

AMITY COMPREHENSIVE PLAN

Adopted – May 7, 1979
Revised – March 2015



City of Amity
P. O. Box 159
Amity, Oregon 97101

(503) 835-3711

1 INTRODUCTION

The City of Amity has experienced a steady increase of growth in recent years. For this reason, the City has acknowledged the need for a comprehensive land use plan. The intent of the Plan is to help assure that the quality of life now enjoyed by Amity residents is maintained and enhanced in years to come.

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

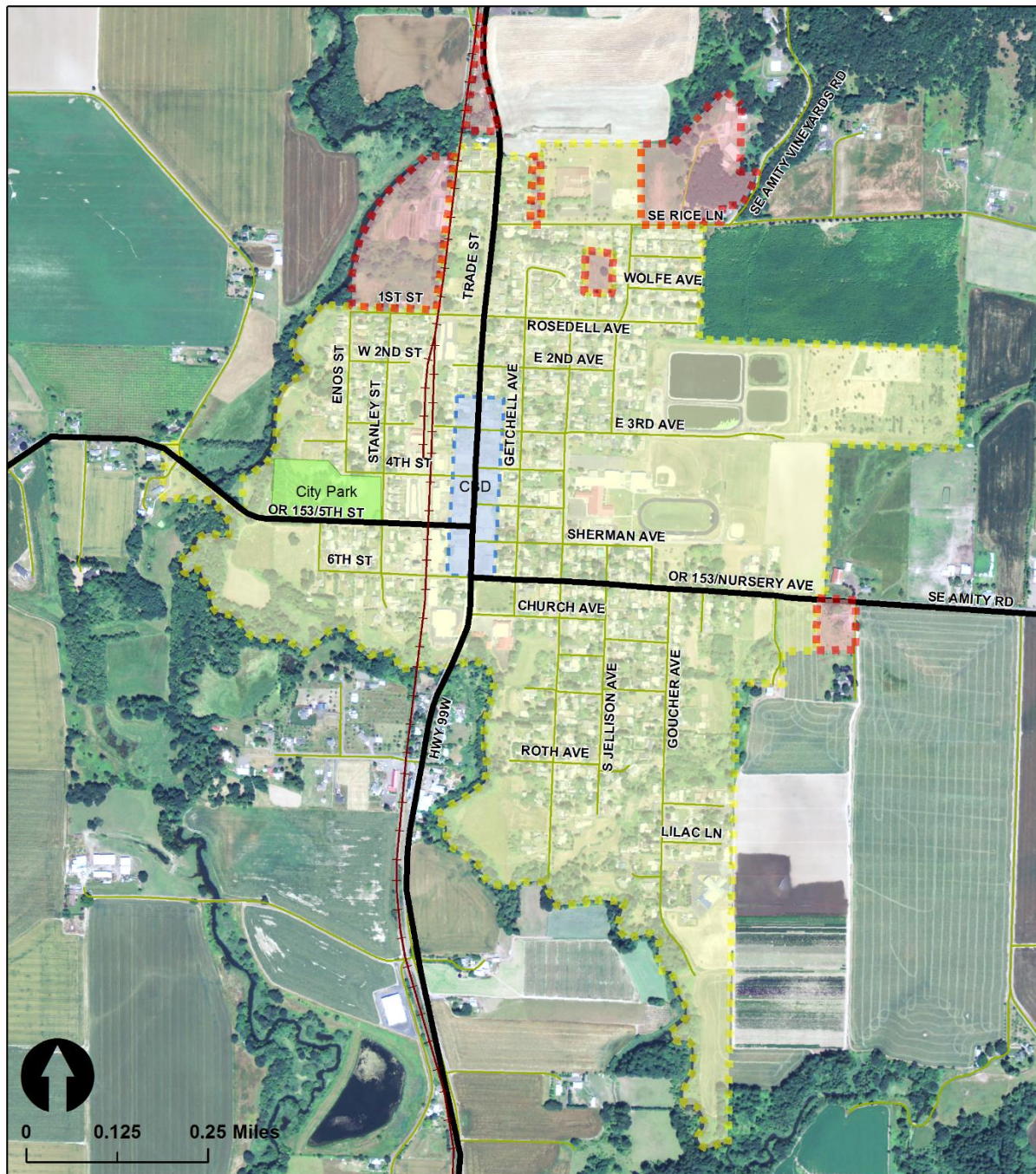
The development of the Comprehensive Plan occurred in several stages. The systems that make up the community were separated into elements under three main categories: Natural Resources, Community Resources and Community Development. A data base for all elements was gathered, and problems and issues were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

