and new funding sources to adequately and cost effectively maintain and enhance the quality of North Plains' park and recreation system.

ECONOMIC DEVELOPMENT

North Plains' residents value their high quality of life stemming from affordable housing, a small-town feel and proximity to outdoor recreation activities. The City's location along Highway 26 provides good transportation access and makes it a gateway to the Oregon Coast. It also is close to major employment centers in western Washington County and has good access to the regional workforce. North Plains is located in an agricultural region, with a diverse offering of agricultural products including fruits, wheat, wine, and nursery plants.

North Plains' businesses attract workers from across the Portland Metro region. Approximately 17% of people who work in North Plains commute from Hillsboro, 8% from Portland, 6% from Beaverton, and 5% from Forest Grove. The remaining workers commute from elsewhere in Washington County and the Portland Metro region. The sectors with the greatest number of employees in 2014 were: Manufacturing (25%), Constructing and Agriculture (20%), and Food Services (16%).

North Plains had 823 covered employees in 2014 and an estimated 914 total employees within the urban growth boundary (UGB) in 2014. North Plains will have an estimated 2,612 employees within the UGB by 2038, an increase of 1,646 employees (170%) over the next 20 years. North Plains will need 162 additional acres of employment land to accommodate employment growth over the next 20 years.

Target industries for North Plains are based on the City's goals for economic development, economic conditions in North Plains and Washington County, and the city's competitive advantages. The target industries identified as having potential for growth in North Plains are:

- Small-scale manufacturing: electronics and computers, machinery, fabricated metal, specialty food and beverages, renewable and alternative energy.
- Small-scale warehouse, distribution and wholesale.
- Professional services: software development, research or environmental services.
- Services for residents: grocery store, other retail, restaurants, and government services, especially primary education.
- Services for seniors: assisted living facilities, retirement centers, and related medical services.
- Services for visitors: restaurants or a hotel.

STATEWIDE PLANNING GOAL 9

To diversify and improve the economy of the state.

CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE: To plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility).**

POLICIES:

- 1) Provide for an adequate supply of commercial and industrial land to accommodate the types and amount of economic development and growth anticipated in the future. The supply of commercial and industrial land should provide a range of site sizes and locations to accommodate the market needs of a variety of commercial and industrial employment uses.
- 2) Provide for opportunities for development of commercial services along Glencoe Road and Commercial Street for residents and visitors to North Plains.
- 3) Allow for development of small-scale commercial services to support local community needs.
- 4) Support development of a grocery store or market to support local community needs.

2. **OBJECTIVE: To support development and redevelopment in downtown for commercial services, especially locally serving businesses.**

POLICIES:

- 1) Continue to implement policies and programs to support and encourage commercial development in downtown.
- 2) Develop policies and programs to encourage infill and redevelopment in downtown as a way to use land and existing infrastructure efficiently.
- 3) Support mixed-use development in downtown, such as development of two-story buildings with commercial uses on ground floor and residential uses on the second floor.
- 4) Support actions that encourage business activities and events in downtown.

3. **OBJECTIVE: To create conditions that encourage growth of existing businesses, entrepreneurs, and attraction of new businesses to create jobs with a range of wages for North Plains' residents with the goal of increasing employment for people living in North Plains and improving the jobs-housing imbalance.**

POLICIES:

- 1) Develop a broader economic development plan that promotes and supports a diverse economic base through growth of businesses, such as the types of businesses identified in the Economic Opportunities Analysis.
- 2) Encourage the planning and development of a sufficient amount of industrial lands for

manufacturing and other export-oriented businesses¹ that do not have negative impacts on surrounding areas while accommodating future City economic growth and development prescribed in the Comprehensive Plan.

- 3) Support development of tourism-related businesses to attract visitors to North Plains as a destination for day tourism.
- 4) Support growth of existing businesses and entrepreneurs by sharing technical resources, maintaining open communications with local business people, and providing available staff support for economic development projects initiated by the business community.
- 5) Coordinate economic development efforts with local and regional economic development organizations, including the North Plains Chamber of Commerce, the Westside Economic Alliance and Business Oregon.
- 6) Ensure that the City's building permitting and land use entitlement processes support business growth.

4. OBJECTIVE: To provide adequate infrastructure efficiently and fairly to support employment growth.

POLICIES:

- 1) Coordinate capital improvement planning to ensure infrastructure availability on employment land and pursue funding for needed infrastructure to support economic development activities.
- 2) Support home occupations and workers that telecommute by working with telecommunications and other service providers to improve services in North Plains.

5. OBJECTIVE: To work with community partners to support workforce and entrepreneurial training opportunities to meet the needs of North Plains' businesses.

POLICIES:

- 1) Provide strategic contributions in staff or dollars to partners to support workforce development.
- 2) Support workforce development of independent contractors and entrepreneurs in North Plains.

1 "Export-oriented businesses" are businesses that produce goods or services for consumption outside of North Plains, to serve needs in Washington County, the Portland metropolitan area, and beyond. Export-oriented businesses typically have higher wages than "locally serving" businesses. Many export-oriented businesses are manufacturing. Locally serving businesses include businesses such as retail, restaurants, or health care.

HOUSING

The City wishes to encourage a range of quality housing for all ages and income levels. Housing will be attractive, compatible and build upon historic North Plains patterns.

In 2017, North Plains has 356 acres of lands zoned for residential use inside the urban growth boundary (UGB). Approximately 148 acres of the residential lands are suitable for development, the majority of which are located in two UGB expansion areas. The two expansion areas were annexed into the North Plains city limits and are zoned Neighborhood Community. The East Expansion Area contains about 46 undeveloped acres, 10 of which will be used for a school. The North Expansion Area contains about 73 acres of undeveloped land, 15.5 of which is planned to be used for commercial, institutional and municipal parks. The two parcels contain approximately 87 acres that will be used for streets, parks, greenways and housing and will be developed at a minimum of 8.4 dwelling units per net acre.

According to the North Plains Housing Needs Analysis (HNA), the number of dwelling units increased from 637 units to 793 units between 2000 and 2014. The mix of new units is approximately 85% single-family detached, 3% single-family attached, and 12% multifamily, which is largely consistent with the pre-existing housing stock. About 78% of North Plains' households own their own home. Nearly all North Plains' homeowners (96%) live in single-family detached housing. The majority of renters (57%) live in multifamily units.

North Plains is projected to grow to 6,091 people by 2037, an increase of 3,825 people. Assuming an average of 2.6 persons per household, the City will need 1,547 dwelling units to accommodate the increased population, 70% of which will be single-family detached and 30% will be single-family attached and multi-family.¹ The City's existing vacant land can accommodate 755 dwelling units, leaving a deficit of 791 units. Using the housing mix described above, the city will need an additional 118 acres to accommodate the remaining need. This will require an expansion of North Plains' UGB.

¹ More information on housing needs, including needed housing by income level, can be found in the adopted North Plains Housing Needs Analysis.

STATEWIDE PLANNING GOAL 10

To provide for the housing needs of citizens of the state.

