



City of North Plains

Planning Commission - Regular Session Meeting
Wednesday, July 9, 2025 @ 6:00 PM
Jessie Mays Community Center
and also via ZOOM

Join Zoom Meeting

[https://us02web.zoom.us/j/89199254524?](https://us02web.zoom.us/j/89199254524?pwd=c2duRlMraFovRzZCNy9nVUlPbTxc3UT09)
[pwd=c2duRlMraFovRzZCNy9nVUlPbTxc3UT09](https://us02web.zoom.us/j/89199254524?pwd=c2duRlMraFovRzZCNy9nVUlPbTxc3UT09)
Meeting ID: 891 9925 4524
Passcode: 107702

Page

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT:

We encourage those wishing to comment to do so in advance of the meeting by emailing comments to info@northplains.org. Comments will be read into the record. Persons wishing to speak on matters not on the agenda may be recognized at this time.

A. **Public Comment Guidelines**
5. APPROVAL OF MINUTES:

A. **Review and approval of June 11, 2025, Regular Session Minutes** 3 - 6

 - [06 - Planning Commission - Regular Session - 11 Jun 2025 - Minutes](#)
6. UNFINISHED BUSINESS:

A. **UGB Concept Planning Update** 7 - 71

 - [North Plains UGB Concept Plan Memo #1-2025-05-09](#)
 - [Memo #2-City of North Plains-Existing Conditions-2025-06-05](#)
 - [July 9 Planning Commission-Concept Plan](#)

B. **UGB Expansion Status Update and Discussion**
7. NEW BUSINESS:
8. LAND USE APPLICATIONS & CITY PROJECT MONTHLY REPORTS

A. **Land Use Applications - previous 30 days** 72 - 73

 - [June Building Permits](#)

B. **City Project Monthly Update Report** 74 - 77

 - [Staff Report - 3JC 2025-06-16-NP City Council Update](#)
 - [Staff Report - Planning - June 2025](#)
9. PLANNING COMMISSION COMMENTS
10. CITY COUNCIL COMMENTS

11. STAFF COMMENTS

12. ADJOURNMENT:

North Plains Planning Commission meetings are accessible for disabled individuals. The City will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 5 days prior to the meeting. To obtain services, please call City Hall at [\(503\) 647-5555](tel:5036475555)

The following Planning Commission Meetings are scheduled to be held at:
Jessie Mays Community Center - 30975 NW Hillcrest Street

The meetings will be held on the following dates at 6:00 p.m.:

Wednesday, August 13, 2025 Wednesday, September 10, 2025 Wednesday, October 8, 2025

ZOOM LINK INFO:

Join Zoom Meeting

<https://us02web.zoom.us/j/89199254524?pwd=c2duRlMrFovRzZCNy9nVUlpTXc3UT09>

Meeting ID: 891 9925 4524

Passcode: 107702



MINUTES

Planning Commission - Regular Session Meeting
Wednesday, June 11, 2025 6:00 PM
Jessie Mays Community Center
and also via Zoom

**COMMISSION
MEMBERS:**

Chairperson Stewart King; Vice Chairperson Heather LaBonte, Tom Hauth, Lonnie Knodel, Chi Miller, Ignacio (Iggy) Parra, Doug Nunnenkamp

**COMMISSIONERS
ABSENT:**

All commissioners in attendance.

STAFF PRESENT:

City Manager Bill Reid, Planning Director Steve Miller, City Recorder Lori Lesmeister, Downtown Coordinator/Asst. Planner Rowan Maiorano

OTHER:

Ex Officio: Mayor Goodwin was absent.

CALL TO ORDER: at 6:00 pm

PLEDGE OF ALLEGIANCE

ROLL CALL

All Commissioners were in attendance.
Ex Officio Mayor Goodwin was absent.

PUBLIC COMMENT:

We encourage those wishing to comment to do so in advance of the meeting by emailing comments to info@northplains.org. Comments will be read into the record. Persons wishing to speak on matters not on the agenda may be recognized at this time.

Public Comment Guidelines

No public in attendance.
No public comments from Zoom.
No public comments submitted prior to the meeting.

APPROVAL OF MINUTES:

Review and approval of May 14, 2025, Regular Session Minutes

Motion to approve the May 14, 2025, Regular Session Planning Commission Minutes with the correction of wording in the third sentence under Land Use.

Moved by Commissioner Miller. Second by Commissioner Nunnenkamp.
Motion was approved unanimously.

UNFINISHED BUSINESS:

Glen Bolen with ODOT - ODOT TGM Grand & Concept Planning Progress update

City Manager Bill Reid introduced Glen Bolen from ODOT to discuss the Transportation Growth Management (TGM) grant for the city's UGB concept planning process.

Mr. Reid explained that the city received a \$230,000 grant to conduct a 12–18-month formal concept planning process for the city's planned urban growth boundary expansion. He noted that the project has been underway since November, but some phases had to be rearranged due to the uncertainty surrounding the UGB expansion. Glen Bolen, ODOT Region 1 contracts manager, presented an overview of the TGM program. He explained that it is a 25–30-year-old program that started when cities had to do transportation system plans and has since expanded to include planning for growth and land use. The program has funded over 1,000 projects with the goal of creating full-service communities and providing transportation choices.

Mr. Bolen outlined the program's objectives, which include supporting economic vitality and growth, fiscal responsibility, and environmental stewardship. He explained that the North Plains project falls under the category of "area plans" and is similar to the downtown plan previously completed for the city.

Mr. Bolen noted that the grant application was submitted in 2022 as the city was working on its UGB application. He explained that the contracting process with ODOT is slow, which is why the city applied for the grant before finalizing its UGB plans. The contract was signed in August, and a consultant was selected to begin background work.

Mr. Bolen emphasized that the project is currently on hold pending the city's decision on moving forward with the UGB expansion. He stated that there is a deadline to spend the grant money by June 2026 and urged the commission to make a decision soon if they want to continue with the grant.

City Manager Reid then presented more details about the grant and concept planning process. He explained that North Plains, like other small cities outside the Portland metro region, has to determine the new UGB line before doing formal concept planning, which is the reverse of the process in the Portland Metro UGB.

Reid highlighted that the grant aims to figure out various types of housing choices, their relation to future employers, and develop a road map and phasing plan for financing infrastructure as growth occurs. He emphasized that this process would also inform future master plans for parks and streets, leading to system development charge methodology updates.

The formal scope of work includes project management, community engagement (currently on hold), technical studies, and the development of alternative concepts and a final concept plan. Reid noted that they have draft reports on existing conditions and are working on vision and guiding principles for the planning process. Chair King asked about the timeline for moving forward with a UGB expansion recommendation. After some discussion, the planning commission unanimously agreed to recommend that the city council move forward with the UGB expansion process.

City Manager Reid noted that there were some remaining details to finalize regarding the exact recommended UGB line from the Relook Advisory Committee (RAC). He suggested bringing the RAC back in July to formalize their recommendation and review some existing conditions reports that might inform the final UGB line.

The commission discussed the possibility of holding a workshop before the July meeting to review this information and potentially make a formal recommendation to the city council.

NEW BUSINESS:

Assistant Planner Rowan Maiorano reported an error in the recent sign code amendment that needed correction. He explained that standards meant to be stricken were not removed during codification. A new ordinance will be presented to the city council in July to correct this clerical error.

Planning Manager Steve Miller informed the commission that Gratemaster is working on an application for an addition to their property. This will come before the commission as a Type 3 design review application. He noted that while the property includes floodplain and significant natural resource areas, the proposed development will not impact these areas.

City Manager Reid mentioned that the city attorney has recommended slight tweaks to the FEMA regulations in the zoning code to ensure clear and objective standards. This will require the commission to reconsider the language and make a new recommendation to the city council, likely in August.

Commissioner Miller brought up an inquiry from the EDC regarding the possibility of revisiting the monument sign for Roll Tide tenants. Steve Miller and Rowan Maiorano provided background on the previous discussions about monument and highway signage for these businesses. They explained the challenges with addressing, visibility, and state requirements for follow-up signs. Maiorano mentioned that they are working on developing a plan for a 4x4 sign in a safe and approved location on Glencoe Road.

LAND USE APPLICATIONS & CITY PROJECT MONTHLY REPORTS

[City Project Monthly Update Report](#)

[Current Building Permits](#)

PLANNING COMMISSION COMMENTS

Commissioner Knodel raised concerns about the intersection of North Avenue and Shadybrook, noting visibility issues when turning north onto Shadybrook. Chair King suggested that a stop sign on southbound Shady Brook might help but acknowledged that coordination with the county would be necessary as Shadybrook is under county jurisdiction.

Commissioner LaBonte suggested including brief titles or synopses of workshop topics in the meeting minutes for reference. The city recorder will do that going forward.

Commissioner Hauth inquired about the status of the former property just south of the post office. Chair King responded that the property has been cleaned up and the owner intends to lease it as a single-use space, but no specific proposals have been received yet.

CITY COUNCIL COMMENTS

No City Council comments as the Ex Officio was not present.

STAFF COMMENTS

Planning Manager Steve Miller announced that this would be his last planning commission meeting, as he is moving to Hood River County to work as their planning manager. He thanked the commission for their work over the past three years and wished North Plains all the best in moving forward with the UGB proposal. Chair King thanked Mr. Miller on behalf of the planning commission for his service.

ADJOURNMENT: at 6:57 pm

Next Planning Commission Meeting is scheduled for July 9, 2025, with a tentative start time of 6:00 pm.

Submitted by:

Lori Lesmeister, City Recorder

Date Minutes Approved _____

MEMORANDUM

To: *City of North Plains*

From: Steve Faust, AICP

Date: May 9, 2025

Project: North Plains UGB Concept Plan

RE: Draft Memorandum #1: Vision and Guiding Principles

I. Introduction

Memorandum Purpose

Memorandum #1 (Memo) will describe a vision and guiding principles for the Concept Plan area that build upon the Project Objectives. The Vision and Guiding Principles will be used to evaluate plan alternatives and direct outcomes for the concept plan area.

II. Vision Framework

The following section summarizes vision statements and goals from existing policy documents that will be used to establish the Concept Plan Vision and Guiding Principles.

North Plains UGB Concept Plan Objectives

- Plan for the development of affordable¹, market-rate housing, accessible neighborhoods² and employment lands that will drive the city's economy.
- Accommodate residential growth of up to 790 new dwelling units within the Concept Plan Area over the 20-year planning period.
- Plan for new urbanized land to accommodate residential, employment and public service needs.
- Identify land for new housing and connect residents to new and future employers.
- Develop a roadmap for implementation and phasing of financing for necessary infrastructure, with a priority on assuring necessary infrastructure and utilities to critical employment sites.

¹ Housing choices and options – a variety of dwelling unit types, either for rent or ownership, that can meet a diverse socio-economic need for housing affordability in the community.

² Neighborhoods with equal access to everyone, including people with disabilities, and that feature a range of travel options and multimodal facilities.



2019 Comprehensive Plan Vision

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.



2021 Housing Needs Analysis

Relevant recommendations from the 2021 HNA include:

North Plains should plan to provide opportunities for development to address its identified housing needs. While the City does not generally have a direct role in housing development, the City's planning framework sets the context for housing development. The City should evaluate opportunities to lower barriers to development of types of housing that are relatively more affordable (e.g., townhouses and multifamily housing) and ensure that sufficient land is available to accommodate these housing types.

North Plains should consider opportunities to allow and encourage development of more affordable housing types. The City has an existing deficit of affordable housing. North Plains housing prices, especially ownership prices, have increased substantially since 2000. Needed housing types include single-family attached, multifamily, government-subsidized housing and manufactured housing on lots and in parks.

2022 Economic Opportunities Analysis

The 2022 EOA and associated land need estimates are based on the adopted City Council Vision for future economic growth and diversification as permitted and encouraged by OAR 660-024. The Vision includes Four Priorities for community and economic development with the UGB expansion study process:

PRIORITY 1: Reverse the worsening trend of bedroom community status for North Plains with a thriving jobs-housing balance by expanding and diversifying employment opportunity and industry profile and presence.

PRIORITY 2: Grow business investment in North Plains to encourage expansion and diversification of the City's property tax base to reverse the imbalance created by a growing bedroom community development trend.

PRIORITY 3: Ensure and sustainably fund community-supporting infrastructure, economy-supporting infrastructure, and expanded City services such as recreational offerings that enhance community health and diversify the City economy.

PRIORITY 4: Expand the local presence of important, everyday commercial services for the residents of North Plains, which offers a shorter and safer distance rather than at extended and costly distance to other cities.

The EOA also identified target services and industries for future economic growth consistent with City Council's Vision directive that export-oriented employers need to be pursued and recruited to broaden and strengthen the city's economy and employment opportunities. These services and industries include:

- A full-service grocery store
- Export-oriented employers
 - Computer & Electronic (C&E) Mfg.54 (5-100+ acres typical site range)
 - Multi-tenant Office Complex55 (5-20 acres typical site range)
 - Business Incubator (5-25+ acres typical site range)
 - Food Processing (5-25+ acres typical site range)



- Small-scale manufacturing (electronics mfg., machinery mfg. (i.e., agriculture or industrial machinery), metals fabricating, specialty food & beverage manufacturing, renewable and alternative energy products) (10-50 acres typical site range)
- Small-scale warehouse, distribution & wholesale (5-50 acres typical site range)
- Professional services
- Personal services (residents, senior and visitors)

2022 Transportation Growth Management Grant Application

Key elements from the North Plains UGB Expansion Concept Planning grant application include:

- Accommodate residential, commercial, and industrial growth
- Help meet a regional and statewide need for industrial lands to support tech-based and supporting industries along a major transportation corridor
- Identify land for and connect North Plains' residents to new and expanding tech-based and supporting industries and businesses
- Build upon and improve the existing transportation network to promote efficient travel, provide access to existing services and amenities, support downtown businesses, reduce greenhouse gas emissions, and support active modes of transportation
- Modify the City's current transportation network to provide direct access for current and future businesses to and from Highway 26 that avoids moving freight through downtown
- Use roads and trails to connect homes with downtown shopping and services, local jobs, parks, and schools
- Provide a mix housing types to accommodate a variety of household sizes and incomes
- Include important commercial services for the residents of North Plains to meet their everyday needs

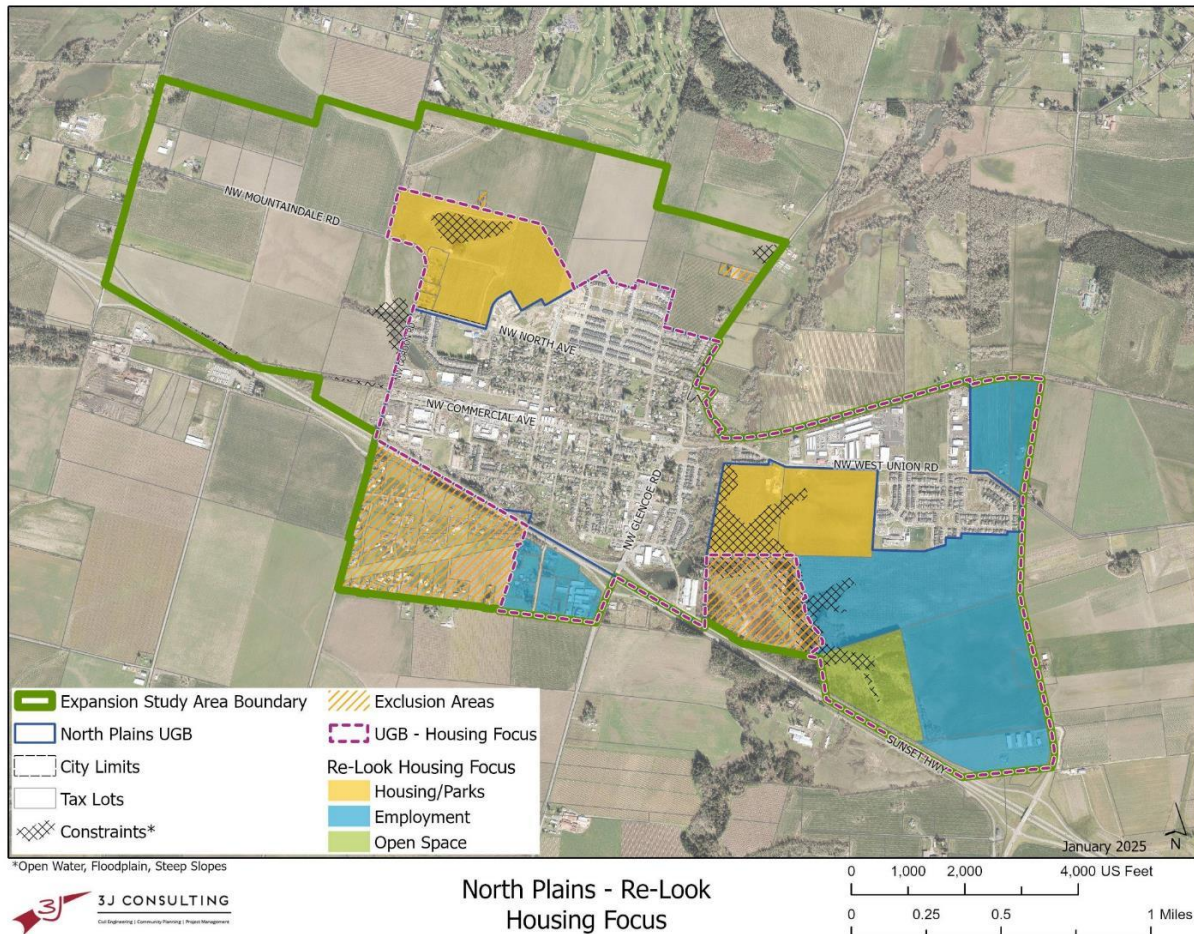
North Plains UGB Re-Look Process

In September 2024, North Plains City Council initiated a community engagement process to reexamine the September 2023 UGB amendment recommendation and put forward a new UGB amendment for City Council consideration. Through the Re-Look process, a Re-Look Advisory Committee (RAC) and the broader public reviewed the land need and UGB expansion analyses, shared thoughts on the ideal amount and location of residential and employment land uses.