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

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

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

Amity City Map

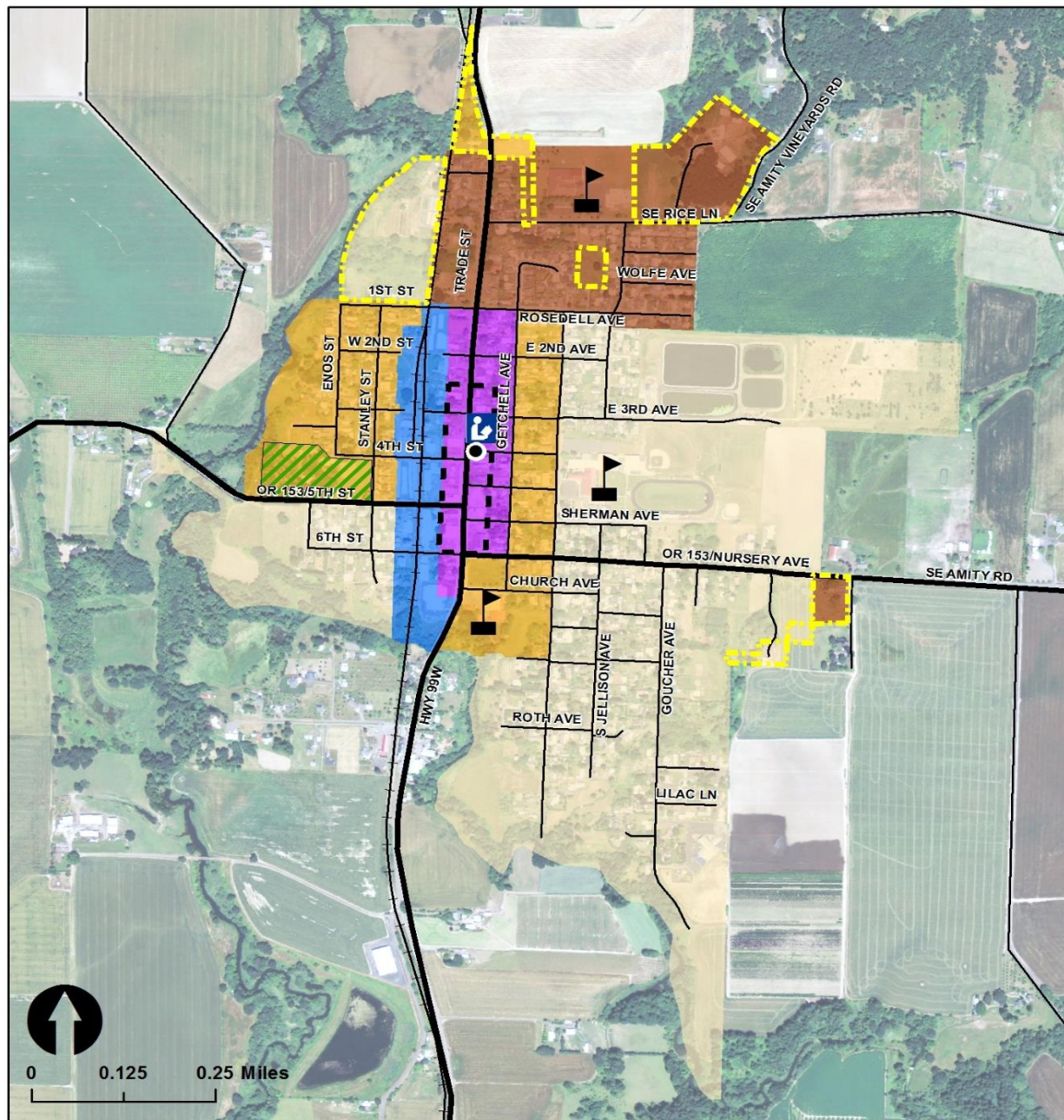


Amity Transportation System Plan City Limits & Urban Growth Boundary (UBG)

Legend

- City Park
- Railroad
- Highway
- Amity City Limits
- Urban Growth Boundary (UGB)
- Central Business District (CBD)

Amity Land Use Map



Amity Transportation System Plan Comprehensive Plan Land Use Designations & Major Destinations

Notes:

- (1) Streets data from Yamhill County and CH2MHILL
- (2) Railroads digitized by CH2MHILL based on 2012 USGS aerial photography

Date: 9/8/2014

Legend

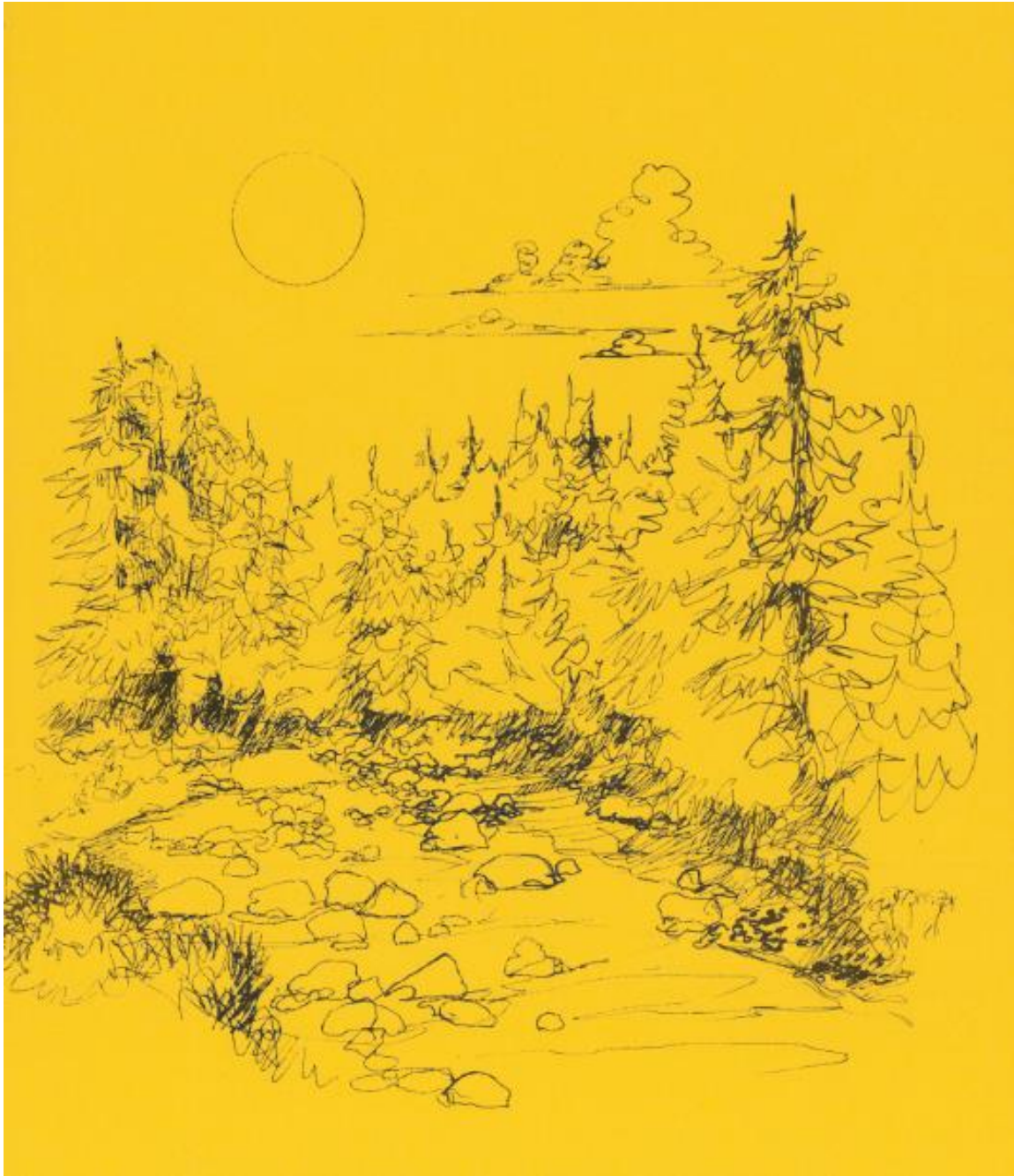
Comprehensive Plan Land Use Designations

- LOW RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL

- City Hall
- Urban Growth Boundary
- Parks
- Library
- Central Business District
- Schools

Path: \\Rosa\Proj\ODOT\477622AmityTSP\GIS\MapFiles\LandUse.mxd

2 NATURAL RESOURCES



Amity Comprehensive Plan
May 7, 1979

AIR RESOURCES

The air quality in and around Amity is very good. The City recognizes the importance of providing policies that will assure a continuing high level of air quality for the future. Due to topographical and meteorological conditions, the area is susceptible to temperature inversions; therefore, serious consideration must be given when reviewing proposals that may pollute the Amity airshed.

FINDINGS

Air quality standards established by State and Federal agencies are presently being met.

The Amity area, as well as the entire Willamette Valley, is susceptible to temperature inversions.

Field burning is a seasonal form of air pollution.

GOAL STATEMENT

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

POLICIES

Future developments which could detrimentally affect the quality of Amity's air resources shall be restricted.

The City shall cooperate with State and Federal agency efforts to maintain and improve the air resources of the City and State.

The City shall encourage the minimization of noise levels wherever possible.

The City shall encourage alternative forms of transportation to reduce automobile emission pollution.

ENERGY RESOURCES

Energy conservation and the availability of local energy resources are primary concerns of cities throughout the County. It is important that steps be taken to reduce energy consumption and to minimize dependency on imported fuels. Through increasing public awareness regarding conservation and by promoting the use of local energy sources, Amity can assure efficient utilization of existing energy sources and encourage development of local resources.

FINDING

Wood burning and solar are the local energy sources available to Amity residents.

GOAL STATEMENT

To utilize available energy resources.

POLICIES

The City shall investigate the use of alternative energy sources to support future development.