CITY OBJECTIVES AND POLICIES

- 1. OBJECTIVE: To plan to accommodate residential growth within the existing urban growth boundary if possible and plan for expansions of the urban growth boundary as necessary.**

POLICIES:

- 1) Insure adequate vacant land is zoned to meet residential land needs as defined in the housing needs analysis.
- 2) Maintain specific and enforceable design standards for single-family housing, manufactured homes, single-family attached housing, and multifamily housing.
- 3) Provide opportunities for efficient development of residential land within the urban growth boundary.
- 4) Land newly brought into the urban growth boundary will be concept and master planned (per Objective 4). The plan will provide opportunity for development of the housing needs identified in the HNA through zoning sufficient land to allow: 70% of new housing will be single-family detached and 30% single-family attached and multifamily.
- 5) Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.

- 2. OBJECTIVE: To provide opportunities for needed housing types including: attached and detached single-family housing, and multifamily housing for both owner and renter occupancy, government assisted housing, and manufactured dwelling parks.**

POLICIES:

- 1) Allow flexibility in development of innovative housing types to meet medium and high density housing as described in the HNA.
- 2) Accommodate the housing needs of retirees and assisted living housing where possible in locations within easy walking distance of business and commercial areas.

- 3. OBJECTIVE: To encourage development of low-income households and moderate-income housing (as defined by HUD) through land use policies that allow and encourage affordable housing production and working with agencies and developers of affordable housing.¹**

POLICIES:

- 1) Work with the Housing Authority of Washington County to identify sites, projects and developers to provide assisted housing units for low- and moderate-income households.
- 2) Develop regulations to encourage development of low- and moderate-income affordable housing.

- 4. OBJECTIVE: To require that land that is brought into the UGB primarily to meet residential land needs is concept planned before it is annexed into the city limits, and master planned before development is allowed.**

POLICIES:

- 1) When land is brought into the UGB, a concept plan will be developed for the area, prior to annexation. Residential densities for the UGB expansion area will be established in the concept plan.
- 2) Lands newly annexed into the city limits will have the NC zone applied concurrent with annexation.
- 3) Newly developed residential areas will be in master planned areas that may include parks, schools, public services and facilities, shopping, services, and activity centers, providing pedestrian access to these amenities.
- 4) Newly developed residential areas will include landscaping and open space to provide an amenity to the residential development and reduce potential conflicts with surrounding uses.
- 5) Coordinate capital improvements planning with concept and master planning of land newly brought into the urban growth boundary to make land ready for residential development.

¹ The U.S. Department of Housing and Urban Development (HUD) sets a Median Family Income (MFI) for each county in the nation based on information from the U.S. Census' American Community Survey. The MFI is meant to approximate the income of an average family. In 2018, Washington County's MFI was \$81,400. Households earning less than 50% of MFI (\$40,700 in 2018) are considered low-income households and those earning 50% to 80% of MFI (\$40,700 to \$65,120 in 2018) are considered moderate-income households.

PUBLIC FACILITIES AND SERVICES

Ongoing public facilities planning for the City of North Plains is necessary to keep pace with growth and population increase over the 20-year planning horizon.

The City of North Plains first adopted a “Water System Master Plan” in April 1980, and the “Sanitary Sewer Collection System”, in January 1978. The existing Sewer Master Plan and Water Master Plan are updated by the City periodically and serve as the specific development and policy documents for the provision of water and sanitary sewer services. There is no Storm Water Master Plan for the City as the City relies upon Clean Water Services to oversee stormwater management.

WATER SYSTEM MASTER PLAN

The Water Master Plan planning horizon is 20 years. The Joint Water Commission (JWC) is the regional water supplier and a partnership of the Cities of Hillsboro, Forest Grove, Beaverton, Tigard and the Tualatin Valley Water District. Currently, the City of North Plains and the JWC have an agreement for a maximum rate of flow not to exceed 875 gallons per minute with a maximum volume of water not to exceed 1.05 million gallons per day. One of the City’s existing groundwater wells, Well No. 3, is available as an emergency backup supply source, if needed.

Water System Planning and Capacity

The City’s water supply and transmission systems must be capable of providing for estimated maximum day demands for the 20-year planning horizon. The Water System Master Plan analysis found that to provide for the anticipated growth over the planning horizon, the City will need to spend approximately \$12.0 million for recommended improvements. The plan recommended funding the City’s capital improvement program at \$600,000 annually for storage, pumping, and distribution piping improvements.

SANITARY SEWER MASTER PLAN

Clean Water Services (CWS), a service district of Washington County, provides sewage services in the City of North Plains. CWS serves a 122-square mile area in the Tualatin River watershed, including 12 member cities. The Plan evaluations include development conditions representing 2006 (existing), 2015 and an undetermined buildout date. North Plains is served by the Hillsboro Treatment Facility. In 2004, the reported population in the Hillsboro Treatment Plant Basin was 34,564. The approximate population based on residential average daily water flow was 61,900 in 2015 and 121,300 at buildout.

Sewer System Planning and Capacity

The Plan analysis determined that upgrades to existing gravity sewers and to two existing pump stations and force mains are needed to meet service demands at buildout. In addition, CWS will need to construct more than 72,000 feet of new gravity sewer extensions and four new pump stations and force mains.

EMERGENCY SERVICES

The North Plains Police Department employs 2.5 full time equivalent officers (FTE) and six reserve officers. The department does not provide 24-hour coverage, but does receive rapid response for priority calls. North Plains contracts with the City of Hillsboro for report and evidence management and Washington County Justice Court to adjudicate traffic tickets.

Fire protection and emergency medical response within North Plains is provided by the Tualatin Valley Fire and Rescue. Station 17 is centrally located in downtown North Plains on Commercial Street next to City Hall. The station is a full-time career station staffed with four personnel: one officer, one driver and two firefighters. Equipment includes two engines, one tank truck, one rescue unit and one brush control truck.

EDUCATIONAL FACILITIES

The City of North Plains is within the Hillsboro School District. North Plains Elementary School was opened in 1954 and occupies 15 acres in the northwest corner of North Plains. There are no immediate plans for capital improvements. A new elementary school is planned as part of the east expansion area, recently annexed into city limits. Most North Plains' students attend Evergreen Junior High School and Glencoe High School in Hillsboro.

LIBRARY SERVICES

North Plains Public Library, constructed in 2006, is part of the Washington County Cooperative Library System. The cooperative allows all County residents to borrow from any municipal or other public library in the County, providing access to over a million items in its cumulative collection.

OTHER PUBLIC UTILITIES: GAS, ELECTRICAL, TELEPHONE, INTERNET

A variety of private companies provide these services to residents and businesses in North Plains.

STATEWIDE PLANNING GOAL 11

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development consistent with the City's vision.

CITY OBJECTIVES AND POLICIES

- 1. OBJECTIVE: To program and provide municipal facilities in the most efficient and cost-effective manner to adequately serve existing population and anticipated growth, in accordance with the Comprehensive Plan.**

POLICIES:

- 1) Prepare detailed public facility and utility studies to maintain current inventories of needs and costs.
- 2) Develop, maintain, update, and expand water and sewer systems, and storm drains as necessary to provide adequate, efficient and cost-effective facilities and services to the community.
- 3) Plan public facilities, utilities, and services to meet the expected demand through development of a capital improvement program.
- 4) Work with the City of Hillsboro, Tualatin Valley Fire and Rescue and other agencies to provide emergency services to North Plains residents and businesses.
- 5) Cooperate with agencies involved in providing and coordinating library and other community services.
- 6) Coordinate with the Hillsboro School District to project all school land needs and to determine the location of future school sites.
- 7) Work with Washington County and the Metropolitan Service District to insure adequate provision for and control of solid waste disposal sites.
- 8) Work with private utility companies (gas, electric, telephone, internet) to ensure equitable access to services throughout the City.