At its February 2025 meeting, RAC members were nearly unanimous in preferring the "Housing Focus Alternative." Key RAC reasons for their recommendation include:

- UGB expansion smaller than the 2023 recommendation
- Balance of jobs, housing and parks
- Need for more parks, especially the Lind Reservoir Park
- Natural extension of residential development to the north (Brynhill) and east (Sunset Ridge), with a variety of housing types for all incomes
- Buffer new industrial development from existing residential neighborhoods (Sunset Ridge)
- Provide opportunities for small businesses – grocery store, restaurants





III. North Plains UGB Vision and Guiding Principles

Vision

North Plains will grow as a vibrant, connected, and inclusive community that honors its small-town character while accommodating sustainable population and employment growth. The city will promote a high quality of life through diverse housing options, robust economic opportunities, resilient infrastructure, and strong connections to nature and regional destinations. North Plains will provide its residents with access to parks, jobs, and services while protecting its heritage, agricultural roots, and natural environment.

Guiding Principles

1. Diverse and Affordable Housing

- Allow a mix of housing types for all income levels, ages, and household sizes, including townhomes, multifamily, and manufactured housing.
- Prioritize housing development that addresses affordability, especially in response to the city's identified housing deficit.



2. Balanced Growth and Livability

- Accommodate expected population growth with thoughtful planning that balances housing, employment, parks, and public facilities.
- Support neighborhood design that fosters community interaction, safety, walkability, and access to services.
- Ensure that land use transitions that support the integration of new development with the existing built environment.

3. Economic Vitality and Job Creation

- Expand local employment opportunities to reduce North Plains' bedroom community status and strengthen its jobs-housing balance.
- Attract export-oriented industries and essential commercial services, such as a full-service grocery store and business incubators.

4. Transportation and Connectivity

- Develop a well-connected multimodal transportation network that prioritizes safety, efficiency, and accessibility for pedestrians, cyclists, freight, and vehicles.
- Link neighborhoods with downtown, schools, parks, and employment areas through an integrated system of roads, trails, and bike paths.
- Improve regional connectivity, including direct access to Highway 26, while reducing congestion and freight traffic downtown.

5. Infrastructure and Public Services

- Coordinate development with timely investments in infrastructure, utilities, and public services to support residential and employment growth.
- Ensure infrastructure phasing supports job-creating sites and critical community needs.
- Provide recreational and civic amenities that enhance livability and community well-being.

6. Environmental Stewardship and Resiliency

- Preserve and enhance natural features, such as McKay Creek and Ghost Creek, through thoughtful planning and sustainable design.
- Maintain and expand the City's open space network as a defining feature of the city's identity.
- Promote climate-conscious development patterns that reduce greenhouse gas emissions and support long-term resiliency.

7. Community Engagement and Identity

- Foster strong civic participation in planning and implementation to ensure the community sees its values reflected in future growth.
- Maintain the city's independent, small-town character while embracing a future of inclusive and responsible urban development.





NORTH PLAINS
OREGON

City to the Sunset

North Plains UGB Concept Plan

Draft Memorandum #2: Existing Conditions Report

June 2025

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I. Introduction

Project Purpose

The City of North Plains is one of the fastest growing communities in Washington County. Recent development and annexations by the City have left the City with minimal developable land within the existing UGB to meet future employment and housing needs. The City has an estimated, need of up to 855 additional acres to accommodate residential, commercial, and industrial growth, with approximately two-thirds focused on employment lands.

The City of North Plains' UGB Expansion Area Concept Plan (Concept Plan) is part of the City's efforts to plan for a 20-year supply of lands within its urban growth boundary (UGB). The purpose of the Project is to develop a preliminary land use and transportation concept plan for the lands that will be brought into the UGB but prior to annexation. The Concept Plan will identify residential and employment land areas and uses, the transportation network, utilities, parks and trails, other public facilities, and funding strategies.

The Concept Plan will:

- Plan for the development of affordable¹, market-rate housing, accessible neighborhoods² and employment lands that will drive the City's economy.
- Accommodate residential growth of up to 790 new dwelling units within the Concept Plan Area over the 20-year planning period.
- Plan for newly urbanized land to accommodate residential, employment, parks, and public service needs.
- Identify land for new housing and connect residents to new and future employers.
- Develop a roadmap for implementation and phasing of financing for necessary infrastructure, with a priority on assuring necessary infrastructure and utilities to critical employment sites.
- Facilitate annexation, inclusion in the City's comprehensive plan in accordance with Oregon Administrative Rules ("OAR") 660-024 rules and development of land within the 2023 UGB expansion areas.

Memorandum Purpose

This Existing Conditions Memorandum (Memo) will synthesize and summarize background information and existing conditions within the study area for each subarea. This Memo begins with a policy framework summary that details relevant City, Washington County, and State policies that dictate UGB expansions and required Statewide Planning Goal inventories. The Memo includes

¹ Housing choices and options – a variety of dwelling unit types, either for rent or ownership, that can meet a diverse socio-economic need for housing affordability in the community.

² Neighborhoods with equal access to everyone, including people with disabilities, and that feature a range of travel options and multimodal facilities.

development constraints, environmental hazards, natural, scenic, and cultural resources, growth trends, and public infrastructure. Information must be presented in narrative form with tables, maps, photographs, or other graphics to clearly describe current conditions.

The Memo also includes an initial bullet point list of draft strategies and policies for addressing housing needs within the study area; draft recommended protections and mitigations for identified significant natural, cultural, and scenic resources.

Methodology/Process

Study Area

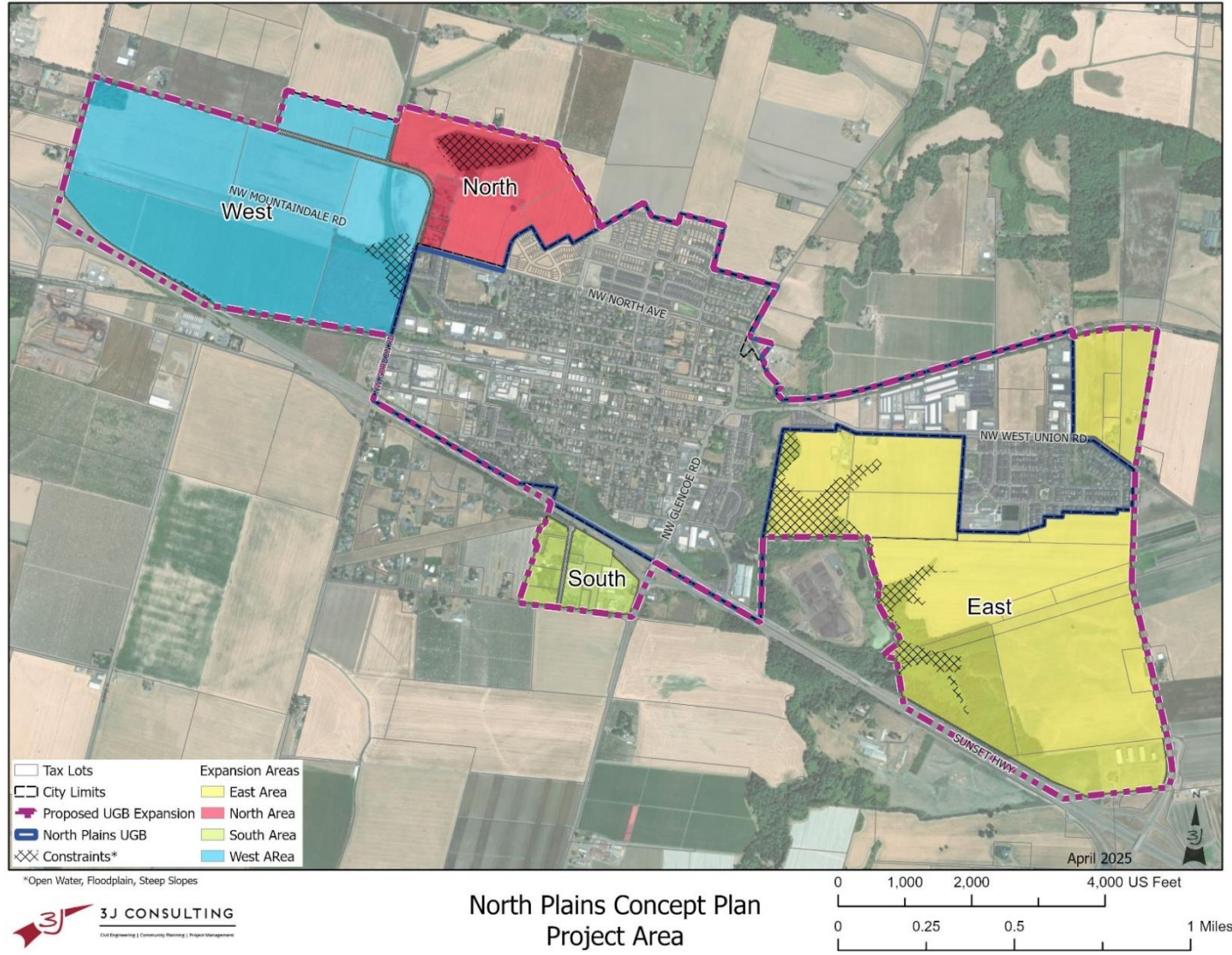
The 2023 North Plains UGB Amendment Recommendation serves as the study area for this Existing Conditions Report, as shown in Figure 1. The Concept Plan area will be determined when a new North Plains UGB amendment is recommended or adopted.

The study area is divided into 4 subareas:

- **South Area** boundaries include Highway 26 to the north, Glencoe Road to the east, and Beach Road to the south. The western boundary is just west of 316th Place.
- **West Area** boundaries are generally Highway 26 to the south, Dersham Road to the west, Mountindale Road to the north, and Gordon Road and Old Pumpkin Ridge Road to the east.
- **North Area** is generally located north of North Ave, and west of Gordon Road and Old Pumpkin Ridge Road. The north and east boundaries are not defined by roads. The Main Street and Timeric Street.
- **East Area** is generally bounded by Highway 26 to the south, McKay Creek to the west, West Union Road to the north, and Jackson School Road to the east. There are two large parcels located along Jackson School Road extending north from West Union Road to the Portland & Western Railroad rail line.

Methods for data collection and compilation included existing documents, GIS analysis, and aerial photographs.

Figure 1. Concept Plan Study Area



II. Policy Framework

The following section summarizes policy documents and current planning processes to be considered during development of the North Plains UGB Concept Plan (Concept Plan) and assesses policies that may need to be added, removed or modified to support the Concept Plan.

Oregon Statewide Planning Goals

Oregon Statewide Planning Goal 14 addresses lands inside the UGB that have not been annexed. The goal states: Land within urban growth boundaries shall be considered available for urban development consistent with plans for the provision of urban facilities and services. Comprehensive plans and implementing measures shall manage the use and division of urbanizable land to maintain its potential for planned urban development until appropriate public facilities and services are available or planned.

Statewide Planning Goal 2 requires that all comprehensive plans include “ultimate policy choices” and “implementing measures consistent with and adequate to carry out the plans.” It is not sufficient to simply adopt a new line on the map. The City must examine existing comprehensive plan provisions to ensure compliance with Goal 14. If existing regulations for development inside the UGB are not adequate to allow future development of these “urbanizable” parcels at urban densities with efficient public utility and transportation systems, then the city must work with the county to develop plans for the newly added areas to ensure an orderly transition to urban use.

Goal 2: Land Use Planning

Goal 2 requires that land use decisions 1) have an adequate factual base, 2) that alternatives have been considered, and 3) that implementation measures are consistent with and adequate to carry out comprehensive plan.

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

Goal 5 requires the identification and protection of significant natural resources, scenic views, historic places, and open spaces within the UGB and nearby areas. A UGB expansion of North Plains must involve an inventory of those types of resources, with guarantees that they are protected from incompatible development and that the city's growth maintains the environmental quality of the area.

Goal 6: Air, Water, and Land Quality Resources

Goal 6 deals with protecting air, water, and land resources for sustainability and environmental health. In expanding the UGB, there shall be an inventory of the prevailing environmental resources, including water bodies, groundwater sources, and air quality to ensure that future development will not impact these resources negatively.

Goal 7: Areas Subject to Natural Hazards

Goal 7 addresses natural hazard risk identification and mitigation, such as flooding, earthquakes, landslides, and wildfires. As part of an UGB expansion, North Plains must assess the study area for any existing natural hazards that may affect the development of lands, with the right mitigation measures implemented to protect residents and infrastructure.

Goal 8: Recreational Needs

Goal 8 requires local governments to plan for the recreation needs of their residents and visitors. The goal places priority on non-motorized forms of recreation, and recreation areas that serve high-density populations with limited transportation options and limited financial resources. It also places priority on recreation areas that are free or available at a low cost to the public.

Goal 9: Economic Development

Goal 9 of the Oregon Statewide Planning Goals emphasizes the importance of promoting economic development by supporting a diverse and sustainable economy that meets regional and local needs. This goal requires that land is available for a diverse range of economic uses, including industrial, commercial, and employment lands. For North Plains, this goal directs the establishment of employment lands needed, in keeping with any future growth of the UGB according to anticipated demand for economic development within the region.

Goal 10: Housing

Goal 10 seeks to offer an adequate supply of safe and affordable housing for all Oregonians, both in quality and quantity of dwelling units within a city's UGB. Expansion of North Plains' UGB must be compatible with this goal by providing land for residential development that accommodates future population growth. This entails allowing a variety of housing units, which are affordable and suitable for all income levels.

Goal 11: Public Facilities and Services

Goal 11 requires the City to create plan for the timely, orderly, and efficient provision of public facilities plan to meet current and long range needs.

Goal 12: Transportation

Goal 12 requires the City to create a transportation system plan that supports a variety of transportation modes so residents are not limited in the ways they can access the jobs, goods, or services. A well designed transportation plan conserves energy while also minimizing adverse social and economic impacts for disadvantaged areas.

Goal 13: Energy

Goal 13 encourages the City to look within existing urban neighborhoods for areas of potential redevelopment before looking to expand. The goal also directs the City to have systems and incentives in place for recycling programs.

Goal 14: Urbanization

Goal 14 guides the UGB planning process, establishing the standards for expanding the UGB and requiring expansion to occur in a manner that promotes orderly development. The goal is concerned with using land and public facilities effectively and requires that the UGB expansion be preceded by a demonstrated need for land to accommodate population growth, housing demand, and employment opportunities, population growth, housing demand, and employment opportunities.