The City shall cooperate with governmental agencies in providing information regarding alternative energy sources.

WATER RESOURCES

Amity has recently experienced water supply problems during certain times of the year. Water quality and the availability of water resources play a vital role in the future of the community. Conservation measures are also necessary so the water resources will be utilized in the most efficient manner.

FINDINGS

The most abundant source of groundwater appears to be northwest of the planning area.

Amity's water supply is derived from both ground and surface water sources.

There is little recreational use provided by the water resources in the planning area.

GOAL STATEMENT

To maintain and improve the quality of the water resources of Amity and the State.

POLICIES

The City shall maximize the utilization of its water resources.

All effluent from future developments should not detrimentally affect the water quality of the planning area.

The City shall cooperate with State and Federal agency efforts to maintain and improve the water resources.

LAND AND NATURAL HAZARDS

Natural hazards such as floodplain areas, lands with poor soil suitability, and excessive slope have been identified within the planning area. Care must be taken so that the most suitable uses are permitted in these hazard areas without posing a threat to life or property. Since nearly one-quarter of the land in Amity is subject to some form of natural hazard, it is essential to allow new development in such areas only if the hazard potential is eliminated.

FINDINGS

Flood hazard areas account for 12 percent of the planning area.

The majority of the flood hazard areas are in agricultural and open space use.

Soil hazard areas account for an additional 12 percent of the planning area.

Soil hazards include slow permeability, high water table, high shrink-swell potential, low shear strength, poor drainage, steep slopes, and landslide problems.

Areas with natural hazards and/or severe building limitations account for 24 percent of the land within Amity's Urban Growth Boundary.

The majority of all natural hazard areas is in agricultural and open space use.

In the planning area, 22 percent of the soil has slight building site limitations; 56 percent of the soil has moderate building site limitations; and 25 percent of the soil has severe building site limitations.

The major drainages are Salt Creek, which forms the western City limits, and Ash Swale, which forms the southern City limits.

GOAL STATEMENTS

To provide protection of life and property from natural hazards and disasters.

To strive for a safe, healthy and aesthetically pleasing environment that is in harmony with the natural landscape.

To maintain and improve the quality of the land resources.

To preserve agricultural lands within the Urban Growth Boundary until the need for urbanization of such lands arises; and then to allow the transition in a most economical and orderly fashion.

POLICIES

To make development proposals suitable for proposed uses in areas with natural restrictions, such proposals shall be reviewed by the appropriate State and Federal agencies, and must show construction and design techniques that would eliminate the hazard potential.

The City shall promote the transition of existing agricultural lands into urbanized lands in a manner that is most cost-efficient and energy conserving.

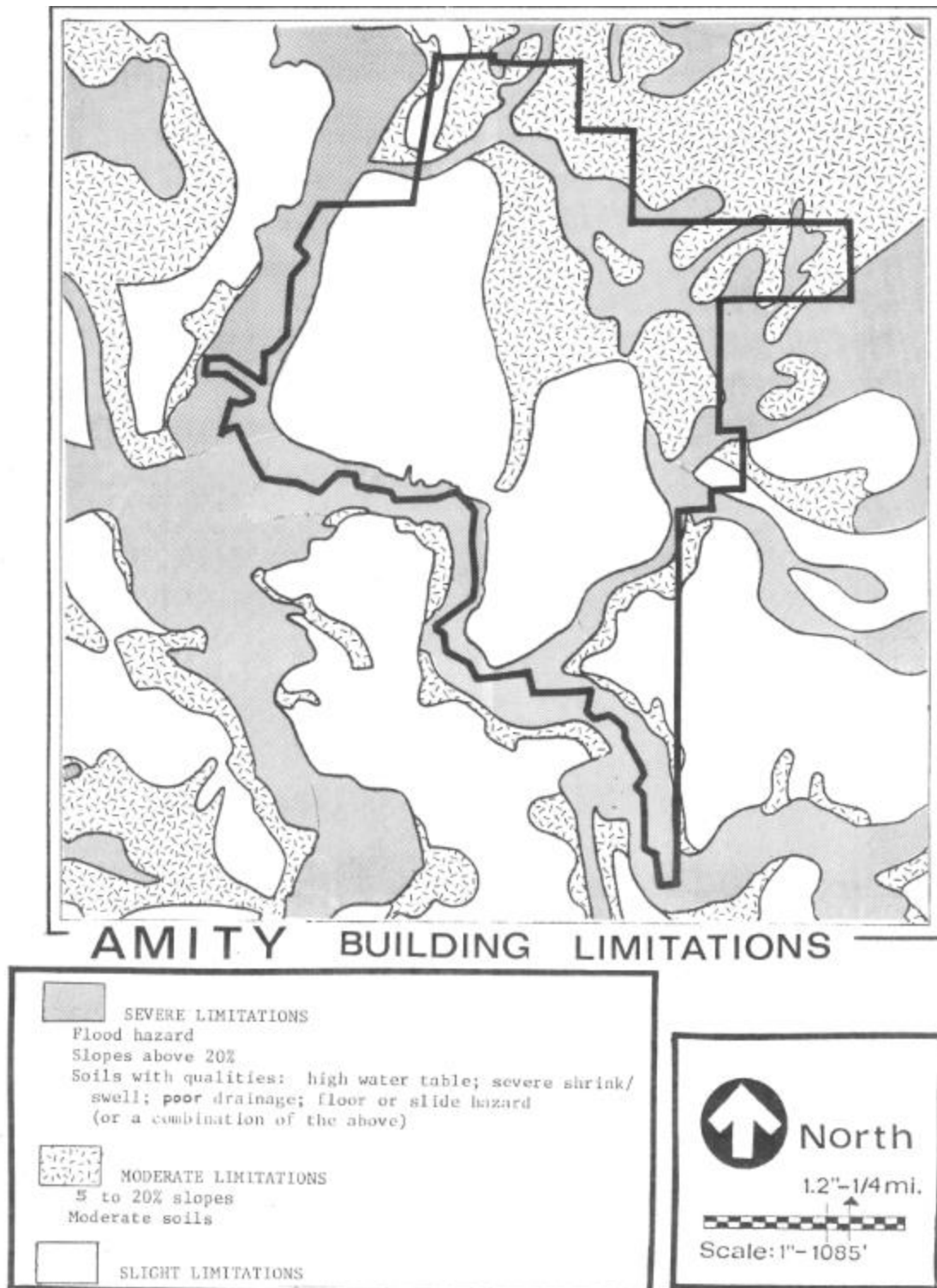
The City shall prohibit any land use which would increase the existing natural hazard potential.

The City shall identify all areas within the planning boundary that have building limitations, and those which are in the floodplain zone.

The City shall investigate alternative uses for areas unsuitable for development.

The City shall continue participation in the HUD Flood Insurance Program.

Amity Building Limitations Map



FISH AND WILDLIFE

Amity's western and southern City limits boundaries follow Salt Creek and Ash Swale. These watercourses and surrounding lands provide fish and wildlife habitat areas. The City recognizes the value and uniqueness of its fish and wildlife resources and wants to protect and preserve them.

FINDINGS

A wildlife inventory has yet to be completed for the planning area.

Urban encroachment in natural areas and waterways threaten the fish and wildlife.

There are no endangered fish or wildlife species within the planning area at this time.