2. OBJECTIVE: To establish and utilize criteria to guide the location and design of new public facilities.

POLICIES:

1) Weigh the following factors when determining public facility location:

- Availability and cost of usable land;
- Degree of disruption of residential areas;
- Operational efficiency of alternate locations;
- Geographic restrictions and requirements; and
- Overall Comprehensive Plan objectives and the 2035 Vision.

3. OBJECTIVE: To seek federal, state and other revenue sources to fund public facility needs and utilize these for capital improvements.

POLICIES:

- 1) Complete local planning for high priority public facilities so that outside revenue sources can be used on short notice.
- 2) Develop local funding adequate to meet “matching” requirements of outside revenue sources.
- 3) Require equitable sharing of most public facility costs between new development and the existing community through means such as system development charges, local improvements districts, or other possible means.

TRANSPORTATION

TRANSPORTATION SYSTEM PLAN

The City of North Plains regularly updates the Transportation System Plan (TSP). The TSP provides the city with a long-range vision for the transportation system. Through coordination with Washington County, ODOT, and the community of North Plains, the TSP helps guide the priorities and budgeting to address transportation needs.

Transportation System Needs

North Plains is a small community located along US 26 with a majority of commercial, housing, and employment centered within a 1.5-mile walking distance. It has the potential to have a well-utilized pedestrian network with improvements to sidewalks and street crossings. Bicycle travel is important to safely accommodate travel within the city as it allows for trips longer than 1.5 miles. To comply with OAR-660-045, bikeways need to be provided along arterial and collector streets in North Plains.

As North Plains grows, there will be an increase in vehicle travel throughout the city, and accommodating this growth will require improvements to safety, mobility, connectivity, complete streets, and traffic calming to ensure safe and efficient vehicle travel. Traffic within the City is anticipated to increase along the key arterials of Glencoe Road and West Union Road as well as on key collectors including North Avenue and Gordon Road.

The city is currently served by a fixed transit route service through Ride Connection and a service provided by the Tillamook County Transportation district called “The Wave”. As the population of North Plains increases, there will be an increased need for transit improvements including additional stops and larger service areas.

The TSP outlines strategies and projects to accommodate a balanced and safe transportation system and enhance the quality of life for North Plains residents. The plan is intended to provide the City with flexibility on the timing and implementation of projects and to allow the city to make improvements responsive to how the community grows in the next 20 years.

STATEWIDE PLANNING GOAL 12

To provide and encourage a safe, convenient and economic transportation system.

CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE: To create a multi-modal transportation system for all users. All users will have safe and convenient access.**

POLICIES:

- 1.A) Identify and plan for an expansion in the transit system.
- 1.B) Prioritize projects that encourage and facilitate pedestrian and bicycle travel.
- 1.C) Provide a network of interconnected streets to allow for efficient travel and reduction of out-of-direction travel.
- 1.D) Provide complete access for pedestrians and bicycles to key locations.
- 1.E) Ensure future connectivity to parcels that could be added to the UGB in the future.

2. **OBJECTIVE: To prioritize improvements and new projects that provide convenient access for pedestrians and bicycle routes to key destinations.**

POLICIES:

- 2.A) Identify and improve system gaps for pedestrian and bicycles.
- 2.B) Improve safe access to key destinations.
- 2.C) Identify potential or needed sidewalk and crossing improvements.
- 2.D) Identify bikeway improvements.
- 2.E) Integrate the City Parks and Trails Master Plan vision and applicable goals.

3. **OBJECTIVE: To encourage design and provide facilities that improve safety of all users of the transportation system.**

POLICIES:

- 3.A) Improve areas where crash risk factors are present.
- 3.B) Improve and maintain transportation infrastructure to safe standards.
- 3.C) Establish and design for safe routes to schools from residential neighborhoods.
- 3.D) Transportation facilities should be designed to meet safety standards.
- 3.E) City shall implement plans to educate public and provide enforcement on transportation safety.

- 4. OBJECTIVE: To improve the economic vitality of North Plains businesses by providing safe and convenient access for all users.**

POLICIES:

- 4.A) Develop a system that provides safe and efficient movements of goods.
- 4.B) Create a system that allows for good access to businesses within the community.
- 4.C) Support improvements that make downtown and access to businesses safe and convenient for pedestrians and bicycles.
- 4.D) Design roadways and intersections for intended use based on street classification and needs of adjacent land uses.
- 4.E) Design a transportation system that reduces travel time and vehicle miles traveled.

- 5. OBJECTIVE: To encourage design and improvements that reduce the environmental impact of the transportation system.**

POLICIES:

- 5.A) Reduce emissions by encouraging connectivity and design that reduces vehicle miles traveled.
- 5.B) Design and development that encourages walking and biking.
- 5.C) Design and development that minimizes impacts to waterways and other sensitive environments.
- 5.D) Encourage street cross sections to include width and storm water treatment systems that minimize environmental impacts.
- 5.E) Encourage strategies to reduce single vehicle occupancy trips.

ENERGY CONSERVATION

Energy conservation efforts lower the cost of energy for the City and its residents and reduce the production of harmful greenhouse gases. Transportation systems and city development patterns are two areas where energy use is highest and most likely to be affected. It is in these areas that energy policy is directed.

The objective of energy conservation reinforces the importance of focusing public facilities and urbanization toward infill development and redevelopment and connecting residential areas to downtown and employment, educational and recreational areas.

STATEWIDE PLANNING GOAL 13

To conserve energy.

CITY OBJECTIVES AND POLICIES

- 1. OBJECTIVE: For new development to minimize the consumption of fuels and maximizes the efficiency of utilities.**

POLICIES:

- 1) The City will encourage land use patterns that:
 - Locate various land use activities (residential, employment, recreation, education, etc.) in close proximity;
 - Reduce or shorten energy consuming trips by increasing density and intensity of new development
- 2) The City will encourage energy efficient development and redevelopment.
 - Encourage energy conservation in new development through site planning, landscaping and construction practices that take advantage of climatic conditions of light, heat, cooling, and ventilation, such as the Energy Star or PGE Savings by Design Programs.
 - Review possible ways of developing weatherization and insulation programs, especially in pre-1950 homes.
 - Encourage the use of solar energy in residential developments.
 - Encourage the reuse and recycling of materials resulting from the demolition of old buildings in compliance with Uniform Building Code.

- 2. OBJECTIVE: To develop a transportation system that provides for a variety of travel options, including driving, biking and walking.**

POLICIES:

- 1) Design and build bicycle and pedestrian connections.
- 2) Explore opportunities to increase public transit services.

- 3. OBJECTIVE: To reuse and recycle materials, whenever feasible, to save money and reduce solid waste.**

POLICIES:

- 1) The City will educate residents on the benefits of recycling and waste prevention.
- 2) The City will reuse City-owned materials when possible and recycle them when reuse is not possible.
- 3) The City will support or facilitate required and voluntary measures to meet City recycling goals.