Washington County/North Plains Urban Planning Area Agreement

The Urban Planning Area Agreement (UPAA) between Washington County and the City of North Plains encourages a cooperative relationship between Washington County and North Plains for infrastructure and urban growth management. The agreement mandates that land use planning, zoning, and infrastructure development are coordinated the Urban Planning Area with guidelines particular to the expansion of the UGB and extension of services to annexed areas. The plan also indicates when land use and infrastructure investment choices will be made to encourage the growth of North Plains without sacrificing the rural character of the surrounding communities.

Specific provisions in the UPAA include:

- North Plains will provide Washington County with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the City's comprehensive plan or implementing regulations.
- When annexation to the City takes place, the transition in land use designation from one jurisdiction to another should be orderly, logical and based upon a mutually agreed upon plan.
- For land inside the North Plains UGB that have County rural plan designations, the City shall be responsible for comprehensive planning, including necessary work to comply with Statewide planning goals and associated administrative rules and requirements. The urban designations will not become effective and development of the land pursuant to the designations will not occur until the land has been annexed to the City. As an interim measure, the County will adopt the FD-10 plan designation for lands that have been included inside the UGB.

North Plains Comprehensive Plan

The North Plains Comprehensive Plan has a community vision, objectives, and policies that guide land use and growth in the city. Following the vision is a list of objectives and policies that are relevant to the Concept Plan process.

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.

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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.

Goal 2: Land Use Planning Zoning:

City policies define the requirement for residential, commercial, and industrial space so that sufficient space is provided for future employment growth as well as population growth. Relevant objectives and policies include:

- 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.

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

- To protect and enhance the natural resources of the area through proper use and development, especially McKay Creek and its tributaries.
 - 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.
- To continually explore ways to develop and maintain an open-space network.
 - Provide and preserve greenways and open space along creeks or other water features for recreational purposes and visual aesthetics.
- To identify sites and structures relating to the history of the State and the City that should be identified, protected and enhanced.
 - Seek to protect all archaeological sites found in the city.

Goal 7: Natural Hazards

- 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.
- To limit development in flood plains and natural drainageways.

Goal 8: Recreation

- To acquire and develop a high-quality, diverse system of parks that provides adequate and equitable park access to all residents.
 - Provide a level of service standard of 6.25 acres per 1,000 residents of developed core parks (community, neighborhood and mini parks).
 - Strive to provide a distributed network of parks and trails, such that all city residents live within one-half mile of a developed park.
 - 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.
 - 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.

- 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.
 - Prioritize the preservation of natural drainageways, wetlands, and areas that are flood-prone as natural areas.
 - 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.
- To develop a network of shared-use pedestrian and bicycle trails to enable connectivity between parks, neighborhoods, schools, and public amenities.
 - Coordinate with Washington County and Metro to facilitate connections to regional trail corridors, such as the Banks-Vernonia Trail.

Goal 9: Economic Development

- 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).
 - 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.
- 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.
 - Encourage the planning and development of a sufficient amount of industrial lands for manufacturing and other export-oriented businesses that do not have negative impacts on surrounding areas while accommodating future City economic growth and development prescribed in the Comprehensive Plan.
- To provide adequate infrastructure efficiently and fairly to support employment growth.
 - Coordinate capital improvement planning to ensure infrastructure availability on employment land and pursue funding for needed infrastructure to support economic development activities.

Goal 10: Housing

- 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.
 - Insure adequate vacant land is zoned to meet residential land needs as defined in the housing needs analysis.
 - Provide opportunities for efficient development of residential land within the urban growth boundary.
 - 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.

- 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.
- 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.
 - 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.
 - Lands newly annexed into the city limits will have the NC zone applied concurrent with annexation.
 - 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.
- 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.

Goal 12: Transportation

- To create a multi-modal transportation system for all users. All users will have safe and convenient access.
 - Ensure future connectivity to parcels that could be added to the UGB in the future.
- To encourage design and improvements that reduce the environmental impact of the transportation system.
 - Reduce emissions by encouraging connectivity and design that reduces vehicle miles traveled.

Goal 13: Energy Conservation

- For new development to minimize the consumption of fuels and maximizes the efficiency of utilities.
 - The City will encourage land use patterns that locate various land use activities (residential, employment, recreation, education, etc.) in close proximity, and reduce or shorten energy consuming trips by increasing density and intensity of new development.

Goal 14: Urbanization

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

- Carry out implementation of the vision statement using accepted land use planning and management techniques to include, but not limited to, the following:
 - 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.
 - 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.
- To establish a planning program and an efficient direction for growth that allows for complete and connected neighborhoods.
 - Plan for complete and connected neighborhoods, either singularly or in conjunction with adjacent areas.
 - Reinforce geographic separation between North Plains' and Metro's urban growth boundary/ urban reserves.
 - Provide separation between urban and rural land uses to the extent possible, consistent with state law.

III. Existing Conditions

Land Use and Development Patterns

Growth Trends within the City

North Plains has increased considerably in population during the past several decades. During the period between 2000 and 2020 the city grew from 1,605 to 3,410 residents.. The pattern is expected to continue, with North Plains projected to reach a population of 6,099 residents in 2044. This forecast reflects both development pressure in the western part of the Portland metro area, particularly in Hillsboro, Beaverton, and surrounding cities, and recent annexations of residential land to the city. The high rate of development among these newly annexed communities also drives the population forecast.

The population growth will demand a large investment in housing. According to the 2021 Housing Needs Analysis (HNA), North Plains will require 1,348 additional housing units by 2040 to accommodate the population increase. The city already experiences a shortfall in its housing supply in its residential zoning districts which lack sufficient land to fulfill this demand. Assuming full build out of the Brynhill Neighborhood and infill development on vacant lands, North Plains will have a will need to accommodate 790 new units outside of the current UGB. Using the HNA assumption of 70% single family detached units, and 30% single family attached and multifamily units results in a need for approximately 127 acres for housing and associated infrastructure.

In addition to housing, employment trends will be a primary influence on North Plains' development. City employment is concentrated primarily along the Commercial Street and Glencoe Road corridors, with more recent development along West Union Road toward Jackson School Road on industrially zoned land. North Plains experiences an incredible disparity between local jobs and the industries in which its population is employed.

North Plains has been a growing part of regional workforce housing need. Census data indicates 98% of employed residents work for employers outside of North Plains, primarily businesses in Hillsboro and Beaverton. This commuting pattern demonstrates that there is a lack of job opportunities in the primary sectors of manufacturing, professional services, health care, retail, and tourism. This poses a challenge as the City plans for fiscal sustainability and maintaining quality of life while providing workforce housing to the County economy instead of a worsening bedroom community trend. The city's economic opportunity analysis focused on diversifying the local employment base and on expanding job opportunities in these primary sectors in response to this jobs-housing imbalance. The 2022 Economic Opportunities Analysis identifies a need for almost 690 acres of Employment Land.

Comprehensive Plan Land Use Designations

Since land in the study area is outside of the North Plains UGB, it is subject to Washington County zone designations. County zones found in the study area include:

Rural Commercial (R-COM). The purpose of the R-COM zone is to meet convenience goods and service needs of rural residents while protecting the historic character of rural centers and the agricultural or forestry character of the area. Rural Commercial centers shall be designed to be compatible with the surrounding environment and generally not to exceed five acres.

Rural Industrial (R-IND). The purpose of the R-IND zone is to provide for the processing and manufacture of timber and forest related products, farm crops and produce, minerals and aggregates near the resources, and for the repair of mechanical equipment related to farm and forest uses.

Agriculture and Forest District (AF-5). The purpose of the AF-5 zone is to promote agricultural and forest uses on small parcels in the rural area, while recognizing the need to retain the character and economic viability of agricultural and forest lands, as well as recognizing that existing parcelization and diverse ownerships and uses exist within the farm and forest area.

Agriculture and Forest District (AF-20). The purpose of the AF-20 zone is to provide an exclusive farm use zone within the county which recognizes that certain lands therein may be marginal.

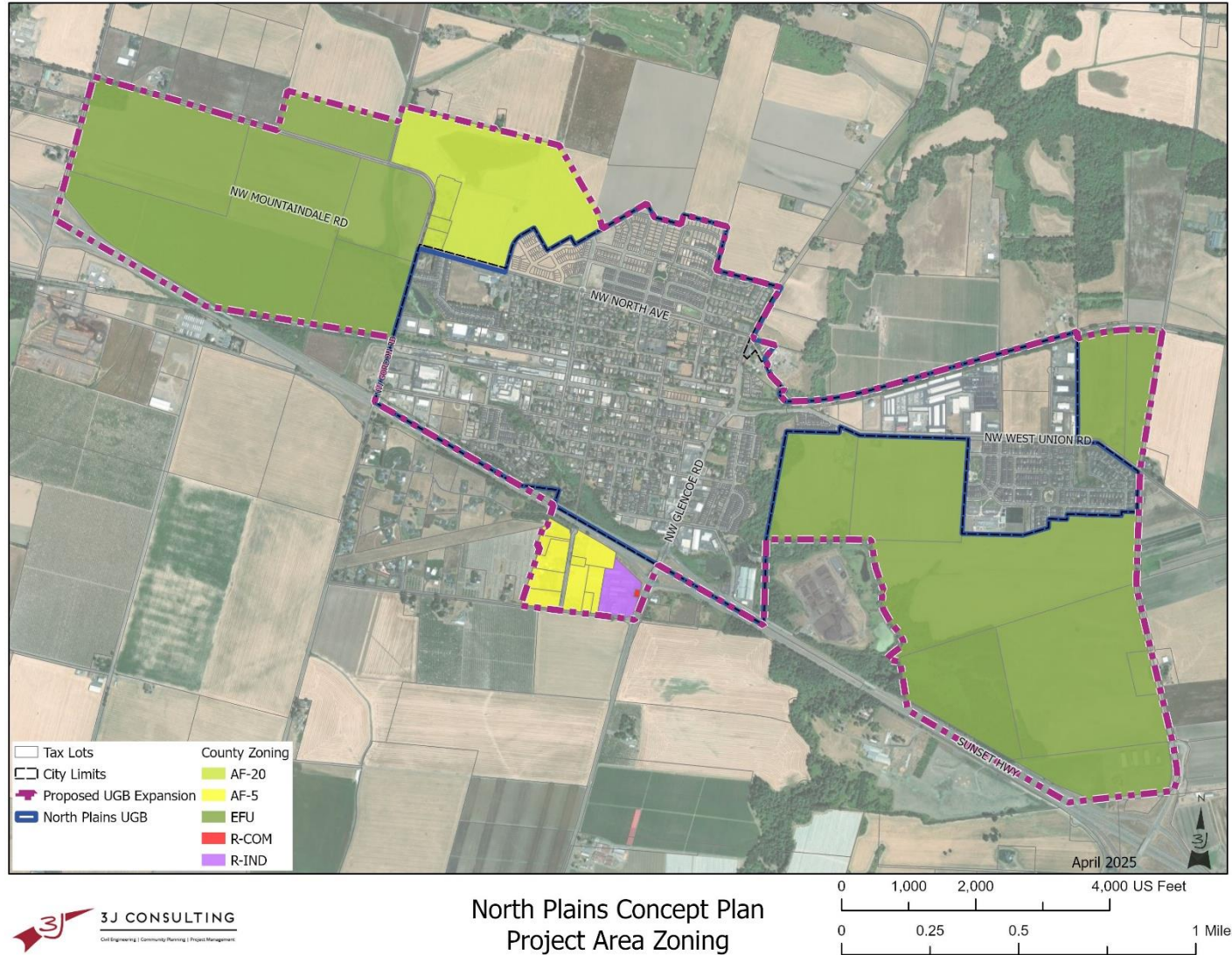
Exclusive Farm Use (EFU). The purpose of the EFU zone is to preserve and maintain agricultural lands for farm use consistent with existing and future needs for agricultural products, forests and open spaces; to conserve and protect scenic resources; to maintain and improve the quality of the air, water and land resources of the county and to establish criteria and standards for farm use and related supportive uses which are deemed appropriate.

Current Land Uses

The North Area consists of four parcels and has a gross area of about 102 acres, including 12 acres with environmental constraints. The North Area's four parcels are zoned AF-20, as shown in Figure 2. The Area is primarily farmland and mostly free from environmental constraints, with the exception of the Lind Reservoir. There are several homes and farm-related structures located along the edges of the area.

The West Area consists of 325 gross acres on six parcels, with about six acres of wetlands near the eastern edge and few rural residences. All parcels are zoned EFU and land use is primarily agriculture with a small private airstrip (Eagle Airstrip).

Figure 2. Study Area Zoning



The South Area consists of 35 acres on 12 parcels. Ten parcels are zoned AF-5, one parcel is zoned R-COM, and one parcel is zoned R-IND. The parcel zoned R-COM is owned by ODOT. The Area is mostly farmland with minimal environmental constraints and several rural residences. There are numerous agricultural/industrial structures proximate to Glencoe Road. The western boundary is located just west of 316th Place and incorporates several homes that are not part of the Air Acres subdivision that are subject to deed restrictions governing the air strip use and maintenance.

The East Area located west of McKay Creek does not include the Recology Organics processing facility. The East Area consists of 451 acres on nine parcels. There are approximately 39 acres of wetlands and areas within the 100-year floodway on the western portion of the site. The remainder of the site is mostly free of constraints other than several rural residences and farm-related structures. All parcels are zoned EFU.

Table 1. North Plains UGB Expansion Study Area Zoning and Acres by Area and Section

| Area | Zoning | Parcels | Gross Acres | Constrained Acres | Net Acres |
|--------------|--------|---------|-------------|-------------------|-----------|
| North | AF-20 | 4 | 102.45 | 12.37 | 90.08 |
| South | AF-5 | 10 | 25.63 | 0.00 | 25.63 |
| | R-COM | 1 | 0.20 | 0.20 | 0.00 |
| | R-IND | 1 | 8.75 | 0.00 | 8.75 |
| West | EFU | 5 | 324.72 | 5.64 | 319.08 |
| East | EFU | 9 | 451.47 | 39.40 | 412.08 |
| TOTAL | | 30 | 913.22 | 57.61 | 855.61 |

Adjacent Community Assets and Development

The North and West Areas are located near North Plains Elementary, as shown in Figure 3. The two areas are also about ½ mile from downtown North Plains, which includes the senior center, city hall, fire station, and library, and Jessie Mays Community Hall and Park. The West Area is adjacent to industrial development on either side of the rail line and Commercial Street. The North Area is adjacent to the Brynhill housing development.

The South Area is located within ½ mile of downtown, but separated from the rest of the city by Highway 26. Adjacent development includes the Sunset Airstrip and associated homes and structures to the west, and a gas station across Glencoe Road to the east.

The East Area surrounds Atfalati Ridge Elementary School and the Sunset Ridge housing development. McKay Creek separates the South Area from downtown and is a significant development constraint. The Recology Organics solid waste facility lies just east of McKay Creek along Highway 26. Several industrial businesses lie north of the East Area and West Union Road.