Warm-water game fish and non-game species are found in Ash Swale and Salt Creek.

Riparian wildlife exists along the waterways and drainageways.

GOAL STATEMENT

To conserve and protect fish and wildlife in the planning area pursuant to the Statewide Planning Goal #5.

POLICIES

Conserving and protecting wildlife habitat areas shall be a prime consideration concerning all future development.

The City shall identify fish and wildlife species in areas already developed and provide, wherever possible, measures to conserve and protect them.

The City shall maintain the integrity of the riparian zone along all waterways and drainageways.

OPEN SPACE

As is the case with many small rural communities, Amity presently enjoys a substantial amount of open space and scenic qualities. The City plans to maintain these existing open spaces and scenic areas and also to ensure that an adequate amount will be provided for the future. These natural features are valuable assets that enhance community livability.

FINDINGS

The City has scenic views of the Coast Range, the Amity Hills, and the Eola Hills.

Unmaintained open areas create fire hazards and unsightliness.

The City has no existing policies to maintain or protect open spaces.

Salt Creek forms the western boundary of the planning area and Ash Swale forms the southern boundary of the planning area.

Amity has relatively flat farmland north and west of the planning area and rolling hills to the south and east.

Unbuildable lands can provide open spaces; 45 percent of City survey respondents rated parks and open spaces as average, 17 percent above average and 9 percent excellent.

53 percent of City survey respondents favored City regulations concerning the preservation of natural features such as trees, shrubs, streams and land surfaces.

Total Acreage in the Urban Growth Boundary is as follows:

Land limited by private development	177.54 ac.
Land limited by public facilities	86.96
Land limited by natural hazards(soil, slope, flooding)-	50.32
Vacant buildable land	<u>58.89</u>
Total acreage	373.71

GOAL STATEMENT

To conserve desired open spaces and protect scenic areas and views.

POLICIES

The City shall develop regulations to encourage open space in all new residential developments.

Public access shall be encouraged for all waterways in the planning area.

The City shall identify scenic views and sites and establish preservation measures.

The City shall require all future development to address the natural features, open space and scenic sights and views in their proposals.

The City shall preserve open space wherever possible.

The City shall investigate funding sources and procedures to protect and preserve open lands and scenic areas.

The significant natural features within the City shall be managed for the benefit of the community and shall include: all waterways, natural drainageways, wetlands, floodplains, land with significant natural vegetation, and valued scenic views and sites.

The City shall encourage the protection of existing trees within the City.

Wherever possible, the City shall designate natural drainageways and prohibit stormwater flows that would exceed the natural flows.

MINERAL AND AGGREGATE RESOURCES

Although there is presently no quarrying or related activity in the City, the potential for such activity in the immediate area is not known until a County inventory of potential mineral and aggregate sites is completed.

Due to the absence of a resource inventory, the City feels it would be appropriate to address this activity.

FINDING

There is no quarry activity in the planning area at the present time.

GOAL STATEMENT

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

POLICY

The City shall require that mineral activities operate in a manner compatible with surrounding land uses.

IMPLEMENTATION

AGENCY REVIEW AND COORDINATION

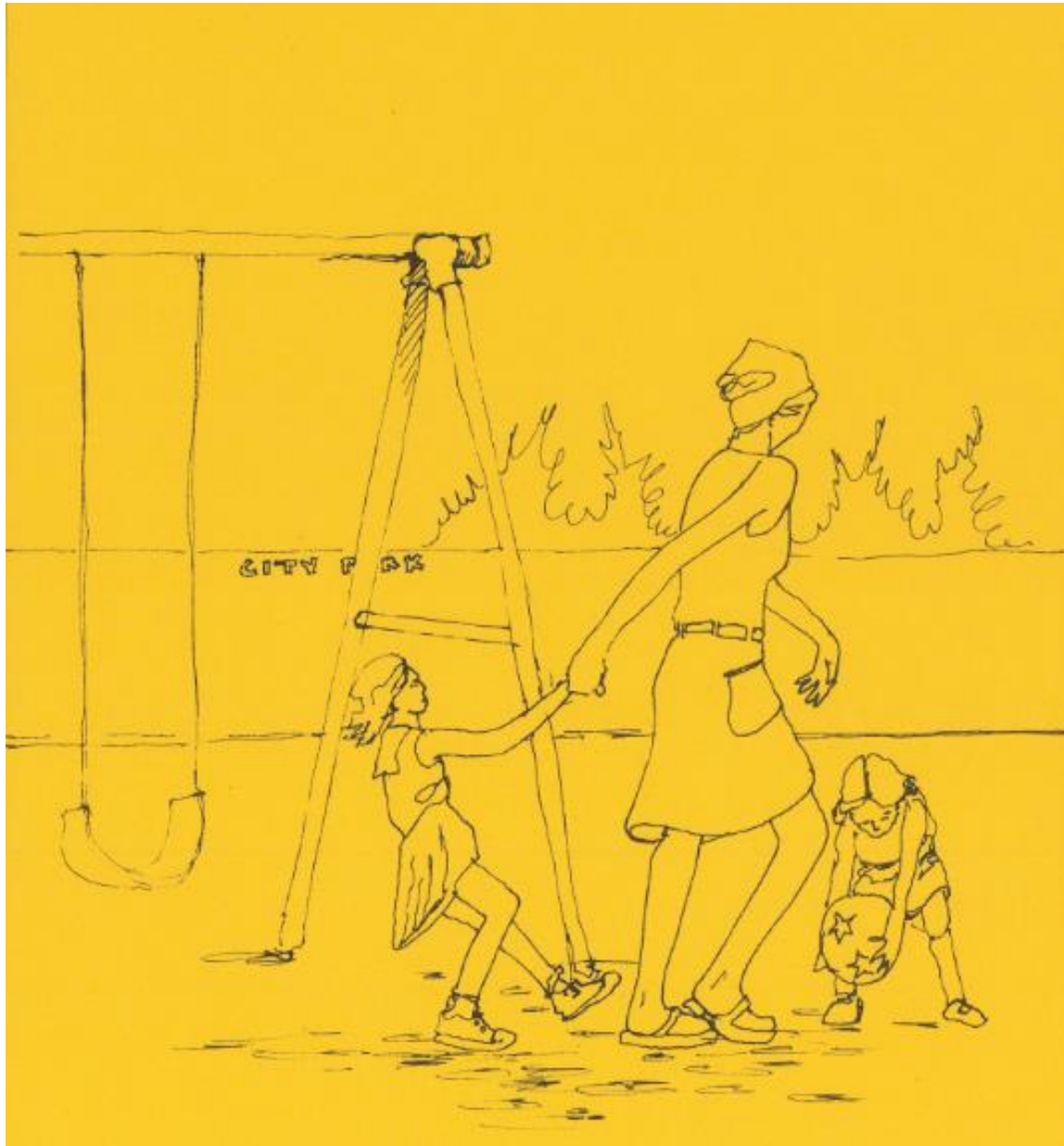
When processing proposals which could have an impact on natural resources, the City shall request the expertise of involved agencies. Through effective agency coordination the City can monitor changes dealing with environmental quality, and can acquire a good data bank that will aid in the implementation of conservation and management measures.