URBANIZATION

In 2005, the City coordinated with state, regional and county agencies to provide a land supply enabling existing and future citizens to enjoy a livable North Plains consistent with its character as a rural town. The City identified land needed to provide a connected, walkable and non-auto oriented environment, supportive of the town center and east industrial area. The unanimous recommendation from the TGM Study was to increase density within the existing urban growth boundary (UGB) and amend the UGB to allow residential growth to the north and east, rather than expand to an “exception” area south of Highway 26 that would divide the city. Therefore, the City created an urbanizable land supply north of the freeway, connecting the downtown core and industrial areas with established and future neighborhoods.

Rapid residential growth following the Great Recession and state legislation passed in 2016 allowing certain annexations without voter approval resulted in the annexation of approximately 122 acres to the city in 2016 with plans for approximately 738 new homes and a new elementary school. The current Housing Needs Analysis (HNA) projects North Plains’ population to grow and indicates that the City will need an additional 82 to 118 acres to accommodate future housing need.

URBAN GROWTH PROCESS

A Concept Plan is required for land brought into the UGB prior to annexation. The purpose of the Concept Plan is to ensure that areas brought into the UGB are urbanized efficiently and contribute to mixed-use, pedestrian-friendly, and multi-modal communities. The Concept Plan will generally identify the location of land uses and an overall average density. Land designations must accommodate needs identified in an adopted HNA, economic opportunities analysis and other urban growth management plans. The Concept Plan must demonstrate the ability to allow for 70% of new housing to be single-family detached and 30% to be single-family attached and multifamily. The Concept Plan also will identify potential funding sources for infrastructure improvements.

A Master Plan is required for properties within the city limits prior to any development. The master planning process encourages innovative and imaginative site planning to develop a sense of place where amenities, facilities, features and overall urban design could not be achieved through application of individual or combinations of zones. The master plan is intended to ensure that property will develop in a manner consistent with the previously approved concept plan. The Master Plan must include the locations of applicable land uses, including residential, commercial, industrial and institutional uses, transportation facilities, utilities, and parks, open space and natural areas.

STATEWIDE PLANNING GOAL 14

To provide for an orderly and efficient transition from rural to urban land use.

CITY OBJECTIVES AND POLICIES

- 1. OBJECTIVE: To identify and utilize accepted growth management techniques in a manner that will implement the Comprehensive Plan vision statement, goals, objectives and policies.**

POLICIES:

- 1) Carry out implementation of the vision statement using accepted land use planning and management techniques to include, but not limited to, the following:
 - Refine and update the 2005 Washington County-North Plains Urban Planning Area agreement. Proposed expansions of the area of interest shall be based upon an analysis of both short-term and long-term need for urban expansion in accordance with state law.
 - Intergovernmental agreements with Washington County concerning planning, land division, land uses, and management of land uses and provision of public facilities and services within the City's area of interest. The City shall take an active role in the land use planning and development process for lands located in the area of interest. Through the intergovernmental agreement, the City shall assume this greater involvement, including delegation by the County to the City for planning and development regulation responsibilities in the area of interest. The agreement also shall require annexation, or a pre-annexation agreement, prior to development of urban uses outside of the City's UGB, and concerning the regulation of land divisions pursuant to ORS 92.042.
 - Urban reserves. OAR 660 Division 21 authorizes planning for areas outside urban growth boundaries to be reserved for eventual inclusion of an urban growth boundary and to be protected from patterns of development which would impede urbanization. The City is adjacent to several undesignated areas. The authority provided by OAR 660 Division 21 provides the City a mechanism through which it can influence and affect the pattern of development outside the urban growth boundary, so that it does not conflict with the City's long-term plans for urbanization.
 - Urban Growth Boundary amendments.
 - The City will seek to influence, manage and control the transition from rural to urban uses on lands outside the City's urban growth boundary which are logically within the City's area of interest for future growth.
 - The urban growth boundary will be updated and expanded when conditions exist that satisfy adopted local and state standards for amendments to urban growth boundaries.
 - The City has an established urban growth boundary. Growth and development will be directed and encouraged within this area on developable lands. Development will be consistent with the capacity and capability of public services.

2. OBJECTIVE: To ensure annexation to the city occurs in an orderly and coordinated manner, and public facilities are provided to support urban growth consistent with the 2035 Vision.

POLICIES:

- 1) The following conditions should be met prior to or concurrent with the City processing of any annexation request:
 - The subject site should be located within the North Plains Urban Growth Boundary.
 - The subject site should be contiguous to the existing city limits.
 - The subject site should have an adopted Concept Plan that identifies the general location of land uses and an overall average density.
- 2) The proposed use for the site shall comply with the North Plains Comprehensive Plan and with the designation on the North Plains Comprehensive Plan Map. If a re-designation of the Plan Map is requested concurrent with annexation, the uses allowed under the proposed designation must comply with the Comprehensive Plan.
- 3) An adequate quantity and quality of urban services must be available, or there is evidence that it is feasible that they can be made available within a reasonable period of time after annexation. Annexation can be conditioned upon the provision of services through a Concept Plan. Increased levels of urban service shall not place unreasonable burdens on the service providers or existing users. An adequate level of urban services shall be defined as:
 - Municipal sanitary sewer and water service.
 - Roads with an adequate design capacity for the proposed use and projected future uses.
 - Police, fire, and school facilities and services.

The burden of providing the above findings is placed upon the applicant.
- 4) Coordinate annexation requests with affected public and private agencies.
- 5) If water and sewer lines are proposed outside the UGB to serve an annexation, the annexation and extra-territorial utility extension request shall be coordinated.
- 6) Apply the NC zone to lands newly annexed into the city limits concurrent with annexation.
- 7) Newly developed residential areas will be in master planned areas that may include parks, shopping, services, and activity centers, providing pedestrian access to these amenities.
- 8) Coordinate capital improvements planning with concept and master planning of land newly brought into the urban growth boundary to make land ready for development.
- 9) Concept and Master Plans will provide an opportunity for development of the housing needs identified in the HNA through zoning sufficient land to allow: 70% of new housing single-family detached and 30% single-family attached and multifamily. Residential densities for the UGB expansion area will be established in the concept plan.

3. OBJECTIVE: To establish a planning program and an efficient direction for growth that allows for complete and connected neighborhoods.

POLICIES:

- 1) Promote the efficient use of land, including appropriate in-fill, redevelopment and new development at higher density than currently on the ground in the City.
- 2) Plan for complete and connected neighborhoods, either singularly or in conjunction with adjacent areas.
- 3) Encourage the city to grow its existing neighborhoods, amenities, town center and industrial areas into one connected compact city.
- 4) Reinforce geographic separation between North Plains' and Metro's urban growth boundary/ urban reserves.
- 5) Provide separation between urban and rural land uses to the extent possible, consistent with state law.

PLAN IMPLEMENTATION

as of March 2019

ZONING

Zoning is an official land use control established “for public interest, health, comfort, convenience, preservation of the public peace, safety, morals, order and the public welfare”.¹ Zoning represents one means of carrying out the objectives set forth in the Comprehensive Plan.