Figure 3. Existing Conditions – North and West Areas

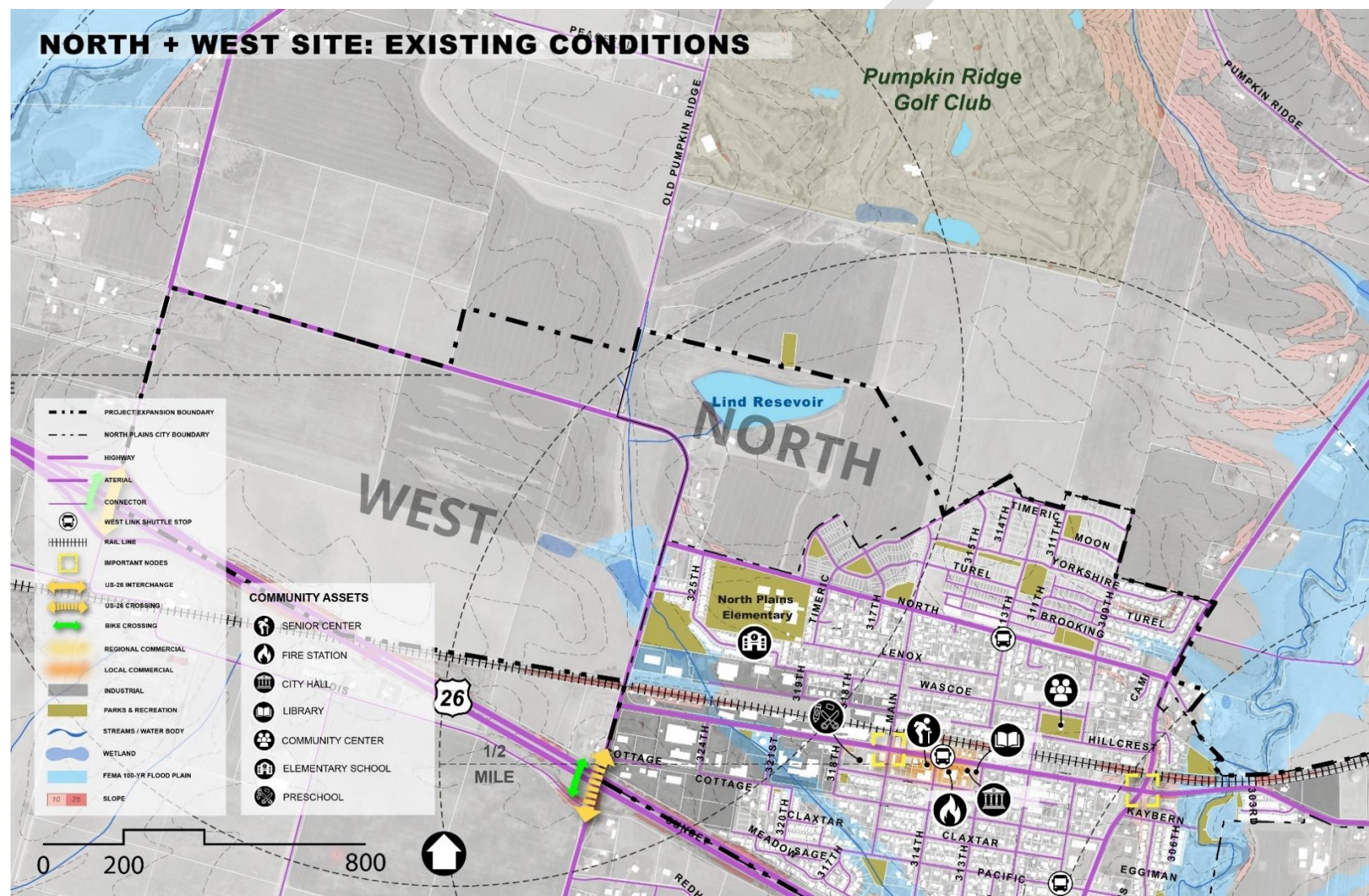
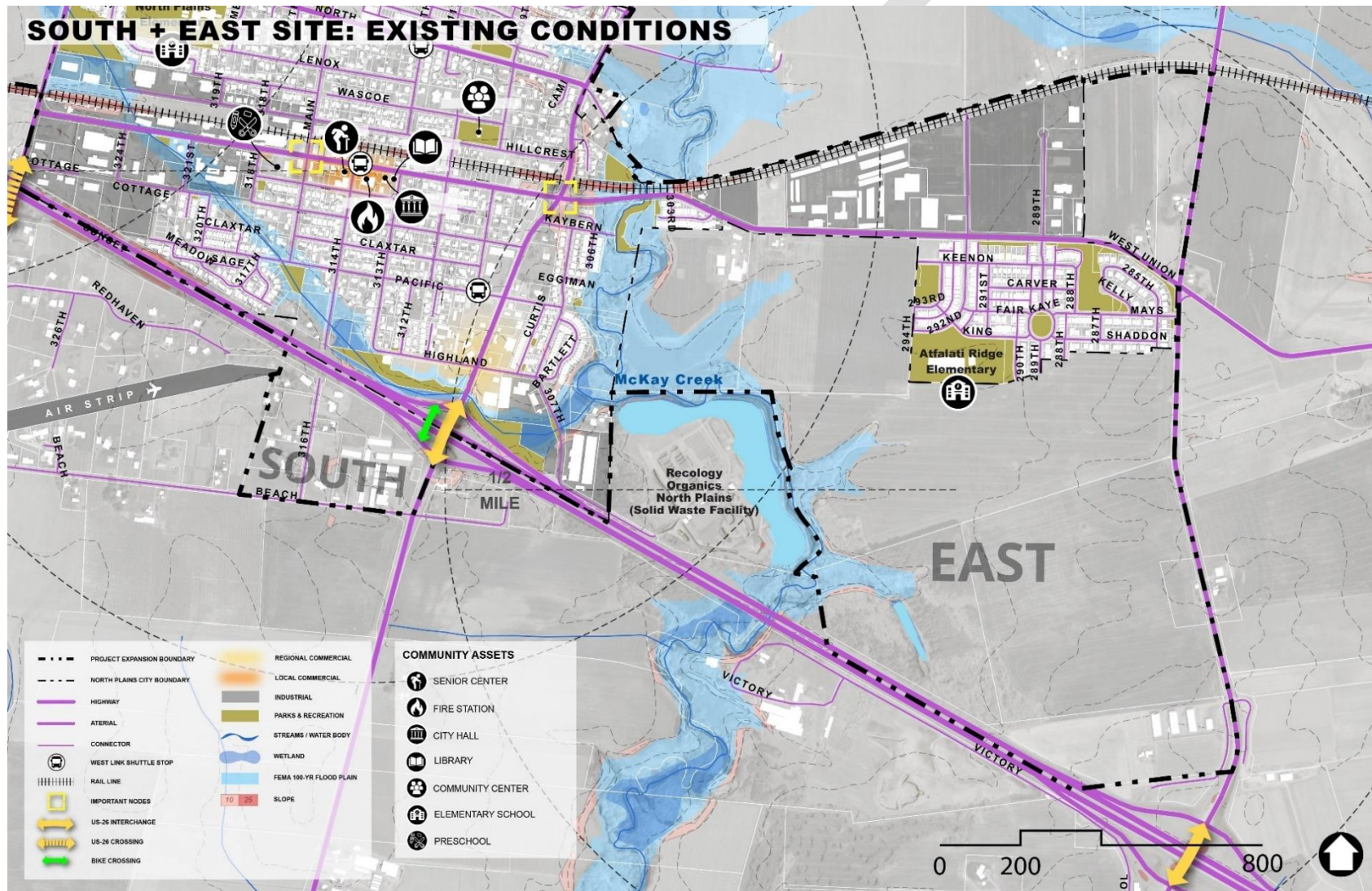


Figure 4. Existing Conditions – South and East Areas



Vulnerability and Hazards Assessment

North Plains, like all communities in Oregon, faces a range of potential environmental hazards and stressors that necessitate careful consideration and proactive planning. The Vulnerability and Hazards Assessment provides a high-level overview of potential shocks and stressors that could impact the city, its residents and its infrastructure. The assessment acknowledges the ever-present threat of seismic activity along the Cascadia Subduction Zone and the increasing challenges related to climate change, including intensified flooding and wildfire risks. This assessment is primarily informed by the Federal Emergency Management Agency's (FEMA) National Risk Index Report and the State of Oregon's Department of Land Conservation and Development's database and analysis of Natural Hazards.

Furthermore, vulnerability and hazards should be understood not only in terms of shocks and stressors, but the current infrastructure (i.e., roadways and energy resources), community demographics, environmental factors (i.e., groundwater resources), and economic factors.

Earthquake Risk

The study area is very highly susceptible to earthquakes, particularly those from the Cascadia Subduction Zone. These pose significant threats to the existing facilities and community due to the potential for ground shaking, infrastructure damage (i.e., buildings, bridges, and utilities), and secondary hazards like landslides. Most buildings do not appear to be seismically reinforced, yet most structures are also not higher-risk building types. Most risk applies to infrastructure and utilities. Roadway access / egress primarily relies on routes that utilize non-reinforced overpasses (across HWY 26) and/or through northern areas susceptible to landslides. Lands with a high risk of damaging shaking are found along McKay Creek.

There are no known active fault lines within the study area, but earthquakes from the nearby faults, including the Portland Hills Fault and Gales Creek Fault, would have the capability to cause damage in the study area in addition to the Cascadia Subduction Zone hazard. Apart from shaking, earthquakes lead to liquefaction where saturated soil loses strength and behaves like a fluid. The phenomenon is risky where loose, water-impregnated soil is present, particularly around streams or low-lying regions. Shaking location and hazard are presented in Figures 5 and 6.

Landslide Risk

The study area is very highly susceptible to landslides related to earthquake and flooding, especially during periods of heavy rain. While much of the study area is fairly level, areas of moderate landslide risk are found throughout the study area, especially along stream channels with steeper slopes. The majority of vulnerable areas and routes are not associated with the UGB expansion area directly, but potentially affect vehicular access and egress. The hazard is greater in areas of low-drained soils, cleared terrain, or development areas that put natural slopes under pressure. The risk of landslide is illustrated in Figures 5 and 6.

Figure 5. Earthquake and Landslide Risk - North and West Areas

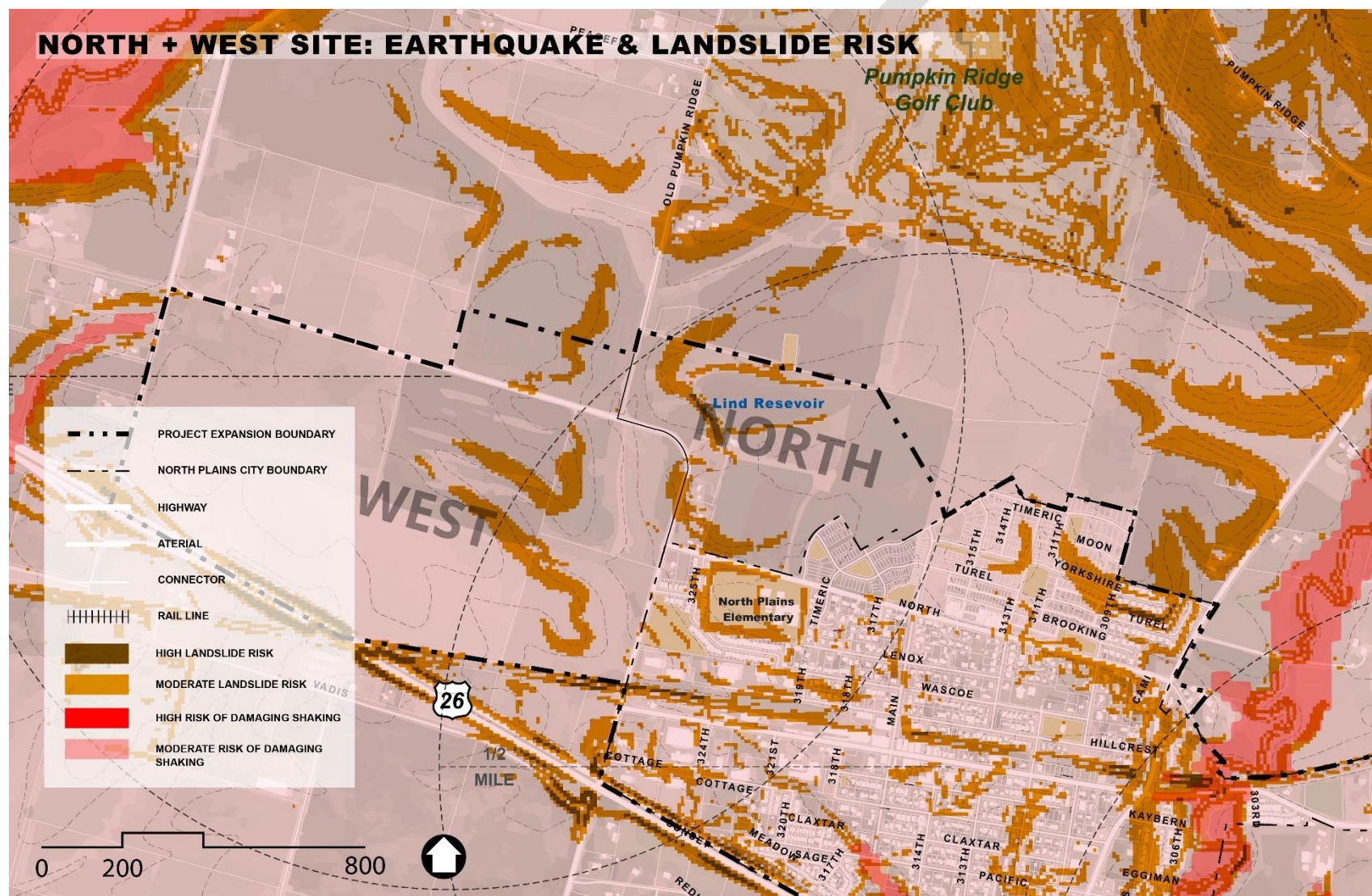
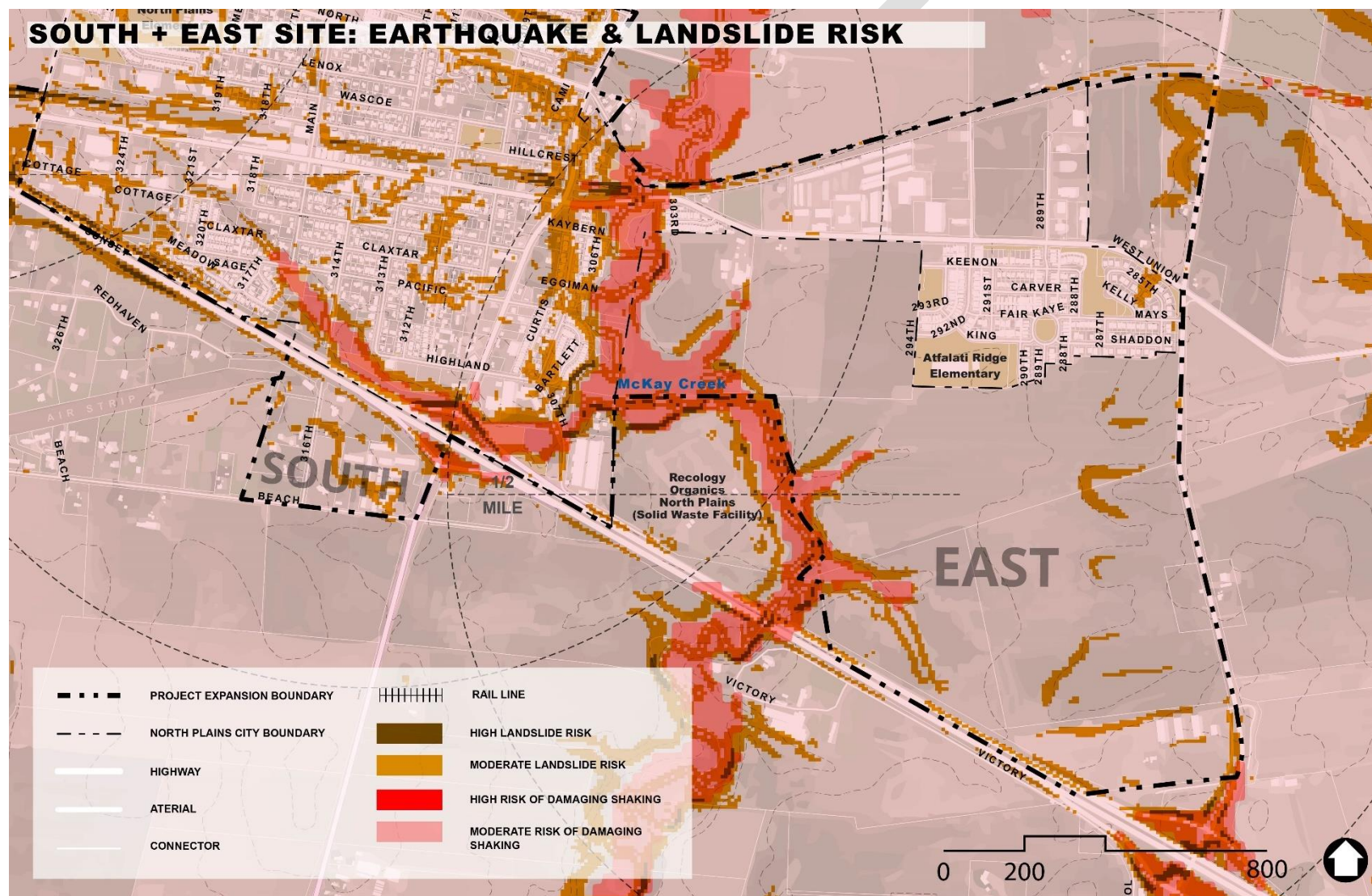


Figure 6. Earthquake and Landslide Risk – South and East Areas



Flood Risk

Flooding poses a significant risk in the study area, particularly around streams, wetlands, and other low areas. Primary streams and water bodies include Lind Reservoir in the North Area and McKay Creek in the East Area. North Plains experiences localized flooding, typically from October through April. Several homes and businesses are located within the city's 100-year floodplain. 100-year floodplains identified by FEMA overlays in parts of the study area show that there are areas that have a 1% flood probability each year. Flooding occurs in Oregon primarily due to heavy rainfall, snowmelt, and inadequate drainage infrastructure and may impact roads, buildings, and utilities.