ZONING ORDINANCE

The zoning ordinance is a means of plan implementation which establishes uniform regulations within designated zoning districts. Some of the zoning regulations pertaining to the implementation of natural resource policies are as follows:

1. Restricted Development Boundary. Lands that are subject to natural hazards, including floodplains, excessive slopes and poor soil suitability have now been mapped. The developer of any lands within the Boundary will have to comply with a review procedure at a Planning Commission hearing, thus assuring that development will occur in such a way as to eliminate the hazard potential.
2. Site Design Review. In addition to a site and building evaluation required in the Restricted Development Boundary, a site design review is required of all commercial and industrial development. Information required for a site design review would include addressing the impact of the proposal on the natural resources.

3 COMMUNITY RESOURCES



Amity Comprehensive Plan
May 7, 1979

EDUCATION

The provision of quality education services are basic to a healthy and stable community. Good educational services also increase community identity. As is the case with other cities, Amity must encourage efficient utilization of education facilities so that maximum service can be assured from citizen tax dollars.

FINDINGS

There are 3 elementary schools and 1 high school in School District 4JT, which serves the Amity area.

Approximately 56 percent of the City's property tax dollars are spent for education; educational facilities have a major impact on land use development within an urban environment.

All 3 elementary schools are operating at capacity and there is a need for a new elementary facility in the near future. The high school is operating near capacity and will expand when the need arises.

Kindergarten is not offered to the community through the public school system.

GOAL STATEMENT

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

POLICIES

The City shall seek cooperation and support from the school district in providing community use of the school facilities when the school is not in session.

The City shall support the school district in providing energy efficiency in the design of educational facilities.

The City shall designate school properties on the Plan map and, in a joint effort with the school district, coordinate expansion of school facilities as they are needed, to best ensure that the educational needs of the community are met.

The City shall encourage and support the school district's efforts to provide maximum educational services at a minimal cost to the taxpayer.

PUBLIC FACILITIES

A well-planned, systematic arrangement of public facilities is an efficient mechanism for an orderly growth pattern. Because of increasing facility improvement costs and the inability of cities today to carry those costs, it is extremely important that public facilities be arranged so' that maximum utilization can be achieved.

FINDINGS

The City has a water storage capacity of 475,000 gallons.

The City's water treatment plant is capable of meeting the community's domestic needs to the year 2000.

The City's water storage capacity will have to be doubled, in order to meet the Oregon Health Department's recommendations for the year 2000.

The City has a lagoon sewer treatment system which is presently operating over capacity.

Amity's sewer facility is presently being up-graded and, when complete, will meet the projected needs of the community to the year 2000.

Storm drains mainly exist in the downtown business area.

GOAL STATEMENT

To provide a timely, orderly and efficient arrangement of water, sewer and storm drainage services to the City.

POLICIES

The City shall provide public facility services in a most energy conserving manner and encourage prudent use of such services.

The City shall require new development to provide storm drainage and storm collection system within the development.

The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewer disposal.

Water, sewer and storm drainage service shall be adequately provided and maintained in order to meet the residential, commercial and industrial needs of the City.

The City shall utilize public facilities in a manner that will support the land use policies in the Comprehensive Plan.

RECREATION

Recreational opportunities and facilities are essential for the physical and mental well-being of urban dwellers. It is the intent of the City to provide for the recreation needs of people within the community to the fullest extent possible.

FINDINGS

The existing 7.61 acres of City park lands more than meet the standards as set by the Parks and Recreation Branch of the Oregon Department of Transportation, both for Amity's present population and the projected population to the year 2000.

The high school and elementary school provide citizens with additional recreational space and facilities.

GOAL STATEMENT

To provide citizens of the community with adequate park land and recreational opportunities.

POLICIES

The City shall explore and utilize all opportunities for financing the development and maintenance of all park lands and recreational facilities.

To assure the availability of adequate, properly located park sites, property shall be acquired in advance of actual need whenever possible.

The City shall encourage the development of bicycle and pedestrian pathways as potential recreational resources for the citizens of the community.

Recreational lands and facilities shall be located throughout the planning area in order to minimize distances between residential areas and recreational opportunities.

Recreational standards for the planning area shall conform to criterion established by the Parks and Recreation Branch of the Oregon Department of Transportation of 2.5 acres of park lands for each 1,000 City residents.

The City shall coordinate with the Amity School District to allow use of school playground equipment and sports facilities by community residents when the facilities are not in use by the school.

TRANSPORTATION

Amity suffers from traffic problems typical of communities which have major highways passing through the core commercial areas. These problems include speeding, on-street parking and pedestrian hazards. Through agency coordination and local improvement programs, the City's goal is to improve present traffic conditions.

Providing varying modes of transportation are also important in meeting the total needs of the community. Diversified transportation will provide greater convenience and lower costs to citizens.

FINDINGS

The condition of Amity's streets is generally adequate for the existing traffic load, although most streets are in need of paving. Improvements in the street conditions will be necessary to accommodate substantial increases in traffic.

The City of Amity, the State Highway Division, and Yamhill County are responsible for the maintenance of streets in the planning area curbs and sidewalks exist on very few of the City's streets.

The most serious traffic hazards exist along Highway 99W (Trade Street) and the Bellevue-Hopewell Highway (Fifth and Nursery Streets), primarily due to traffic volumes and on-street parking.

The Union Pacific Railroad owns the rail facilities in Amity; Portland & Western maintains and operates rail freight service in Amity on tracks running through the western portion of the City.

For regularly scheduled commercial flights, citizens generally travel to the Portland International Airport.

Yamhill County Transit provides the City of Amity with a level of public transportation.

Walking and biking are attractive transportation modes despite the lack of adequate facilities.

Side streets serve as the primary routes for pedestrians and bicyclists.

GOAL STATEMENT

To provide a safe, convenient, aesthetic, and economic transportation system through a variety of transportation means.

POLICIES

The City shall coordinate with Yamhill County and the Oregon Department of Transportation with regard to City actions and needs which may affect traffic on County and State roads within the Urban Growth Boundary.

Transportation improvements shall be used to guide urban development and be designed to serve anticipated future needs.

Transportation facility design shall be done in a manner consistent with city design standard and the Transportation System Plan (TSP), and which will minimize adverse effects on the existing land uses and natural features.

The city shall adopt a street functional classification system consisting of arterials, collectors, and local streets to assist in prioritizing street development and maintenance.

All possible sources of funding for street improvements shall be investigated and the City shall make transportation improvements as funds become available.

The special needs of low-income, disabled and senior citizens shall be considered when making improvements to the transportation system.

The City shall coordinate with the Union Pacific Railroad and Portland & Western Railroad to ensure maximum safety at all street and railway intersections.

The City shall support and encourage use of public transit and coordinate with Yamhill County Transit Area (YCTA) on services or bus route modifications.

The City shall coordinate with Yamhill County in the development of a countywide bikeway plan.

The City shall investigate funding sources for project which would promote bicycle and pedestrian transportation in the Urban Growth Boundary.

The City shall promote a multi-modal transportation system that adequately considers

the needs of drivers, pedestrians, cyclists, and public transit riders.

The City shall take advantage of opportunities to improve the public transit system as they arise.

The City shall coordinate with the Oregon Department of Transportation on improvements to state highways within the City to ensure the needs of freight are adequately considered.