Zoning must be consistent with the Comprehensive Plan in that a more intensive use of the land than permitted by the Plan cannot be allowed by the Zoning Ordinance.² Changes to the Zoning Ordinance or Comprehensive Plan can be requested and will be reviewed, but the burden of proof is upon the one seeking the change.³ The requested change must be justified by proof that:

- The change is in conformance with the Comprehensive Plan, and
- The change has met the procedures and regulations of the Zoning and Development Ordinance; and,
- The change is consistent with the statewide planning goals.

ANNEXATION

Areas can be annexed to the city upon request, approval by Council and approval of the majority of the electorate per City Charter Chapter I, Section 4. Additionally, areas can be annexed without vote with a petition submitted by all owners of land within the area, the area is within the urban growth boundary and at least one parcel in the area is contiguous to city limits. All annexations must comply with the Comprehensive Plan and statewide planning goals. The burden of proof is on the proponents of the annexation, and the City must base its decision on findings of fact.

SUBDIVISION AND PARTITION

The subdivision and partition clause of the zoning code establishes procedures and standards for land partitioning, and subdividing of four or more lots.

1 ORS 227.220

2 Baker vs. Milwaukie

3 Fasano vs. Washington County Board of Commissioners

COOPERATIVE AGREEMENTS

Realization of the Comprehensive Plan can also be facilitated by certain cooperative agreements. Such agreements may include any agreement between two or more agencies, whether public, semi-public, or private, wherein any projects related to the Comprehensive Plan may be jointly or cooperatively planned, financed, constructed, administered, or any combination of these in a manner which is beneficial to the public.

The City and County have entered into a formal agreement by which both are fully cognizant of the governance and procedural aspects of the area external to the city and within the urban growth boundary. This agreement is entered into pursuant to Oregon Revised Statutes for the purpose of facilitating the orderly transition from rural to urban land use. The information will include, but not be limited to:

Introductory Information - Adoption dates, procedures, and similar background data.

General Provisions - Reference to appropriate zoning and subdivision ordinances, statements of consistency with appropriate statutes and case law, and with statewide planning goals.

Subdivision Applications - Statements of which and whose ordinances shall apply in regulation of properties within the area, and procedures to be followed.

Zone Change Applications - Statements of whose ordinances shall apply in the event that land use changes are requested, and the procedures therefore.

Conditional Use, Variance, and Major Partition Applications - Statements of applicable procedures and approval criteria.

City Services - Statement of the conditions for the extension of services into the urban growth area, requirements imposed and procedures, as specified in the Policies of the Comprehensive Plan and the ordinances of the City.

Annexation - Reference to the appropriate statutes and ordinances.

Roads and Streets – Jurisdiction and maintenance responsibility is defined for county roads, new public roads, future arterials, and the procedures for resolution of mutual public right of way matters.

Arbitration - Procedures.

Review and Amendment - Annual Review and Procedures.

NEXT STEPS

The Comprehensive Plan is intended to be a general guide to future community development and should not deal with detailed site planning. Therefore, to supplement the Comprehensive Plan, detailed planning should be undertaken to work out the specifics of the various Plan proposals.

PLANNING INVENTORY

NATURAL CONDITIONS

Description of Location

North Plains is in the northwestern portion of the Tualatin Valley near the edge of the Tualatin Drainage Basin. It is about two miles south of the rolling hills of the Tualatin Range. Topography in the area is generally flat with a gradient toward the southeast. The terrain includes several intermittent drainageways generally flowing south and east to McKay Creek. North Plains is located about four miles north of Hillsboro, the County seat, and is about 19 miles westerly from Portland. It is situated on Highway 26, a major regional corridor linking Portland with the coast.

History

North Plains is one of several small communities dispersed in the predominantly agricultural areas of central Washington County. Originally founded as the community of Glencoe in the mid-1800s, the community's first plat was created in 1910 by a predecessor of the Spokane, Portland, and Seattle Railway to serve as a processing and shipping point for locally grown farm and forest products. The City of North Plains was incorporated June 25, 1963.

Climate, Geology and Topography

North Plains has a moderate valley-type climate. Temperature extremes are rare and usually of short duration. Winters are mild and the frost-free season is usually between 160 and 250 days. There are few days with temperatures below 20 degrees and about 10 days below 28 degrees. An average year has 10 days with temperatures above 90 degrees. Rainfall is sporadic during all seasons. The principal rainy season is from mid-November through March. Yearly average rainfall is 45.5 inches for North Plains. The chart below reflects averages for Hillsboro, OR, the closest reporting weather station to North Plains.

Climate Hillsboro - Oregon

	Jan	Feb	Mar	Apr	May	Jun
Avg high in F	45	50	56	62	69	75
Avg low in F	32	34	36	39	44	49
Avg precipitation in inches	7.3	5.7	4.8	2.7	2.0	1.4
	Jul	Aug	Sept	Oct	Nov	Dec
Avg high in F	82	83	76	64	52	46
Avg low in F	52	52	47	41	37	34
Avg precipitation in inches	0.4	0.7	1.5	3.4	7.4	8.2

Hillsboro Weather Averages

Annual high temperature:	63.3°F
Annual low temperature:	41.3°F
Average temperature:	52.3°F
Average annual precipitation - rainfall:	45.5 in

Source: www.weatherbase.com

Winds are seldom a problem in the North Plains area. Average wind velocity is about 8 mph. West and northwest winds are predominant during the winter rainy months; southern and eastern winds are predominant in the summer months.

Alluvial valley fill and semi-consolidated sedimentary rock underlie the North Plains study area. Surface material includes unconsolidated, fine-grained deposits of silt, sand and gravel. Ground water occurs in unconfined conditions. Columbia River Basalt is between 300 and 400 feet below the surface of the valley soils at North Plains. Ground water in pressurized aquifers is typically found in the basalt formations.

The topography of the North Plains study area is characterized by the flat lowlands of the Northwestern portion of the Tualatin Valley. Stream, valleys, such as McKay Creek, are typically 20 feet below the main plain. The average elevation of North Plains is 200 feet above sea level. It gently slopes from 210 feet in the northwest portion of the City to about 190 feet in the southeast. The elevation rapidly falls to about 170 feet along McKay Creek along the east side of the City.

Forest Resources

Commercial: There are no commercial timber growing lands in the North Plains planning study area. Forest products are processed in the City: saw milling, lumber milling, and some fabrication.

Non-Commercial: The major non-commercial forest resources in North Plains are east of the city and form visual buffers along Highway 26 on the southern edge of town. Stands of hardwood and various conifers also line McKay Creek and related drainageways. Timber resources in and adjacent to North Plains are minimal, making Goal 4 inapplicable.

Open Space, Scenic, Historic and Natural Resources

The City of North Plains manages 6.24 acres of land designated as parks, open spaces, trails and recreational facilities. The several year-round and intermittent waterways, including McKay Creek and Ghost Creek present excellent opportunities for usable open space within North Plains. The surrounding countryside provides abundant open space, ranging from orderly crop land, orchards, and truck farms to natural habitats found along waterways and in isolated tree stands.