Urbanized land stormwater runoff can increase the risk of flooding, particularly when drainage systems are not capable of accommodating peak flow. More emphasis on flood risk analysis should be conducted in the future, with the application of newer hydrologic models and projected changes in precipitation patterns due to climate change. Waterways, riparian corridors, streams and wetlands are illustrated in Figures 7 and 8.

Fire Risk

Although the City could experience a wildland/urban interface event, historically it is more likely to be affected by smoke and poor air quality due to wildland fires outside its boundaries. Wildfire risk continues to grow in western Oregon due to increasing summer heat, prolonged dry spells, and vegetation modification. Sparsely located fire suppression infrastructure in rural areas is more susceptible to uncontrolled fire spread. The North, West, and South Areas encompass small amounts of closed vegetation and forest canopy, grasslands, and shrub, that are capable of fueling wildfires. The East Area includes more significant amounts of tree canopy along McKay Creek.

There is also urban fire danger, particularly where development invades areas of existing vegetation. Fire protection practices, including defensible space surrounding structures, fire-resistant construction materials for structures, and maintenance of firebreaks, can be necessary to reduce exposure to wildfire. Tree canopy is illustrated in Figures 7 and 8.

Figure 7. Flooding and Fire Risk – North and West Areas

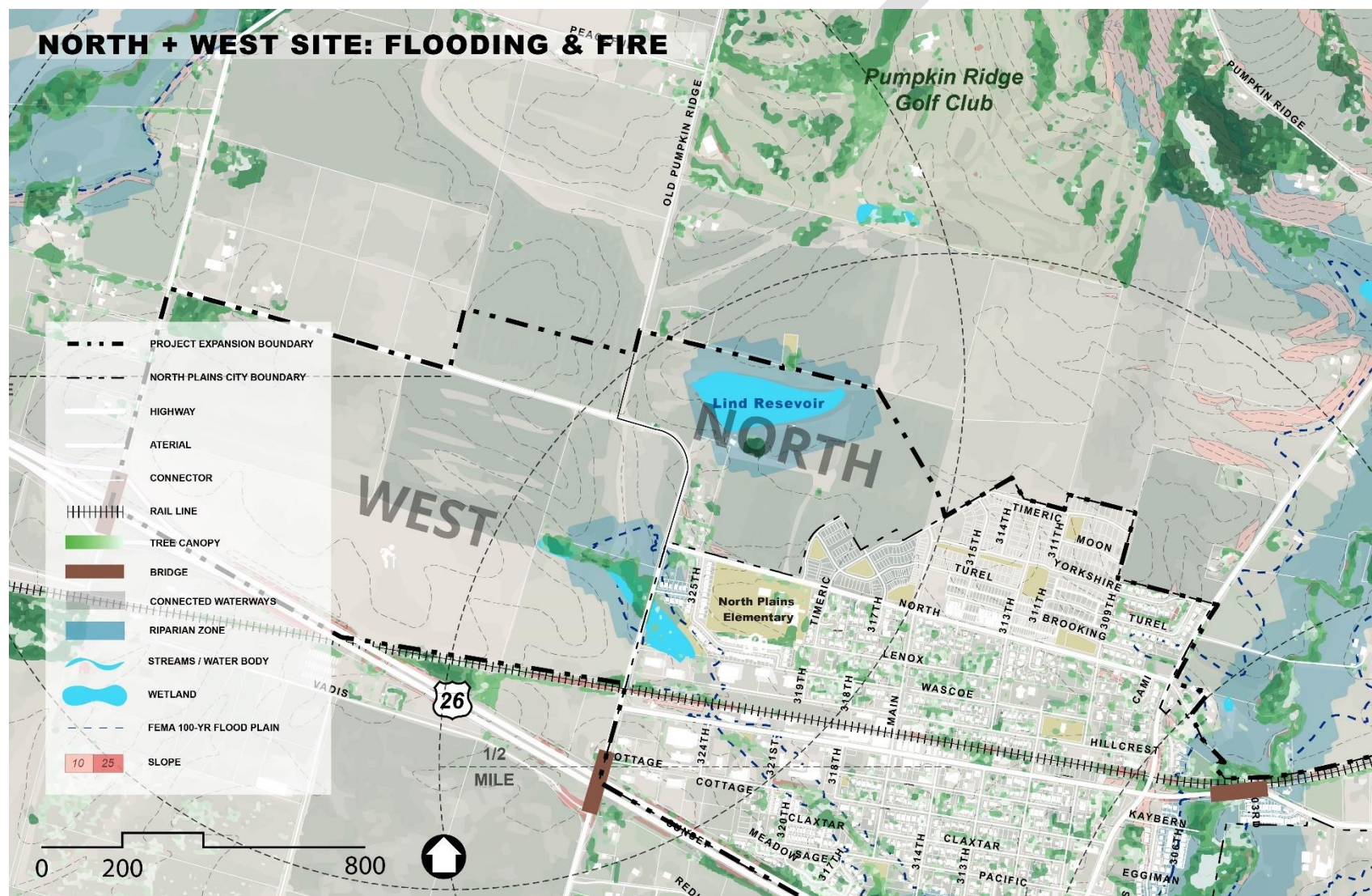
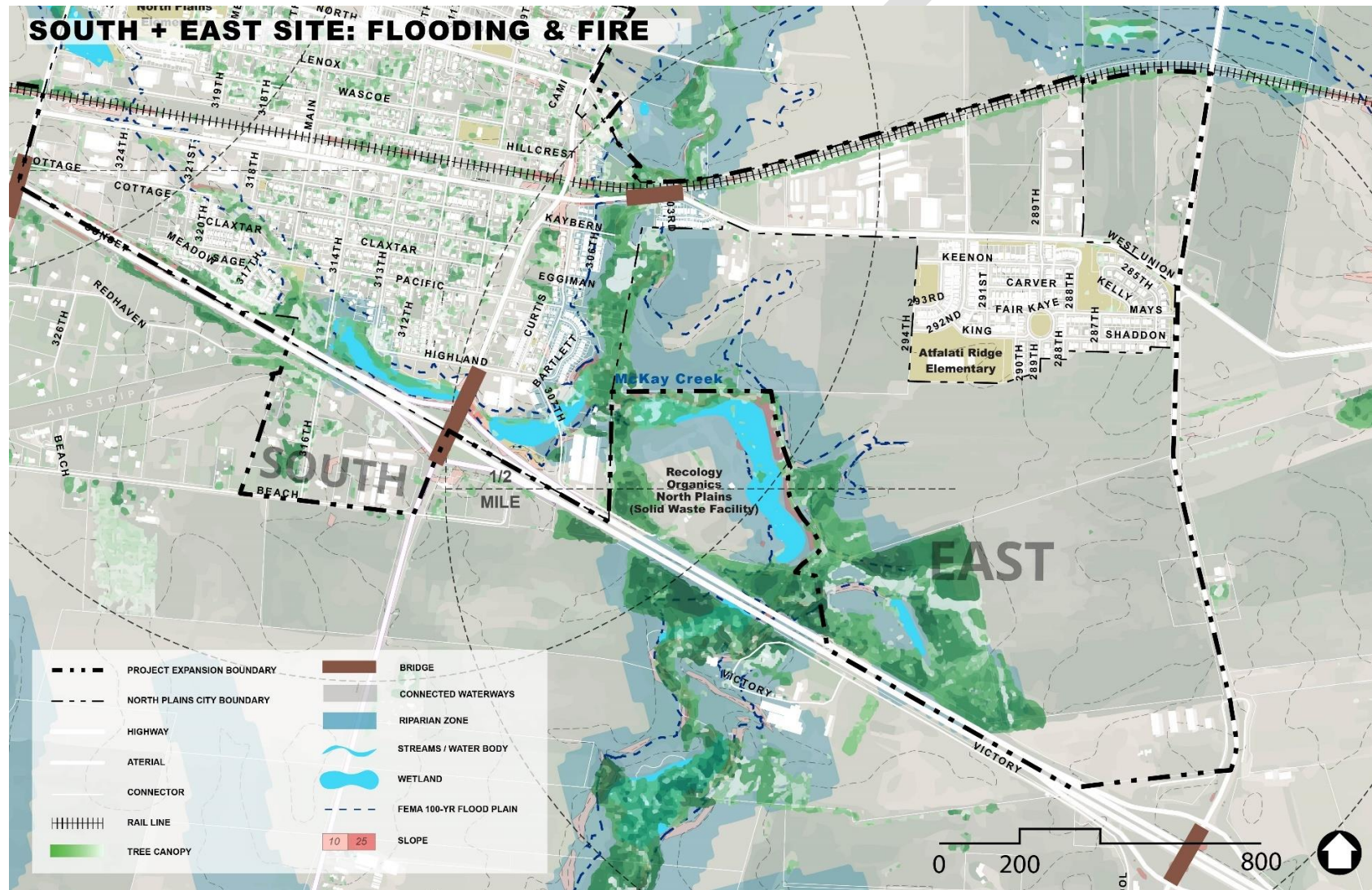


Figure 8. Flooding and Fire Risk – South and East Areas



Groundwater Resources

Groundwater levels throughout the study area are extremely variable, varying from approximately 40 feet to 127 feet below ground surface, based on hydrograph records kept by the Oregon Water Resources Department. The principal aquifer system is the Columbia River Aquifer System, which consists of unconsolidated and semi-consolidated sand and gravel deposits. Groundwater in the region being studied is mainly utilized for domestic, agricultural, and small-scale industrial purposes due to the fact that most of the land is maintained in rural homes or resource uses. The well logs of the region indicate that the groundwater can be confined in some areas depending on seasonable fluctuations, recharge levels to the aquifers, and past allocations of water rights.

Other Hazards

- **Winter Weather** - Very highly susceptible to stressors associated with winter weather that can cause heavy rain and wind, ice storms, and power outages.
- **Volcanic Activity** - Highly susceptible to volcanic activity. Although not proximate to these locations, the potentially hazardous volcanoes in Oregon, present along the crest of the Cascade Range and High Lava Plains, induce dangers related to air-quality and services.
- **Heat** - Highly susceptible to extreme heat events that are increasing in frequency.
- **Lightning** - Moderately susceptible to lightning and should primarily be considered in terms of wildfire source and above-grade utility disruption.
- **Strong Wind** - Low risk associated with strong winds.
- **Ice Storm** - Low risk associated with ice storms.
- **Tornado** - Low risk associated with tornadoes.

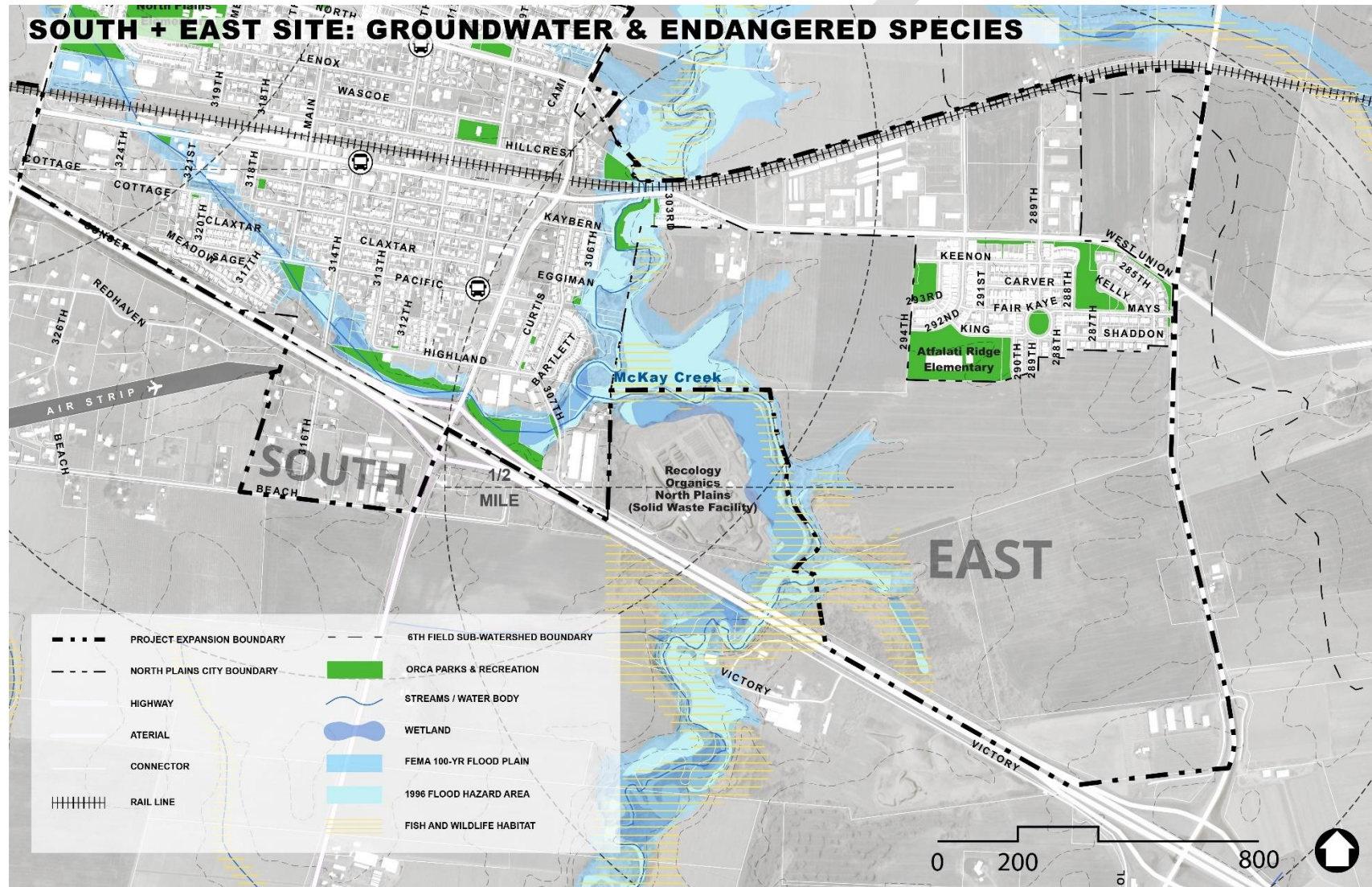
Sensitive Bird Sites, Wildlife Species And Habitat Of Concern, and Threatened, Endangered or Sensitive Wildlife Species

The McKay Creek floodplain contains other resources including riparian corridors, wetlands, and fish and wildlife habitat. Development in such areas inside city limits is restricted by the City's Significant Natural Resources Overlay Zone and floodplain ordinance. The only allowable alteration of the flood plain is governed by the flood plain ordinance. Fish and wildlife habitat is also found in and around Lind Reservoir and associated drainageways. Additional fish and wildlife habitat is located in and around a wetland just east of the intersection of North Avenue and Gordon Road. The Environmental Conservation Online System identifies two threatened species in the study area, the Steelhead (Rainbow Trout) and Sand dune phacelia, a flowering plant. A threatened species is likely to become endangered in the foreseeable future.