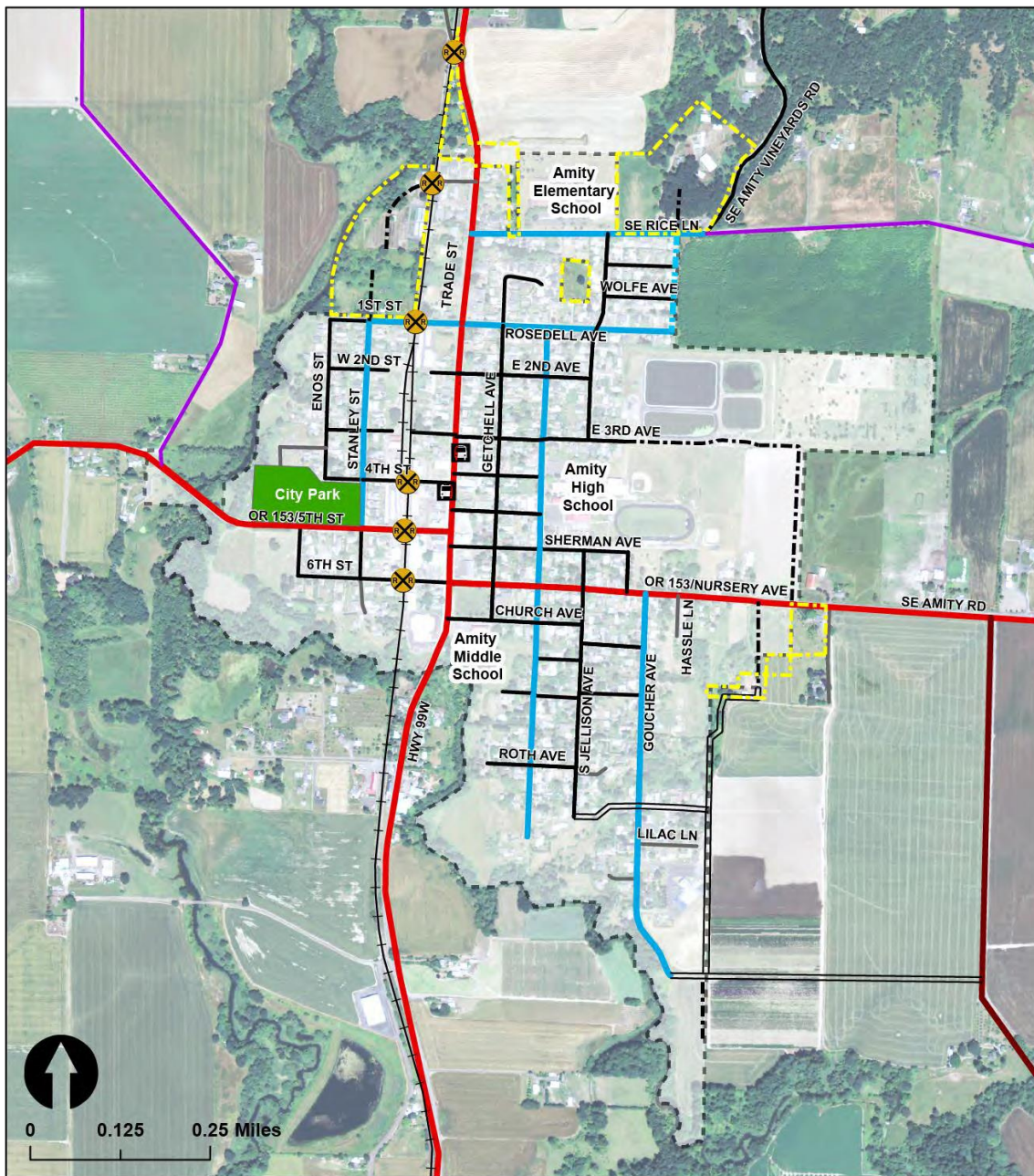
The City shall strive to create a transportation system that is safe for all users. Addressing existing or newly discovered safety issues is a top priority for the City.

New public streets shall be located based on the proposed alignments in the Transportation System Plan. New public streets shall be designed according to relevant municipal code and adopted street standards.

When upgrading or reconstructing existing City streets, the relevant planned project, if any, in the Transportation System Plan or Capital Improvement Program shall be considered in the design of the project.

The City will encourage and support Yamhill County to develop and construct a connection between Nursery Street/OR 153 and Rice Lane to improve connectivity east of the City of Amity and relieve congestion on Rice Lane along the elementary school.

Amity Transportation System Plan



Amity Transportation System Plan Functional Classification Plan (2038)

Notes:

- (1) Streets data from Yamhill County and CH2MHILL
- (2) Railroads digitized by CH2MHILL based on 2012 USGS aerial photography

Date: 12/2/2014

Legend

	City Limits		Streets		Private
	Urban Growth Boundary		Arterial (State Hwy)		Railroad
	Parks		County Arterial		Future Local*
	Bus stops		Collector		Future Local
	Railroad Crossings		County Collector		Future Collector
			Local		

*Note: There are three options for improving street connectivity in the vicinity of Goucher Avenue. Only one of the options would be built, but no one option is recommended in the TSP. Therefore, all three are shown as Future Local Streets.

ENERGY USE

With increasing concern about energy availability, efforts must be directed into the development of alternative sources and conservation practices. Solar energy utilization is a very promising local resource. There also is a potential for wind generation.

FINDINGS

For the period 1977 through 1997, total energy consumption in Oregon is expected to increase at an average annual rate of 2.5 percent per year.

All energy fuels, with the exception of wood, are imported into the County.

The harnessing of solar radiation is a potential energy resource for the County.

The demand for energy and costs to produce energy are continually rising.

GOAL STATEMENT

To promote the conservation of energy and the use of alternative forms of energy.

POLICIES

The City shall encourage cooperation between citizens, utilities and governmental entities concerning energy matters and its use.

Energy efficiency shall be a main criterion in the evaluation of all land use issues.

The City shall actively promote citizen awareness concerning energy conservation.

COMMUNICATIONS

In planning for the accommodation of Amity's future growth, expansion of the communication facilities must be provided for. Through proper coordination with the communication utilities and the plan's goals and policies, the City can assure continued availability of such services.

FINDING

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

GOAL STATEMENT

To support a variety of communication facilities and promote quality service.

POLICIES

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

When making land use decisions, the City shall consider the impact on all communication systems.

SOLID WASTE

The solid waste collection service in Amity is provided by the private sector. It is important that the City work With the County and the private sector so that a cost-efficient solid waste program can be implemented.

FINDINGS

The City contracts with a private solid waste disposal company for collection services.

The present landfill site is very near capacity and a new site will be needed by 1981.

Amity generates approximately 7 tons of refuse weekly.

Recycling solid waste material conserves energy and natural resources.

There are currently two recycling efforts in the County and one in the City.

GOAL STATEMENT

To achieve and provide an orderly and efficient solid waste disposal system which will meet the needs of the community.

POLICIES

The City shall promote the recycling of solid waste materials.

The City shall coordinate efforts with the contracted disposal service to assure that the solid waste disposal needs in the community are being met in a most cost-efficient and energy conserving manner.

The City shall work with appropriate governmental agencies and private concerns in investigating energy-conserving solid waste disposal methods.