Fish and Wildlife

McKay Creek supports a variety of resident game fish including rainbow trout (*Salmo gairdneri*), cutthroat trout (*Salmo clarki*), largemouth bass (*Micropterus salmoides*), and yellow perch (*Perca flavescens*). Bullheads (*Ptychocheilus oregonensis*) are the principal non-game fish.

Black-tailed deer (*Odocoileus columbianus*) are found in the agricultural and woodlands throughout the year. There do not seem to be any fur-bearing animals of economic importance in the streams or on land. However, beaver (*Castor Canadensis*), weasels (*Mustela erminea*), skunks (*Mephitis mephitis*), and nutria (*Myocaster coypus*) are to be found.

The principal upland game birds in the area are ring-necked pheasants (*Phasianus colchius*), California quail (*Lophortyx californicus*), mourning doves (*Zenaidura macroura*), band-tailed pigeons (*Columba fasciata*) and ruffed grouse (*Dendragapus obscurus*). Several waterfowl species overfly the area in their migrations. There is no significant nesting of waterfowl in the area. The species who use the flyway for immigration are Canada Geese (*Branta canadensis*), mallards (*Anas platyrhynchos*), American widgeons (*Maraca americana*), wood ducks (*Aix sponsa*), and pintails (*Anus acuta*).¹

Vegetation

The area around North Plains consists of bottom-lands. Principal crops are small grains, pasture, hay and some specialty crops. Interspersed with the farms are small tracts of timber. The vegetative cover on these tracts consists primarily of Douglas Fir (*Pseudotsuga menziesii*), big leaf maple (*Acer macrophyllum*), dogwood (*Cornus stolonifera*), snowberry (*Symphoricarpos albus*), blackberry (*Rubus allegheniensis*), and Poison Oak. There are no known rare or endangered plant species.

1 Environmental Assessment for United Sewerage Agency, Nero & Associates, July, 1977.

Historic Resources

When the Comprehensive Plan was acknowledged by the Land Conservation and Development Commission in 1981, the Plan identified the Walter Blacksmith Shop on West Union Road as the only historic structure in the North Plains area. The 1983 Plan amendment states: “There are no structures or sites of historic importance located within North Plains.”

In 1983-84, researchers from the Washington County Museum identified three structures within North Plains for inclusion on the Washington County Cultural Resources Inventory. The three structures are:

- a. True Value Hardware/Knights of Pythias Friendship Temple building (1914) 31520 NW Commercial St.
- b. North Plains Commercial Bank building (1911) 31594 NW Commercial Street, currently home to the Last Waterin’ Hole.
- c. Residence at 31379 SW Kaybern (1911).

The Knights of Pythias Friendship Temple and the former North Plains Commercial Bank are cited as significant because they are two remaining commercial brick buildings which were built in the early 1900s, the years associated with land development and railway promotion. The home at 31379 Kaybern is one of the early residences constructed during the railroad boom. The house is in excellent condition.

All three properties are included in the City’s historic overlay zone.

The 1989 Washington County Cultural Resources Inventory cites a number of historic and cultural resources in and around North Plains.

Other Goal 5 Resources

Within the City limits /UGB of North Plains, there are no:

- Commercially valuable mineral and aggregate resources;
- Ecologically and scientifically significant areas;
- Outstanding scenic views and sites;
- Indigenous energy sources;
- Wilderness areas;
- Potential and approved Oregon recreation trails; and
- State/federally designated wild and scenic waterways.

Soil Constraints

North Plains’ soils, like most of the Northern Tualatin Valley, can require special engineering techniques for building. The techniques can include artificial drainage, runoff control, extended sewage absorption fields or soil excavation. Data provided in this section is from the Soil Conservation Service, (SCS).

About 83% of the area soils are the Willamette and Woodburn soil units. These soils are not as subject to soil engineering requirements and are relatively free of constraints to development. These soils are considered “primary buildable”.

The remaining 17% of the urban area is designated “secondary buildable” because it has some development constraints and costly engineering requirements. The Chehalis, Aloha, and Dayton soil units are subject to a high water table within 24” of the surface. Amity, McBee, Wapato, Cove and Verboot soil units are subject to flooding and possible high water table conditions.

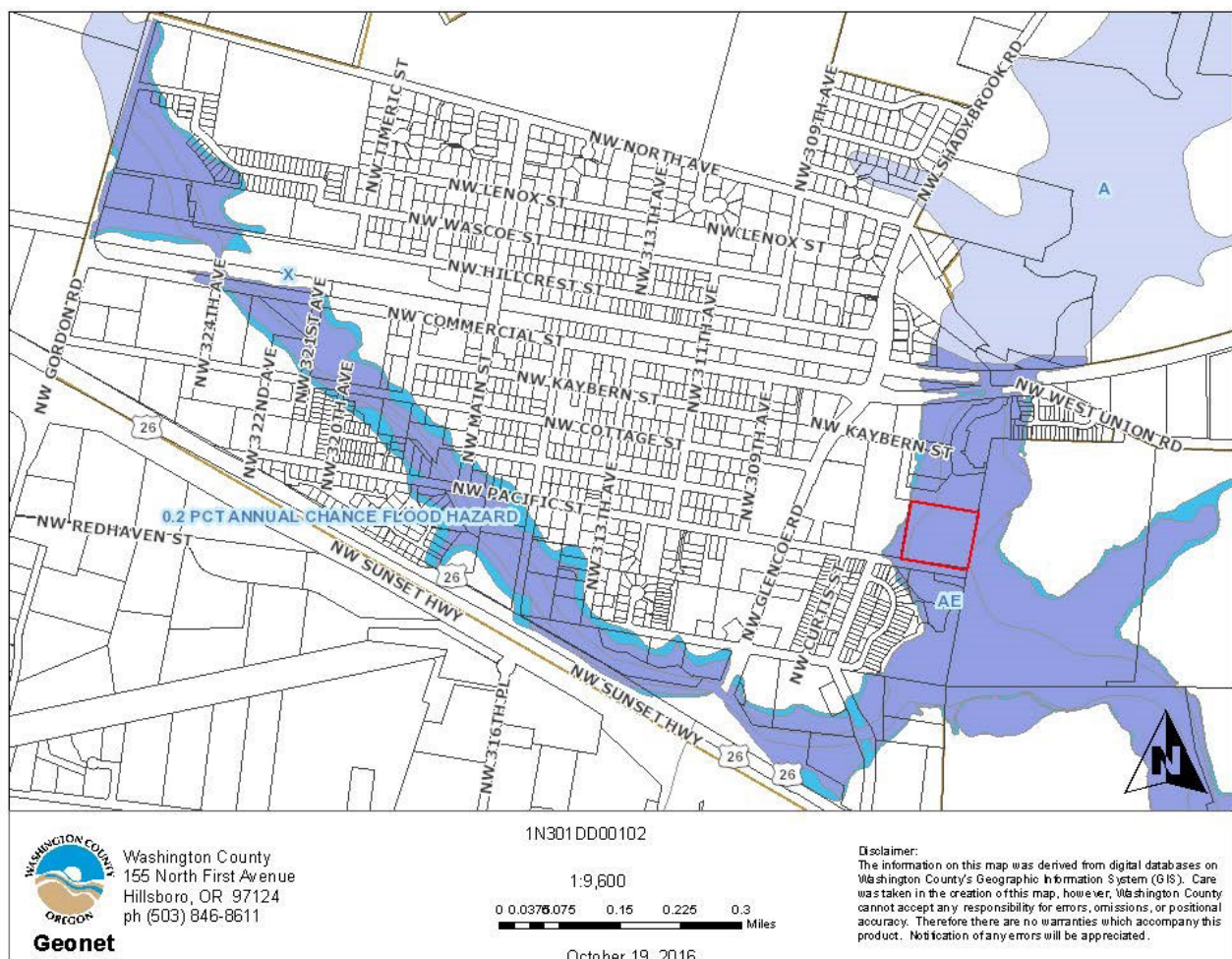
Natural Hazards

Flooding is the most serious hazard in the North Plains area. The City is located within the 100-year flood plains of McKay Creek, located on the city’s east boundary, and Ghost Creek, which runs from the northwest corner near the intersection of Wascoe Street and Gordon Road to the southeast corner at the intersection of Glencoe Road and Sunset Highway connecting to McKay Creek. Serious flooding has been reported in the past.