Figure 9. Flooding and Fire Risk – North and West Areas



Figure 10. Flooding and Fire Risk – South and East Areas



Transportation Systems

Relevant Transportation Plans

North Plains Transportation System Plan (TSP), 2019

The 2019 City of North Plains TSP evaluates the city's existing transportation network, identifies needs and gaps in the network, and provides an outline for transportation infrastructure prioritization and budgeting through the year 2040. The transportation needs identified in the TSP are broken down by mode (pedestrian, bicycle, vehicle, transit, and freight). The existing grid system and street classification network provide connectivity for vehicular travel, and therefore many of the planned infrastructure improvements focus on filling gaps in pedestrian and bicycle facilities in North Plains.

TSP Relevance to the Proposed UGB Expansion Areas

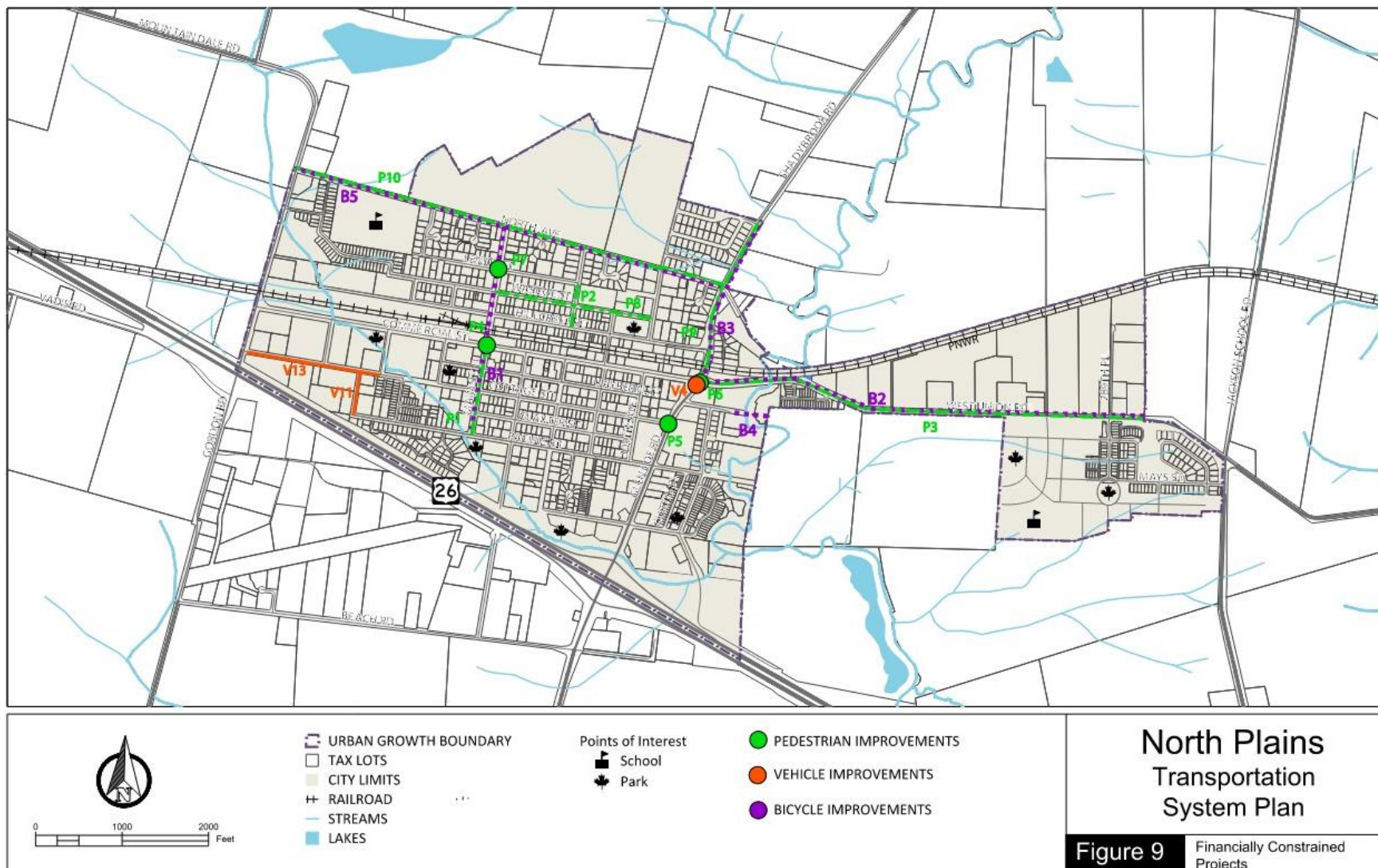
The North Plains TSP identifies transportation infrastructure improvements within the city's existing UGB. As such, the TSP does not specifically identify any transportation improvement projects within the proposed UGB expansion areas, nor does it identify any transportation projects that would be needed to serve future urbanization of the UGB expansion areas. However, in many locations, the proposed UGB expansion areas border roadways within the city's present day UGB. It is therefore logical to assume that most of the proposed UGB expansion areas could be served by extensions of existing key transportation corridors.

The TSP groups planned improvement projects into two categories: financially constrained projects and aspirational projects. **Error! Reference source not found.** illustrates the financially constrained projects. These are projects that can be implemented with available revenue sources.

illustrates the aspirational projects. These have yet to have a funding source identified for their implementation.

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Figure 11. North Plains TSP Financially Constrained Projects



North Plains Transportation System Plan

Figure 10 Aspirational Projects

The following section describes the TSP financially constrained and aspirational projects that are relevant to the UGB expansion areas based on their proximity and potential connectivity to the subareas.

North Area

Proposed Improvements in TSP

- Pedestrian corridor improvement project (P10): Install sidewalk on both sides of North Avenue.
- Bicycle corridor improvement project (B5): Install bike lanes on both sides of North Avenue.
- Crosswalk improvements (P21 & P22): Construct Level 2 crossings at North Avenue & Main Street and North Avenue & Timeric St
- Intersection improvements (V20): Construct traffic signal or roundabout at North Avenue & Main Street.

Gaps and Opportunities

- It is reasonable to assume that future urbanization of the North Area would necessitate modern collector roadway improvements to Mountaindale Road, as well as the extension of both Main St and the surrounding system of local streets.

West Area

Proposed Improvements in TSP

- Pedestrian corridor improvement project (P10): Install sidewalk on both sides of North Avenue.
- Pedestrian corridor improvement project (P15): Install sidewalk on both sides of Gordon Road.
- Bicycle corridor improvement project (B5): Install bike lanes on both sides of North Avenue.
- Bicycle corridor improvement project (B6): Install bike lanes on both sides of Gordon Road.

Gaps and Opportunities

- It is reasonable to assume that future urbanization of the West Area would necessitate modern collector roadway improvements to Mountaindale Road, as well as the extension of North Avenue.

South Area

Proposed Improvements in TSP

- There are no identified multimodal improvement projects on any of the adjacent roadways serving the South Area.

Gaps and Opportunities

- It is reasonable to assume that future urbanization of the South Area would necessitate local street improvements to the existing 316th PI corridor.

East Area

Proposed Improvements in TSP

- Pedestrian corridor improvement project (P3): Install sidewalk (where missing) on both sides of West Union Road.

- Bicycle corridor improvement project (B2): Install bike lanes on both sides of West Union Road.
- New Street Connection (V14): Extend Pacific Street east of 307th Avenue as needed for development.
- New Street Connection (V15): Extend Kaybern Street east of 306th Avenue as needed for development.

Gaps and Opportunities

- It is reasonable to assume that future urbanization of the East Area would necessitate further extension of Pacific St, Kaybern St, and the surrounding system of local streets. It is also assumed that Jackson School Road would be brought up to modern urban roadway standards.

Interchange Area Management Plans (IAMPs)

The purpose of an IAMP is to preserve the safety and function of the highway, highway interchange, and intersecting roadways. IAMPs accomplish this by providing an outline for adjacent land uses, roadway characteristics, traffic operations, and safety performance. Within the greater North Plains area, there are two Highway 26 interchanges with adopted IAMPs that are relevant to the proposed UGB expansion areas. The relevant information from these IAMPs is outlined in the following sections.

Jackson School Road IAMP

The Jackson School Road IAMP outlines existing land uses, roadway characteristics, future traffic operations, and safety performance on Jackson School Road between West Union Road (north) and Evergreen Road (south), as well as on Highway 26 between the Helvetia/Shute Road interchange (east) and Glencoe Road interchange (west). The interchange predominantly serves residents and industry in the eastern half of the North Plains and therefore is most relevant to UGB expansion into the East Area, where Jackson School Road serves as the eastern boundary of the Area. Development in the East Area along Jackson School Road must be consistent with criteria outlined in the IAMP, including:

- No public street or private property driveway shall be allowed full access to Jackson School Road within at least 1,320 feet of the Highway 26 westbound ramp terminal.
- North Plains shall coordinate with ODOT before considering any potential UGB expansions that could impact forecast traffic operations and safety at the Highway 26/Jackson School Road interchange.
- North Plains and ODOT shall work together to identify opportunities to improve east-west connectivity within North Plains to avoid impacts to the operation of the Highway 26/Jackson School Road interchange.
- Additionally, the City shall amend its TSP to reflect the identified connectivity improvements.

Glencoe Road IAMP

The Glencoe Road IAMP outlines existing land uses, roadway characteristics, future traffic operations, and safety performance on Glencoe Road within half a mile to the south of the Highway 26/Glencoe Road interchange and within the North Plains city limits north of the interchange. The IAMP states that as a part of any significant redevelopment opportunities within the City of North Plains, a traffic study is required to investigate measures needed to maintain safety and operations at the

interchange ramp terminals. Therefore, the impacts of UGB expansion into any of the proposed areas would need to be investigated. In addition, for UGB expansion to occur, the following must be met:

- The Glencoe Road/Highland Court intersection shall remain unsignalized.
- ODOT shall make future access decisions along Glencoe Road, consistent with the Glencoe Road IAMP and OAR 734-051.
- The volume-to-capacity ratios for the Glencoe Road interchange ramp terminals shall be less than 0.85, per OHP.
- South of Highway 26, access to Glencoe Road is restricted to within 1,320 feet of the eastbound ramp terminal. However, the IAMP identifies a special allowance that maintains full access to Beach Road, which lies within the $\frac{1}{4}$ -mile restricted distance.

Should the UGB expand into the South Area, this IAMP shall be updated to reflect the urbanization of Glencoe Road to the south of the Highway 26 interchange and the need for potential access modifications to Beach Road.

UGB Study Area Multimodal Transportation Summary

The following sections describe the multimodal transportation system including relevant auto, freight, transit, bicycle and pedestrian considerations in each of the UGB study areas.

South Area

Given the historical land use context of the South Area, the bordering and internal facilities are intended to serve vehicle, freight, and agricultural travel, and have not developed to modern urban standards. The South Area has strong regional mobility potential due to its proximity to the Glencoe Road interchange. However, the South Area is isolated from the existing urbanized segments of North Plains by Highway 26 to the north.

Key Multimodal Consideration: The South Area's isolated location to the south of Highway 26 creates several barriers to future connectivity and integration with the city's existing roadway network. However, it does lend itself to regional vehicle and freight connectivity.

West Area

Given the historical land use context of the West Area, the bordering facilities are intended to serve vehicle, freight, and agricultural travel, and have not developed to modern urban standards. The West Area has strong regional mobility potential to its proximity to the Dersham Road interchange. Integration with the existing North Plains multimodal infrastructure to the east is challenged in many locations due to development patterns that limit local street connectivity, environmental constraints, and a railroad splitting the lower portion of the Area. To establish connectivity, the eastern portion of the Area would need to develop first and integrate into existing street networks. Development will rely on the extension of North Avenue and urban upgrades of Mountaindale Road.

Key Multimodal Consideration: The West Area's proximity to the Dersham Road interchange lends itself to regional vehicle and freight connectivity. However, connectivity with the city's existing roadway network depends on the extension of North Avenue and improvement of Mountaindale Road.

North Area

Given the historical land use context of the North Area, the bordering facilities are intended to serve vehicle, freight, and agricultural travel, and have not developed to modern urban standards. The North Area has the potential to naturally tie into the existing North Plains transportation infrastructure. However, much of this infrastructure will require urban upgrades to support future development. Significant portions of the North Area are in close proximity to the established portions of North Plains. As such, it has strong, safe, and convenient multimodal access to essential destinations. In comparison to other areas, regional mobility is limited due to the lack of direct, convenient, and efficient access to regional travel infrastructure.

Key Multimodal Consideration: The North Area is well positioned to tie into the city's existing roadway network. However, the Area lacks direct access to Highway 26 and would increase demand on the Glencoe Road Interchange.

East Area

Given the historical land use context of the East Area, the bordering facilities are intended to serve vehicle, freight, and agricultural travel, however recent development has initiated roadway improvements along West Union Road, which has a sidewalk on the south side and intermittent bike lanes. Remaining bordering facilities have not yet developed to modern urban standards. Local mobility, safe access, and balanced multimodal connectivity to the established North Plains infrastructure to the west are limited by the need to span the McKay Creek corridor or rely on West Union Road. The western portion of the Area contains a large swath of environmentally sensitive land. The eastern portion of the Area has strong regional access and connectivity via the Jackson School Road interchange.

Key Multimodal Consideration: The East Area's proximity to the Jackson School Road Interchange positions it well for regional connectivity; however, local connectivity with the city's existing roadway network is limited by natural barriers and a lack of existing facilities.

Public Facilities and Infrastructure

Most development in the study area gets drinking water from wells and maintains septic systems for wastewater. Inside the city, ongoing public facility planning is necessary to serve anticipated growth. The City has adopted and periodically updated key planning documents to guide its infrastructure needs. The Water System Master Plan and the Sanitary Sewer Collection System Master Plan guide the development and provision of sewer and water. Clean Water Services (CWS) manages stormwater and sanitary sewer services and infrastructure. Public facilities needed to support additional development and growth are as follows:

Water System and Capacity

The principal water supply in North Plains is the Joint Water Commission (JWC), a water supplier for the cities of Hillsboro, Forest Grove, Beaverton, and Tigard. The City contracts with the JWC for a maximum flow rate of 875 gallons per minute and a maximum quantity of 1.05 million gallons per day. In addition, the city does have an emergency backup water supply through Well No. 3, one of the city's groundwater wells.

To serve future development, the 2019 Water System Master Plan recommends infrastructure improvements to provide maximum daily demands for the next 15 years. The plan totals approximately \$12 million in improvements, with a yearly financing requirement of \$600,000 for storage, pumping, and distribution system improvements.