The City shall encourage and support policy and implementation alternatives for an efficient regional solid waste program.

HISTORY

The City recognizes the value of its historical resources and plans to preserve and maintain them for future generations. The historical features lend a unique and visually appealing atmosphere to the community and serve as a pleasant link between the past and present.

FINDINGS

Amity was settled in 1849 as an agriculture based town.

There are presently 7 structures in Amity that are listed in the State Inventory of Historic Sites and Structures.

Efforts should be made to identify all historic sites and structures in the community.

Citizen awareness concerning historical preservation should be promoted.

GOAL STATEMENT

To preserve significant historical landmarks, sites and structures.

POLICIES

The City shall investigate funding sources and incentives to owners for the preservation of historic sites and structures.

The City shall work toward establishing a sense of community pride concerning local heritage and history.

The City shall encourage and support County efforts to preserve and maintain significant historic areas within the City and County.

The City shall actively promote citizen participation in identifying historic areas for preservation.

Utilization of historic structures shall be encouraged in order to achieve the maximum use of existing structures.

PUBLIC SAFETY & SERVICES

In order to provide for the health, safety and welfare of the citizens of Amity, the level of public services offered will be periodically evaluated in order to encourage new services where the need exist and to improve existing services.

FINDINGS

Fire protection is provided by a volunteer fire department with a salaried fire chief; there is adequate fire protection at the present time.

Police protection is provided to the citizens of Amity.

The City of Amity is administered by a mayor-council form of government.

There are a wide range of local as well as regional social and cultural services available to the community.

There are no medical services available within the community.

GOAL STATEMENT

To plan and support an efficient arrangement of public safety and social services that will meet the needs of the community.

POLICIES

The City shall provide adequate police protection.

The City shall support and coordinate with the County Health Department and other medical facilities in order to ensure adequate health services for the community.

The City shall strive to educate and inform its citizens so that the most efficient public health and safety services can be provided.

The City shall investigate programs that will improve its fire rating.

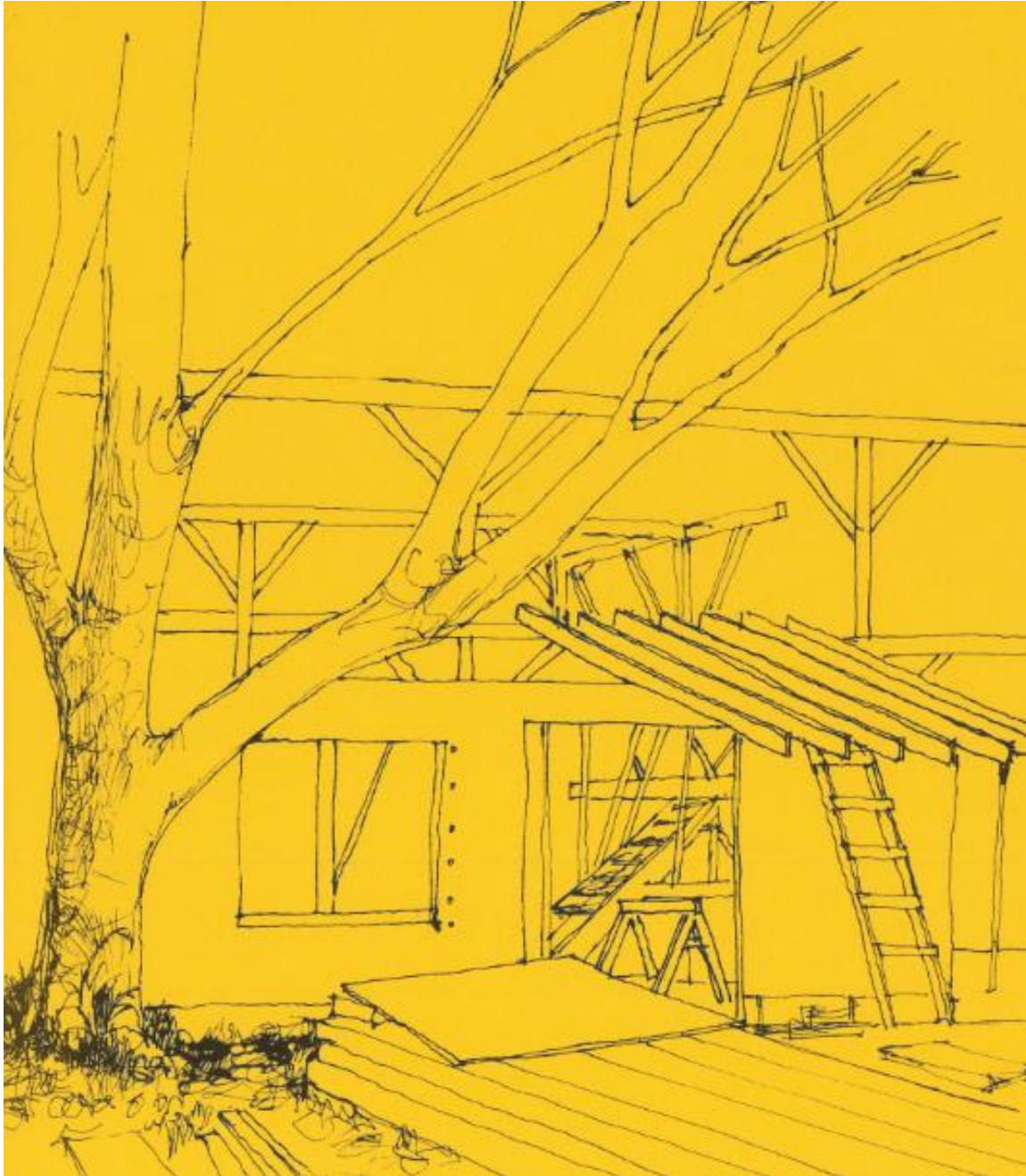
IMPLEMENTATION

The following methods pertain to the implementation of the community resource policies:

1. Subdivision Ordinance. The subdivision ordinance establishes regulations and standards for subdividing and land partitioning with the City. Transportation improvements, public facilities and services, energy conservation and recreational standards are specifically addressed during the review procedure for a subdivision plat or partitioning request.
2. Capital Improvement Program. Through the management of a capital improvement program, maintenance and upkeep of public services and facilities will be prioritized and managed for the most efficient service to the community.
3. Data Base. The City will update the Comprehensive Plan Atlas as changes occur. Technical data that will encourage good planning practices will be collected and made available to the citizens and governing bodies.
4. Agency Coordination. In evaluating development proposals, affected agencies will be notified and given an opportunity for review and comment.
5. Comprehensive Plan Map. Future uses and the extension of public facilities and services will be designated on the Plan map and shall be referred to in the decision-making process.

6. Zoning Ordinance. Within the zoning ordinance, the following sections pertain to the implementation of the community resource policies:
- A) Site Design Review. The impact on the community resources of proposed commercial and industrial development is evaluated by the Planning Commission through a site design review. The City can assure, through this review mechanism, development that will be aesthetically pleasing; and development sited to utilize public services most efficiently and planned in such a manner to benefit the community.
 - B) Restricted Development Boundary. Developments occurring in natural hazard areas are required to submit plans showing that the natural hazard potential will be alleviated and that affected community resources will be provided.
 - C) Mobile Homes and Mobile Home Parks. Standards and restrictions pertaining to mobile homes and mobile home parks are specified.
 - D) Zone Map and Regulations. Lands are designated on the official City zone map as to the intent of the use of such areas; regulations and standards pertaining to the various zone districts are specified.