Undersized culverts were replaced at Glencoe Road, 314th Avenue, and Pacific, Cottage, Commercial, Hillcrest and Wascoe Streets. However, those improvements have simply displaced the flooding which now occurs near Gordon and Wascoe.

The U.S. Army Corps of Engineers has identified the elevations of the 100-year floodplain for both the creeks. Based on this data, Washington County has adopted a floodplain ordinance (No. 126) which essentially prohibits development in flood plain areas except where, after filling, construction can occur one foot above the flood elevation. However, filling permits are subject to stringent conditions.

Washington County calculated that the city has a total of 77 acres of land located within the 100-year flood plain of McKay Creek.



PUBLIC FACILITIES AND SERVICES

Supply and Storage

The City of North Plains is supplied domestic water by the Joint Water Commission (JWC) of Washington County. The primary transmission main from Hillsboro was installed in 2005. The JWC supplies potable water adequate to support both the residential, commercial and industrial uses as needed. The JWC treats the water with chlorine to disinfect it. The water is not fluoridated.

North Plains has a pressurized system, wherein water is pumped into a storage tank, directly from the transmission main and then into the distribution system. City staff is certified by the State of Oregon to maintain the system, and performs most repairs and some capital improvements.

The City has one 1.2-million-gallon storage tank which is adequate for domestic consumption and fire suppression over a short period and is building a new 3-million-gallon storage tank to prepare for future growth. The City has retained its rights to pump water from the local aquifer. The City has an approved capital program for the water system that is updated annually.

Distribution

The City maintains more than 13 miles of water mains, with appurtenant hydrants, valves and pumping systems. A plan for maintenance and improvements of the system is included in the Water System Master Plan.

Sanitary Sewage Systems

Clean Water Services owns and maintains the sanitary sewer collection system within the City of North Plains. The sewage flows by gravity to the southeast corner of the city to a pumping station located near the intersection of Highland Court and 307th Avenue. From there it is pumped through to Clean Water Service's Hillsboro treatment facility, which has adequate capacity to accommodate the city's sewage for the foreseeable future.

Storm Drain

North Plains has a limited storm drainage system that includes ditching and culverts that send storm water to the two major drainageways and Clean Water Services storm lines. Clean Water Services maintains all storm drainage facilities over 10 inches in size. The City maintains storm drain lines under 10 inches in size.

Solid Waste Disposal

Residential solid waste, recyclables and greenwaste is managed by Garbarino Disposal Services, which operates a corporation yard on Hillcrest Street. Prices are subject to periodic renegotiation between the collector and the Washington County Commission.

Emergency Services

The North Plains Police Department employs 2.5 full time equivalent officers (FTE) and six reserve officers. The department does not provide 24 hour coverage, but does receive rapid response for priority calls. The Police Department responds to dispatched calls, provides uniform patrol, interacts with the community, conducts criminal investigations, provides traffic enforcement, crime prevention, training and mutual aid to surrounding police agencies and supports other City departments. Detention and jail facilities are available through the Washington County jail located in Hillsboro, four miles away. North Plains contracts with the City of Hillsboro for report and evidence management and Washington County Justice Court to adjudicate traffic tickets.

Fire protection and emergency medical response within North Plains is provided by the Tualatin Valley Fire & Rescue. Station 17 is centrally located in downtown North Plains on Commercial Street next to City Hall. Station 17 is a full-time career station with four personnel: one officer, one driver and two firefighters. Equipment includes two engines, one tank truck, one rescue unit and one brush control truck.

The Washington County Emergency Medical Services (EMS) system serves the City of North Plains and includes an exclusive ambulance transportation franchise, seven fire department first response agencies, air medical scene support, four primary receiving hospitals and two level-1 trauma centers, and an advanced 911-E dispatch center. Regulatory oversight and direction for this system comes from Washington County and the State of Oregon.

Educational Facilities

The City of North Plains is within the Hillsboro School District. North Plains Elementary School was opened in 1954 and occupies 15 acres in the northwest corner of North Plains. There are no immediate plans for capital improvements. A new elementary school is planned as part of the east expansion area, recently annexed into city limits. North Plains' students attend the Evergreen Junior High Schools in Hillsboro. Most students rely on school-provided transportation. North Plains' students attend Glencoe High School in Hillsboro, which features athletic fields and an auditorium. Portland Community College offers post-graduate educational services to the North Plains area.

Library Services

North Plains Public Library, constructed in 2006, is part of the Washington County Cooperative Library System. The cooperative allows all County residents to borrow from any municipal or other public library in the County, providing access to over a million items in its cumulative collection.

Other Public Utilities: Telephone, Internet, Gas, Electrical

A variety of private companies provide these services to residents and businesses in North Plains.

Transportation Facilities

North Plains is located 19 miles from Portland and four miles north of Hillsboro and is outside the contiguous metropolitan urban growth boundary. However, it is not isolated due to several transportation advantages.

The Sunset Highway (US 26) is a major regional route connecting Portland with the coast. It forms the southern boundary of the existing City limits and is easily accessible via the Glencoe, Dersham, and Jackson Road interchanges. Highway 26 is a 4-lane highway and connects with Interstate 405 and is listed on the State Bicycle System.

Glencoe Road is maintained by Washington County as a two-lane rural highway. It connects North Plains with Hillsboro, and with the Dixie Mountain pass to the Columbia River Highway, about 12 miles north.

Of the 10.94 miles of currently platted right-of-way in North Plains, 8.18 miles are improved and in use. Of that total, 4.24 miles or 52% is paved and in good condition, and an additional 36% is graveled. Most of the residential streets in the south and west portions of town are hard packed gravel.

Commercial Street, North Avenue and Hillcrest Street are the most traveled east-west streets through North Plains. Glencoe, 311th and Main Streets are the most traveled north-south streets.

North Plains is served by a number of special transportation services including:

- a. Ride Connection, which provides free transportation to TriMet facilities in Hillsboro and locations in Banks and Forest Grove, “Ride About” and “Door to Door” services for senior citizens.
- b. Tillamook “Wave” bus service that connects Tillamook to Portland.