Sanitary Sewer and Capacity

North Plains' sewage service is provided by CWS, serving a 122-square-mile region within the Tualatin River watershed. Planning for CWS includes evaluations based on current conditions in addition to future development projections. North Plains is currently served by the Hillsboro Treatment Facility. The existing sewer system requires significant upgrades to accommodate future increased populations, including gravity sewer, pump station, and force main improvements. Over 72,000 feet of new gravity sewer extension and new pump stations will need to be constructed in an effort to support projected levels of demand. North Plains will also need to coordinate with CWS related to the West Basin Master Plan for future

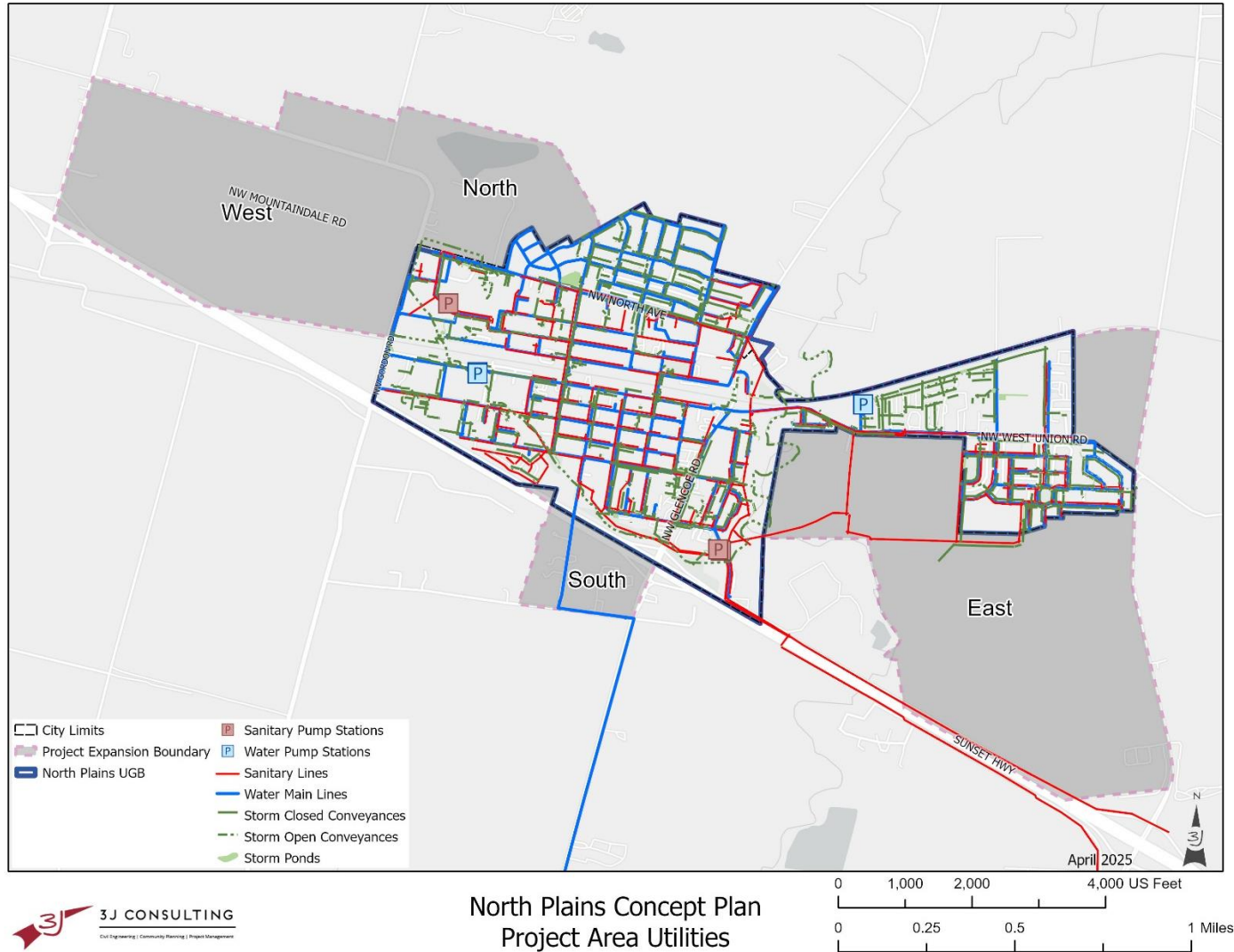
Stormwater and Capacity

The study areas are not currently within a stormwater service district. Stormwater standards have been updated since much of the development in the city and were adopted to protect waterways from degradation due to urbanization and to meet local and federal permit requirements. With urbanization of the study areas, runoff from new development will need to be mitigated using approved treatment and detention techniques to meet current CWS standards.

North Area

The North Area has the potential to naturally tie into existing or planned storm and water infrastructure without the need for mainline extensions. The Brynhill Neighborhood, just south of North Area, is in the last phase of development and will be completed within the next year. Sanitary infrastructure also exists in several locations just south of the Area, and will provide multiple tie in points but will likely need to be upsized to support development.

Figure 13. Study Area Existing Utilities



South Area

The South Area does not have readily available sanitary or storm infrastructure to tie into. Available water infrastructure relies on the addition of a PRV to the JWC Supply Pipeline. Mainline extensions for sanitary and storm will be required to service the Area.

West Area

Some portions of the West Area have the potential to naturally tie into storm infrastructure. There is existing storm infrastructure along the eastern edge of the Area. Ditches and creeks are found along the eastern portion of the Area. Mainline extension or downstream deficiency upgrades would be required to support future growth. Existing sanitary infrastructure is located at the southeastern edge of the Area and infrastructure near the northeastern edge is nearby. A sanitary pump station would likely be required to support future growth. Existing water infrastructure adjacent to the West Area has identified deficiencies that would need to be upgraded to serve the Area. A sanitary or storm mainline extension would likely be required to support the entire Area.

East Area

The East Area has the potential to naturally tie into the existing sanitary, storm, and water infrastructure. Sanitary infrastructure passes through the Area and provides multiple tie in possibilities. Storm infrastructure is adjacent to the Area along with McKay Creek running through the western portion of the Area. Existing and planned water infrastructure is adjacent to the Area in multiple locations, however, there is an identified fire flow deficiency at the northeastern most portion of the Area which will need to be fixed prior to development of that portion. With multiple tie in points for each of the previously listed utilities, the Area is well equipped for expansion.

Other Public Utilities: Gas, Electrical, Telephone, and Internet

The study area is supplied with electricity by Portland General Electric (PGE) for rural and urban areas of Washington County. Energy facilities within the subject area consist of overhead electric transmission lines and distribution lines supporting existing rural residential, agricultural, and industrial uses of land. Major energy generation facilities such as solar farms, windmills, or hydropower plants are currently excluded from the subject area. The current electric infrastructure can be upgraded to provide higher demand for future development. Natural gas service is provided by Northwest Natural. Several private companies serve the area with telecommunications and internet services, making the area within reach of modern communication and utility infrastructure.

Emergency Services

Emergency services in North Plains are provided by the Tualatin Valley Fire and Rescue, which has a full-time station (Station 17) in the downtown. The station is staffed by four personnel and has required emergency response apparatuses, including two engines, one tank truck, one rescue unit, and a brush control truck. The North Plains Police Department, although small in size, is an essential part of ensuring community security with two full-time officers and six reserve officers. Although the department does not have 24-hour coverage, it does provide quick response to priority calls and coordinates with the City of Hillsboro in regard to report administration.

Education and Library Services

North Plains is served by the Hillsboro School District. The city has two primary schools, North Plains Elementary School, located in the northwestern section of the city, and Atfalati Ridge Elementary School, recently constructed adjacent to the Sunset Ridge housing development on the eastern edge of the community. North Plains students attend Evergreen Junior High School and Glencoe High School in Hillsboro. The North Plains Public Library, constructed in 2006, is a member of the Washington County Cooperative Library System and provides residents with access to a wide range of library materials and resources.

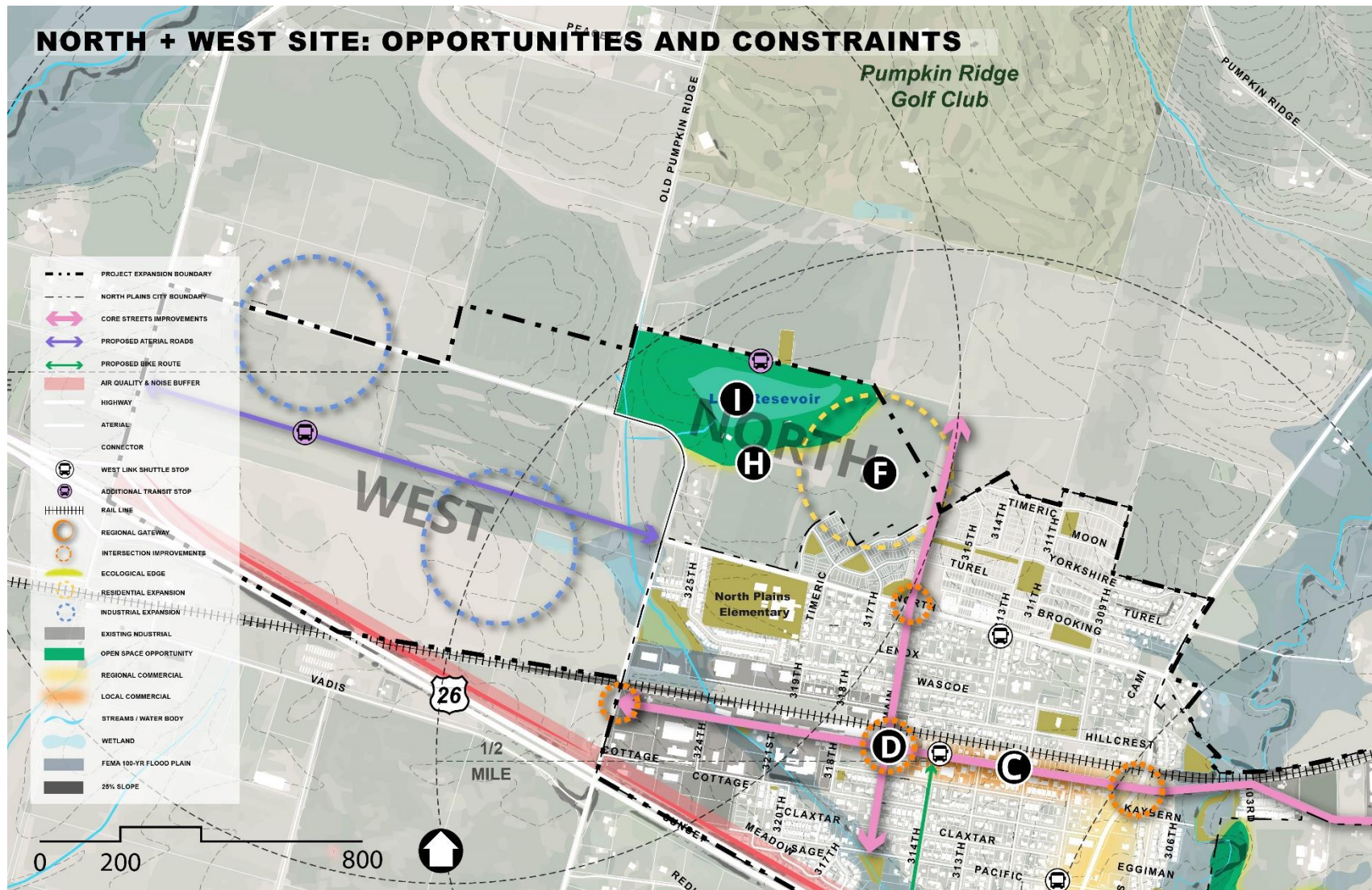
IV. Opportunities and Constraints

The City of North Plains maintains a strong sense of small-scale character as it simultaneously experiences growth. Recent development has primarily consisted of residential on the north and east edges of the city, along improved roadways. There is great opportunity to continue the residential expansion while offering opportunities for commercial and industrial investment. There are existing regional and neighborhood areas of commercial activity with plenty of capacity to evolve alongside future growth. These commercial areas would greatly benefit from infrastructure investments. As North Plains grows, there is ample opportunity to maintain the small-town attractiveness and livability through strategic community amenities and infrastructure planning that provides a cohesive urban fabric across the UGB expansion. Although some identified Opportunities and Constraints are not directly within the expansion areas, they are elements concerning development, infrastructure, and livability that will inform decision making within the South, West, North, and East expansion areas.

Key Opportunities

- A. **Regional Gateway (Non-Area)** – Establish a Regional Gateway at Highway 26 & Glencoe Road. This may consist of a city-identifying landmark or signage and wayfinding to North Plain's core.
- B. **Regional Commercial Corridor (Non-Area)** – Establish a commercial corridor along Glencoe Rd between the Highway 26 intersection and Commercial Street that provides neighborhood-serving uses that are associated with commuting.
- C. **High Street Commercial Corridor (Non-Area)** – Establish a 'high-street' along Commercial Street between Glencoe Rd and Gordon Rd (with emphasis between 313th Ave and 318th Ave) that prioritizes third-places (i.e., food and beverage) and neighborhood-serving amenities (i.e., childcare, health clinic, drycleaning).
- D. **Key Intersections (Non-Area)** – Formalize and improve key intersections (Glencoe Rd & Commercial Street, Main Street & Commercial Street). Establish Gateways.

Figure 14. Opportunities and Constraints – North and West Areas



SOUTH + EAST SITE: OPPORTUNITIES AND CONSTRAINTS

LEGEND:

- PROJECT EXPANSION BOUNDARY
- ... NORTH PLAINS CITY BOUNDARY
- ↔ CORE STREETS IMPROVEMENTS
- ↔ PROPOSED AT-TERIAL ROADS
- ↔ PROPOSED BIKE ROUTE
- AIR QUALITY & NOISE BUFFER
- HIGHWAY
- AT-TERIAL
- CONNECTOR
- 🚶 WEST LINK SHUTTLE STOP
- 🚶 ADDITIONAL TRANSIT STOP
- 🚶 RAIL LINE
- 🚶 REGIONAL GATEWAY
- 🚶 INTERSECTION IMPROVEMENTS
- 🚶 ECOLOGICAL EDGE
- 🚶 RESIDENTIAL EXPANSION
- 🚶 INDUSTRIAL EXPANSION
- 🚶 EXISTING INDUSTRIAL
- 🚶 OPEN SPACE OPPORTUNITY
- 🚶 REGIONAL COMMERCIAL
- 🚶 LOCAL COMMERCIAL
- 🚶 STREAMS / WATER BODY
- 🚶 WETLAND
- 🚶 FEMA 100-YR FLOOD PLAIN
- 🚶 25% SLOPE

Map Labels: SOUTH, EAST, 1/2 MILE, McMurtry Creek, Recology Organics North Plains (Solid Waste Facility), VICTORY, KEENON, CARVER, FAIR KAYE, KING, ATTALATI RIDGE ELEMENTARY, WEST UNION, KELLY, MAYS, SHADDON, WASCOE, HILLCREST, KAYSERN, EGGIMAN, CURTIS, BARTLETT, HIGHLAND, PACIFIC, CLAXTAR, MEADOWS, COTTAGE, REDHAVEN, AIR STRIP, BEACH, 316TH, 314TH, 312TH, 310TH, 308TH, 306TH, 304TH, 294TH, 292ND, 290TH, 288TH, 286TH, 284TH, 282ND, 280TH, 278TH, 276TH, 274TH, 272ND, 270TH, 268TH, 266TH, 264TH, 262ND, 260TH, 258TH, 256TH, 254TH, 252ND, 250TH, 248TH, 246TH, 244TH, 242ND, 240TH, 238TH, 236TH, 234TH, 232ND, 230TH, 228TH, 226TH, 224TH, 222ND, 220TH, 218TH, 216TH, 214TH, 212ND, 210TH, 208TH, 206TH, 204TH, 202ND, 200TH, 198TH, 196TH, 194TH, 192ND, 190TH, 188TH, 186TH, 184TH, 182ND, 180TH, 178TH, 176TH, 174TH, 172ND, 170TH, 168TH, 166TH, 164TH, 162ND, 160TH, 158TH, 156TH, 154TH, 152ND, 150TH, 148TH, 146TH, 144TH, 142ND, 140TH, 138TH, 136TH, 134TH, 132ND, 130TH, 128TH, 126TH, 124TH, 122ND, 120TH, 118TH, 116TH, 114TH, 112ND, 110TH, 108TH, 106TH, 104TH, 102ND, 100TH, 98TH, 96TH, 94TH, 92ND, 90TH, 88TH, 86TH, 84TH, 82ND, 80TH, 78TH, 76TH, 74TH, 72ND, 70TH, 68TH, 66TH, 64TH, 62ND, 60TH, 58TH, 56TH, 54TH, 52ND, 50TH, 48TH, 46TH, 44TH, 42ND, 40TH, 38TH, 36TH, 34TH, 32ND, 30TH, 28TH, 26TH, 24TH, 22ND, 20TH, 18TH, 16TH, 14TH, 12TH, 10TH, 8TH, 6TH, 4TH, 2ND, 0TH.