North Plains is served by a variety of other modes of transportation. The following are the most prominent for planning purposes:

- The Burlington Northern Railroad contains a single track line through the center of North Plains connecting Banks with the Portland rail yards. At least 4-5 times a day trains carry forest products and milled lumber as well as various seeds and produce from Portland.
- The residents of the Air Acres subdivision, in the unincorporated area immediately south of Highway 26, maintain a landing strip complete with lights and wind socks. This is a private field, available to the public for emergencies only. It is 3,000 feet long and can accommodate small, general aviation aircraft.
- The Port of Portland operates the Hillsboro Airport about five miles from North Plains. The Hillsboro Airport is an FAA-approved general aviation airport with two runways (4,050' and 6,600' lengths) that accommodate prop and small jet traffic. Hangar space and repair and maintenance services are available. The Port of Portland's International Airport is in Portland, about 35 miles from North Plains.

ECONOMY

The Highway 26 Sunset Corridor is a major employment center in the Portland area and includes the greatest concentration of high tech industries in the state. The high-tech industries in the Sunset Corridor offer North Plains entrepreneurs the opportunity to provide supporting products and equipment to existing and developing businesses. More information on the local and regional economy can be found in the current Economic Opportunities Analysis.

THE PEOPLE OF NORTH PLAINS

US Census 2010 information indicates the following about North Plains based on the 2010 census: (www.factfinder2.census.gov). 2010 population was estimated at 1,947 persons. About 15% of residents are over age 60, and 31% are 19 or under. The median age is 36.5 years.

2010 Demographic Information

Subject	Number	Percent
Age		
Total population	1,947	100.0
Under 5 years	143	7.3
5 to 9 years	140	7.2
10 to 14 years	163	8.4
15 to 19 years	135	6.9
20 to 24 years	95	4.9
25 to 29 years	110	5.6
30 to 34 years	143	7.3
35 to 39 years	152	7.8
40 to 44 years	154	7.9
45 to 49 years	149	7.7
50 to 54 years	158	8.1
55 to 59 years	110	5.6
60 to 64 years	115	5.9
65 to 69 years	58	3.0
70 to 74 years	37	1.9
75 to 79 years	27	1.4
80 to 84 years	33	1.7
85 years and over	25	1.3
Median age (years)	36.5	(X)

Almost 63% of households have families with children, and half of these households have children under 18 years of age. About 17% of households, include a person 65-years-old or older. Almost 24% of households consist of one person living alone.

Households by Type

Total households	786
Family households (families)	493
With own children under 18 years	256
Married couple family	420
Male householder, no wife present, family	19
With own children, under 18 years	3
Female householder, no husband present, family	54
With own children under 18 years	37
Nonfamily households	293
Householder living alone	191
65 years and over	64
Households with one or more people under 18 years	262
Households with one or more people 65 years and over	133
Average household size	2.36
Average family size	2.98

The average household size is 2.36 persons. Family households are slightly larger at 2.98.

Some 581 children (31% of residents) were present in North Plains in 2010, with almost 200 attending grade school, and another 100 attending high school.

School Enrollment

Population 3 years and over enrolled in school	385
Nursery school, preschool	7
Kindergarten	5
Elementary school (grades 1-8)	197
High school (grades 9-12)	107
College or graduate school	69

English is the only language spoken by 84% of residents over age 5. About 8.7% speak Spanish. The remaining 8% speak other languages.

Per capita income (all population divided by earnings) in North Plains is \$31,597. Median household income in North Plains is relatively high for the area at \$71,346. Other area communities have lower medians.

Area	Median Household Income
North Plains	\$71,346
Washington County	\$63,814
Hillsboro	\$64,197
Banks	\$65,417
Beaverton	\$55,155
Cornelius	\$48,788
Forest Grove	\$49,034

Most residents over 25 have completed high school. Almost 30% have attained a college degree, with 17% attaining a 4-year degree or higher.

Category	No.	Percent
Population 25 years and over	1,346	
Less than 9th grade	30	2.2%
9th to 12th grade, no diploma	84	6.2%
High school graduate (includes equivalency)	466	34.6%
Some college, no degree	370	27.4%
Associate's degree	164	12.2%
Bachelor's degree	173	12.8%
Graduate or professional degree	59	4.4%

HOUSING SUPPLY

In 2010, there were 852 housing units in North Plains census tract (which captures some homes outside of the incorporated City limits.) The City experienced substantial growth in the 1990's and early 2000's. Growth has been more gradual since 2005:

Year Structure Built	No.
Total housing units	852
Built 2005 or later	58
Built 2000 to 2004	104
Built 1990 to 1999	418
Built 1980 to 1989	63
Built 1970 to 1979	78
Built 1960 to 1969	31
Built 1950 to 1959	14
Built 1940 to 1949	25
Built 1939 or earlier	61

Most residences have 3 or fewer bedrooms:

Bedrooms	No.
Total housing units	852
No bedroom	12
1 bedroom	93
2 bedrooms	78
3 bedrooms	528
4 bedrooms	127
5 or more bedrooms	14

Of the occupied units at the time of the census, almost 75% were owner occupied.

Housing Tenure	No.
Occupied housing units	786
Owner-occupied	585
Renter-occupied	201
Average household size of owner-occupied unit	2.48
Average household size of renter-occupied unit	2.01

The value of most owner-occupied housing is above \$200,000 in 2010.

Value	No.
Owner-occupied units	585
Less than \$50,000	15
\$50,000 to \$99,999	6
\$100,000 to \$149,999	19
\$150,000 to \$199,999	150
\$200,000 to \$299,999	265
\$300,000 to \$499,999	125
\$500,000 to \$999,999	3
\$1,000,000 or more	2
Median (dollars)	\$237,400

About 15% of owners who occupy units (89) have no mortgage on their home.

Mortgages in North Plains tend to be modest in the range of \$1,000-\$2,000 per month, with a median of \$1,601.

Selected Monthly Owner Costs	No.
Housing units with a mortgage	496
Less than \$300	0
\$300 to \$499	3
\$500 to \$699	0
\$700 to \$999	14
\$1,000 to \$1,499	178
\$1,500 to \$1,999	217
\$2,000 or more	84
Median (dollars)	1,601

Residential rental costs also tend to be modest in North Plains. About 23% of the City's residences are rented. Most multi-family units rent for less than \$1,000/month, including housing for seniors.

Gross Rent	No.
Occupied units paying rent	198
Less than \$200	4
\$200 to \$299	4
\$300 to \$499	9
\$500 to \$749	66
\$750 to \$999	45
\$1,000 to \$1,499	55
\$1,500 or more	15
Median (dollars)	\$887

Most occupied residences have access to vehicles:

Vehicles Available	No.
Occupied housing units	786
No vehicles available	49
1 vehicle available	155
2 vehicles available	320
3 or more vehicles available	262

Updated housing information can be found in the 2017 Housing Needs Analysis.

EXISTING LAND USE

As of October 3, 2017, land uses and acreages in the City of North Plains were as follows:

Zone	Acres
Low density residential (R10)	N/A
Medium/low density residential (R7.5)	100.55
Medium/high density residential (R5)	85.89
High density residential (R2.5)	89.21
Neighborhood community (NC)	24.33
Commercial (C1 and C2)	69.39
Industrial (M1 and M2)	183.75