Scale: 0 200 800

North Arrow: ↑

- E. **Secondary Intersections (West, East)** – Formalize and improve secondary intersections that support the functions of recent development and of the new land concepts. Intersections should prioritize pedestrian and bicycle safety and connecting people from their homes and jobs to the city core ('High Street').
- F. **Residential Development (North, East)** – Continue urban form of recent residential development. Center residential around established community assets such as schools and open space.
- G. **Industrial & Commercial Development (West, East)** – Situate potential new industrial and commercial development with convenient access to Highway 26 intersections and in areas that allow for a variety of parcel sizes and logistic configurations.
- H. **Soft Ecological Edges (North, East)** – Encourage development along ecological assets (e.g., McKay Creek, riparian corridors) to embrace nature and green site development.
- I. **New Community Parks (North, East)** – Utilize water-sensitive and ecological-rich landscape as the foundation of new neighborhood-scale community parks to serve existing and new residential.
- J. **Core Streets (East, Non-Area)** – Improve the pedestrian and bicycle infrastructure along primary streets that connect residential neighborhoods to the city core and High-Street.
- K. **Street Network (West, East)** – Provide new streets that compliments current street functionality and unlocks development throughout the expanded UGB areas. Place streets in locations that buffer residential and commercial / industrial land uses, optimizes access, improves city-cross movement, and facilitates the development of various sizes and types. One significant connection will be the extension of Pacific Street across McKay Creek. Streets in the West Area will primarily serve large lot industrial. Streets in the East Area will serve residential and industrial.
- L. **Safe Routes to Schools (North, East, Non-Area)** – Improve infrastructure that facilitates safe all-age and universal pedestrian and bicycle from neighborhoods to and between schools and other community assets (i.e., library).
- M. **Shared Transit (West, North, East)** – Expand the service and bus stop locations to serve new residential, commercial, and industrial developments to other regions. Explore the potential of a transit city-wide circulator at key peak and community-serving times.
- N. **Highway 26 Underpass (South, Non-Area)** – Improve North-South pedestrian and bicycle connectivity across HWY 26 along 314th Ave.

Constraints

- 1. **Isolated Downtown Core (Non-Area)** – Main commercial programming is located away from the regional gateway and there is poor connectivity between residential and the core.
- 2. **Legacy Industrial Sites (Non-Area)** – There are legacy industrial buildings and warehouses that are proximate to the downtown core and adjacent to residential development.
- 3. **Large Legacy Parcels (West, North, East)** – UGB expansion parcels are large and best align with larger-scale development projects. Current parcels do not align with ideal placements of new circulation / street network.

4. **Highway 26 (South, Non-Area)** – There is a significant barrier between the primary land area and larger-scale residential to the south.
5. **Air Quality & Noise (South, West, East, Non-Area)** – Low air quality and high noise from Highway 26.
6. **Floodplain (West, North, East, Non-Area)** – Locations of significant floodplain risk along McKay Creek
7. **Wetlands (West, North, East, Non-Area)** – Location of significant wetlands along McKay Creek
8. **Rail Line (West, Non-Area)** – A significant barrier between North and South areas of the city.

V. Preliminary Strategies and Policies

Housing Strategies

Priorities for Addressing Housing Needs

North Plains' priorities for housing are expressed through objectives and policies in the comprehensive plan chapter on Housing. Priorities focus on ensuring a mix of housing types with an emphasis on workforce housing³ that can be used in reviewing policies, and developing recommendations for future policies, as well as amendments to the City's Title XV: Land Usage code.

OBJECTIVE 1: 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.

³ Housing for individuals and families earning between 60% and 120% AMI.

OBJECTIVE 2: 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.

OBJECTIVE 3 : 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.

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.

OBJECTIVE 4: 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.

Recommendations to Address Housing Needs – Focus on Affordability and Diversity

- Remove or modify Housing Objective 1, Policy 2 regarding design standards for single family, manufactured homes, and multifamily housing.
- Use the Brynhill development as a template for housing types and mix, including townhouses and apartments.
- Pursue funding from the Department of Land Conservation and Development to audit update the City's residential code to remove barriers to providing housing production, affordability, and choice.

Resource Protections and Mitigations

Priorities Emphasizing Resource Protection

North Plains' priorities for resource protections and mitigations are expressed through objectives and policies in the comprehensive plan chapter on Natural Resources, Scenic and Historic Areas, and Open Spaces.

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.

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 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.
- 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.

These priorities are implemented through the Zoning and Development Code, including:

Floodplain Overlay District

Regulates all property, regardless of the underlying zoning designation, which falls within the boundaries of the 100-year floodplain, also known as the area of special flood hazard.

Significant Natural Resources Overlay District

Provides protection for identified significant natural resources within the city as designated under Statewide Planning Goal 5. Significant natural resources are designated as significant wetlands and riparian corridors.

Historic Overlay District

Promotes the public health, safety and general welfare by providing for the protection, enhancement, perpetuation and use of designated historic sites and structures in order to identify and resolve conflicts between the preservation of historic resources and incompatible improvements and uses, and carry out the provisions of Land Conservation and Development Commission Goal 5.

Recommended Strategies to Safeguard Natural, Cultural, And Scenic Resources

- Conduct a Local Wetland Inventory to locate, describe, and define the functions of streams, riparian areas, and significant wetlands in the study area. Functions may include wildlife habitat quality, contribution to fish habitat or water quality improvement, and floodwater retention capability.
- Incorporate information gathered through the LWI into the North Plains Comprehensive Plan and Development Code.
- Review and update the flood plain and significant natural resources overlay districts as needed to ensure sufficient protection and preservation of stream, riparian, and wetland functions and meet state requirements.
- Review available resources to identify cultural and historic resources in the study area.
- Review and update the historic overlay district as needed to ensure sufficient protection and preservation of cultural and historic resources and meet state requirements.

Development Guidance

North Plains' policies for balancing growth with conversation are expressed through objectives and policies in the comprehensive plan chapter on Urbanization.

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.

OBJECTIVE 2: 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 es.
- 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 Housing Needs Analysis 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.

OBJECTIVE 3: 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.

Recommended policies to balance growth with conservation and ensure compliance with Statewide Planning Goals

- Remove Objective 2, Policy 6 regarding the application of the NC (Neighborhood Community) zone to lands newly annexed into the city limits concurrent with annexation. This policy is based on previous UGB expansions and discussions with Department of Land Conservation and Development staff. The NC zone is appropriate for mixed use neighborhoods, but not for industrial use. The City should prepare a concept plan for UGB expansion areas and apply appropriate comprehensive plan designations to implement the concept plan.

NORTH PLAINS UGB EXPANSION AREA CONCEPT PLAN

Planning Commission
July 9, 2025



North Plains UGB Expansion Area Concept Plan

Using 2023 UGB Recommendation as study area for existing conditions. UGB land use and transportation alternatives will be based on new/modified UGB recommendation.

Scope of Work

1. Project Management
2. Community Engagement
3. Existing Conditions*

PAUSE

4. Alternative Concept Development and Analysis
5. Draft Concept Plan
6. Final Concept Plan

Memo #1: Vision and Guiding Principles

Purpose

- Build upon project objectives
- Direct project planning and outcomes
- Used to evaluate plan alternatives

Sources

- 2035 Vision Statement
- 2021 Housing Needs Analysis
- 2022 Economic Opportunity Analysis
- TGM Grant Application
- UGB Re-Look Process

Memo #1: Vision and Guiding Principles

Vision

North Plains will grow as a vibrant, connected, and inclusive community that honors its small-town character while accommodating sustainable population and employment growth. The city will promote a high quality of life through diverse housing options, robust economic opportunities, resilient infrastructure, and strong connections to nature and regional destinations. North Plains will provide its residents with access to parks, jobs, and services while protecting its heritage, agricultural roots, and natural environment.

Memo #1: Vision and Guiding Principles

Guiding Principles

1. Diverse and Affordable Housing
2. Balanced Growth and Livability
3. Economic Vitality and Job Creation
4. Transportation and Connectivity
5. Infrastructure and Public Services
6. Environmental Stewardship and Resiliency
7. Community Engagement and Identity

Memo #2: Existing Conditions Report

Purpose

Synthesize and summarize background information and existing conditions for each subarea

Scope

- Establish policy framework
- Describe existing conditions
 - Land use and development patterns, vulnerability and hazards assessment, transportation systems, public facilities and infrastructure
- Identify opportunities and constraints
- Draft preliminary strategies and policies
 - Housing, resource protections and mitigations, development guidance

Memo #2: Existing Conditions Report

Opportunities

- Regional Gateway at Hwy 26 and Glencoe Rd (Non-Area)
- Regional commercial corridor from Hwy 26 to Commercial St (Non-Area)
- Neighborhood-serving commercial corridor along Commercial St
- Improve primary and secondary intersections (Non-Area, West, East)
- Continue urban form of recent residential development (North, East)
- Situate new industrial development with convenient access to Hwy 26 (West, East)
- Use green building techniques for development along McKay Creek and riparian corridors (North, East)

Memo #2: Existing Conditions Report

Opportunities

- Establish new parks to serve existing and new neighborhoods (North, East)
- Improve pedestrian and bicycle infrastructure along primary streets (East, Non-Area)
- Build out street network to optimize access, including Pacific Street extension (West, East)
- Facilitate safe routes to school (North, East, Non-Area)
- Expand transit service (West, North, East)
- Improve north-south pedestrian and bicycle connectivity across Hwy 26

Memo #2: Existing Conditions Report

Constraints

- Isolated downtown core (Non-Area)
- Legacy industrial sites (Non-Area)
- Large legacy parcels (West, North, East)
- Highway 26 and quality of life impacts (South, West, East, Non-Area)
- Flood risk and wetlands along McKay Creek (East, Non-Area)
- Rail line (West, Non-Area)

BUILDING PERMITS**JUNE 2026**

| DATE RECEIVED | DESCRIPTION | APPLICANT |
|---------------|---------------------------------|----------------------------------|
| 6/2/2025 | Type I BP for Heat Pump Install | Pro Heating & Cooling, Inc. |
| 6/11/2025 | Type I BP for AC Install | Pledge Comfort Heating & Cooling |
| 6/20/2025 | Type I BP for AC Install | Columbia NW Heating & Cooling |
| 6/20/2025 | Type I BP for Solar Install | Blue Raven Solar |
| 6/26/2025 | Type I BP for Solar Install | Purelight Power |
| 6/26/2025 | Fence Permit | Sunset Ridge Phase 2 HOA |
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BUILDING PERMITS

JUNE 2026

| SITE ADDRESS |
|------------------------|
| 31516 NW Timeric Dr. |
| 11394 NW 314th Ave. |
| 11017 NW Ridgeview Pl. |
| 30873 NW Turel Dr. |
| 31682 NW Timeric Dr. |
| 1N206DD19300 |
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CITY OF NORTH PLAINS CITY COUNCIL UPDATE

Date: June 16, 2025

The following is a brief summary of the current tasks undertaken by the 3J staff for Engineering since the last update.

ENGINEERING

1. **Commercial Street Sidewalk Improvements:**
 - Construction is substantially complete. Contractor wrapping up minor close out items and anticipating final completion by end June.
2. **Glencoe Sidewalk Improvements:**
 - Construction is substantially complete. Contractor wrapping up minor close out items and anticipating final completion by end June.
3. **Main Street Improvements:**
 - CWS provided review comments, 3J working on final updated for permit resubmittal.
4. **Jessie Mays Park/309th/311th Improvements:**
 - The city is working with RR on the agreement. 3J working with the RR on final permitting requirements. CWS provided review comments and 3J is currently working on final updates for resubmittal.
5. **Pacific Street Improvements:**
 - 3J is soliciting quotes for right-of-way services from 2 additional consultants.
6. **City Standards**
 - Continuing working on draft updates to both the City Engineering Design Manual and Standard Details. Anticipated schedule to have a draft to city by Fall 2025
7. **Sign/Street Light Inventory:**
 - Working on final update to city GIS system
8. **Glencoe/West Union Intersection Improvements:**
 - Topographical survey is near completion anticipated final survey being submitted by end of June. Once received preliminary layouts can be investigated.
9. **Small City Allotment Grant:**
 - Application in review, pending final approval from ODOT shortly.

DEVELOPMENT REVIEW:

- **Brynhill Phase 1:**
 - Project is at the end of the maintenance period. Lennar is working on correcting deficient items for final City acceptance.
- **Brynhill Phase 2:**
 - Project is at the end of the maintenance period. Lennar is working on correcting deficient items for final City acceptance.
- **Brynhill Phase 3:**
 - Project is at the end of the maintenance period. Lennar is working on correcting deficient items for final City acceptance.



- **Brynhill Phase 4**
 - Project is at the end of the maintenance period. Lennar is working on correcting deficient items for final City acceptance. 3J reviewing TSDC credit request and will forward to City for final approval next week.
- **Brynhill Phase 5:**
 - Project is substantially complete. Lennar and their contractor are working to finalize the project and make corrections to the punch list.
- **Brynhill Traffic Calming:**
 - Project is currently in the 1-year maintenance period till October 2025.
- **Brynhill North Ave East Improvements:**
 - Project is substantially complete. Lennar and their contractor are working to finalize the project and make corrections to the punch list.
- **Brynhill North Ave West Improvements:**
 - Project is in construction
- **Holmstead Subdivision:**
 - Project is currently in the 1-year maintenance period till January 2026. 3J reviewed preliminary TSDC credit request and returned comments to developer on May 14, pending resubmittal.
- **Commercial Street Homes:**
 - Completed 1st round engineering review in Oct 2023. Pending resubmittal.
- **Spec Warehouse (Far West Recycling):**
 - Project in Construction.
- **NW West Union (Frank's Excavation):**
 - Public Works Permit is review.
- **Kaybern 2-lot Development:**
 - Project is in construction
- **St. Edwards Church:**
 - Permit review pending resubmittal of plans.
- **Brynhill Apartment:**
 - Preliminary construction plans received and are being reviewed
- **31590 NW Lenox Street:**
 - The developer's agreement has been signed. Developer and their team are working on the final design for NW Wascoe Street
- **31085 NW Commercial:**
 - Project is in construction
- **30983 NW Wascoe Street:**
 - Public Works Permit being reviewed and comments sent to developer, pending resubmittal.

--- END OF DOCUMENT ---





Date: June 12, 2025
To: City Council
From: Rowan Maiorano, Assistant Planner
Subject: June Staff Report

CURRENT PLANNING

Applications

Staff is continuing work with the Gratemaster team on a proposed expansion at their facility on 324th Avenue. Staff anticipate a Type III Design Review application to be submitted in the coming month.

Staff are aware of interest in development on the 10-acre site owned by Far West between 289th Place and 292nd Avenue; although, no application or proposal has been submitted.

Staff continue to receive drop-in customers, in person and by phone or email, daily looking for help with planning questions. A total of three building permit were submitted in the last month.

Code Enforcement

Staff was notified of the installation of fencing for a new dog park within the Sunset Ridge Neighborhood on June 10th. The proposed dog park is located on an open space tract on 290th Avenue at the southern-most boundary of the neighborhood. Staff has been in communication with the HOA and concerned neighbors regarding this activity and is working with legal counsel to establish what land use process and requirements may apply.

Staff is continuing work with Aaken corporation to ensure their operation complies with the applicable land use codes and is compatible with the neighborhood in which they operate. Representatives from Aaken met with staff and agreed to several site and operating improvements. Staff is optimistic that conditions will improve in this area.

General code complaints have increased in the last month and are varied in nature. Staff is responding to these complaints alongside Public Works and Police as is appropriate.

LONG RANGE PLANNING

UGB Expansion Area Concept Plan

The UGB Expansion Area Concept Plan has been ongoing and requires direction from the City to continue as scoped. The Concept Plan Memorandum and Existing Condition Report are substantially complete and the next step in the project process is to begin public outreach. The Planning Commission was briefed on the project at the June 11th meeting and expressed broad support for moving forward with the project as scoped concurrent with consideration of a UGB expansion. The Planning Commission also identified a need to reconvene the Relook Advisory Committee to clarify their position on the proposed alternatives.

Floodplain (FEMA) Text Amendment

The text amendment recommended to City Council by Planning Commission will be withdrawn and a new application filed to reflect new language provided by legal counsel. The new language amends some sections to have clear and objective standards as is required by state land use law for residential development. The changes do not substantively change the regulations. The updated text amendment is tentatively expected to go before Planning Commission at the July 9th meeting and before City Council at the July 21st meeting.

IPU Sign Code Error

A scrivener's error in the IPU sign code was identified and a process to correct the error has been initiated after consultation with our Region 1 DLCD representative and legal counsel. The error originates from an amendment in November 2024 (TA 24-028) and is limited to two sections of the code wherein text to be stricken was retained. The error is permitted to be amended under section 10.09 of the municipal code and an ordinance will come before City Council at the meeting on July 7th.