4 COMMUNITY DEVELOPMENT



Amity Comprehensive Plan
May 7, 1979

POPULATION AND ECONOMICS

A sound and diversified economy is the foundation of a healthy community. To provide such an economy, population data and economic factors must be continually evaluated so that existing economic plans and policies can be updated to accommodate future needs. Providing local jobs and establishing a good capital improvement program are main objectives of the City.

FINDINGS

Amity has had the third greatest population increase in the County for the past 7 years and also has far surpassed the County and State's growth rates.

Based on County statistics, Amity's population increase is primarily attributed to immigration.

The population of Amity, which is approximately 1030 presently, is estimated to increase 43.5 percent by the year 2000.

Amity has the highest percentage of people in the 60-64 and the 65 and over age groups in comparison with other small cities in the County.

Amity has the lowest percentage of people in the 16-59 year age group in comparison with other small cities in the County.

The main occupation for the head of households in Amity are blue collar, construction, and lumber industry.

37 percent of the head of households in the City are retired.

In 1976 the median family income for Amity was \$8,538, compared to a County median of \$12,872 and a State median of \$13,750; the median age for the head of household in Amity is 61 years.

Amity has a fairly well balanced economy, composed primarily of retail service with some light manufacturing and wholesale establishments.

62 percent of City survey respondents feel that Amity should be a bedroom community.

36 percent of City survey respondents encourage and 33 percent discourage Amity as a retiree community.

62 percent of City survey respondents desire employment for the residents within the City.

65 percent of City survey respondents feel that the City should encourage light industry.

61 percent feel the City should discourage heavy industry.

34 percent of City survey respondents see a need for new non-industrial employment opportunities.

65 percent of City survey respondents shop in McMinnville, 14 percent shop in Salem, and 11 percent shop in Amity.

GOAL STATEMENTS

To diversify and improve the City's economy.

To provide efficient, orderly and convenient commercial and industrial areas that will enhance the livability of the community and meet the needs of its citizens.

POLICIES

The City shall support and cooperate with appropriate regional, State and Federal agencies that acknowledge and aid the special needs of rural communities.

The City shall ensure that public services be adequately maintained in the commercial, industrial and residential areas.

The City shall encourage commercial outlets to upgrade the appearance of the commercial area.

The City shall promote the continued function and preservation of the central business district as the primary retail business center of the community.

Development that is non-polluting and that which can contribute to the City's tax base shall be encouraged.

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

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

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

Commercial development shall take into consideration traffic safety and compatibility with respect to Highway 99W.

The City shall require that all new construction or substantial renovation of existing

commercial buildings be subject to a site review process which will consider off-street parking, traffic movement and design criteria.

The City shall encourage future commercial and industrial developments to be as energy efficient as possible.

The City shall take measures to provide incentives for commercial and industrial enterprises to locate in Amity rather than in other communities.

The City shall encourage the establishment of a local - business association and work jointly to develop a downtown redevelopment plan.

HOUSING

The assurance of high quality, safe housing for the citizens of Amity is one of the major objectives of the City.

The unique residential characteristics of the City will be maintained through the upgrading of existing housing stock and development standards.

FINDINGS

There are a total of 404 housing units in the planning area.

Of existing housing units, 77 percent are single family, 16 percent are mobile homes, and 7 percent are multiple family units.

The diversification of housing types has improved substantially since 1970.

Approximately 52 percent of the existing housing stock was constructed prior to 1940; 60 percent of City survey respondents feel there are few or no choices in the housing market in the community.

57 percent of the City survey respondents feel that mobile home parks with high design standards should be allowed in the community.

In order to meet the housing needs for the year 2000, approximately 179 additional dwelling units must be provided.

The City's responsibility is to provide adequate housing for all residents of the City, including the elderly, low income and the handicapped.

GOAL STATEMENTS

To improve the quality of the existing housing stock.

To ensure that the citizens are provided with safe and sanitary housing.

To provide housing that will meet the needs of the community in a manner that will best provide an adequate choice in all income ranges and housing types.

To promote residential energy-conservation design and construction techniques.

POLICIES

The City shall cooperate and coordinate with Federal, State, regional and local agencies in assistance programs for the improvement of housing conditions, and shall develop and implement housing programs to meet the needs of its citizens.

Housing densities shall be consistent with the suitability of the land to support development and shall avoid natural hazards such as unstable soils, steep topography, flood and slide hazard areas, and soils with poor drainage.

The City shall encourage the retention of existing natural vegetation, and shall establish requirements for planting in future residential developments.

The City shall direct residential development into areas currently platted and close to the City center before utilizing large areas of vacant land, and land presently devoted to agriculture.

The City shall require that all utilities be placed underground to improve the visual qualities of the development.

Funding through local, State and Federal agencies shall be investigated for the rehabilitation of dilapidated housing in the City.

The City shall encourage the upgrading of the existing housing stock.

The City shall provide for the collection and dissemination of housing information from local, regional, State and Federal sources.

Programs that will satisfy the needs of housing for low and moderate income families shall be encouraged by the City through coordination with appropriate agencies to assure that the housing stock is safe.

The City shall ensure that the existing housing stock is structurally safe.

All residential developments should provide for recreational opportunities within the development.

The City shall revise zoning and subdivision ordinances to include innovative land development techniques and incentives that will provide a range of housing types, densities and price ranges that will adequately meet the present and future needs of the community.

LAND USE AND URBANIZATION

The City has taken the first step in planning for the future of Amity through the development of a comprehensive plan. Through the implementation of the plan the City will accommodate the needs of its citizens to the year 2000. A three-year review and update of the plan will enable the City to maintain a balance between on-going changes and the objectives of the Plan.

FINDINGS

The existing commercial zone has less than half the amount of undeveloped lands necessary to accommodate the City's projected commercial land requirements.

The existing industrial zone has less than half the amount of undeveloped lands necessary to accommodate the City's projected industrial land requirements.

There is more than adequate undeveloped land available to meet the City's residential needs to the year 2000.

Several acres of land within the existing residential areas are available for in-filling; in-filling promotes efficient use of existing public facilities.

Agriculture holding areas can preserve farm lands and protect the City from over-extending itself in regards to providing public services.

Agriculture holding areas can serve as a reserve for providing future residential land as it is needed.

GOAL STATEMENTS

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

To provide for the needs of the citizens through the implementation of a comprehensive land use planning program.

POLICIES

The City shall encourage the availability of sufficient land for various urban uses to ensure adequate choices in the market place.

Land within the planning area shall be utilized in a most energy efficient manner.

The City shall coordinate comprehensive planning with the appropriate State, Federal and County agencies.

The City shall preserve lands for farm uses through establishment of agriculture holding areas. When there is a demonstrated need for land within such holding areas, they shall be designated for urban use.

The City shall coordinate the type, location, and delivery of public facilities and services in a manner that best supports the existing and proposed land use patterns of the community.

The City shall efficiently utilize existing facilities and services by encouraging in-filling of developable lands within the planning area.

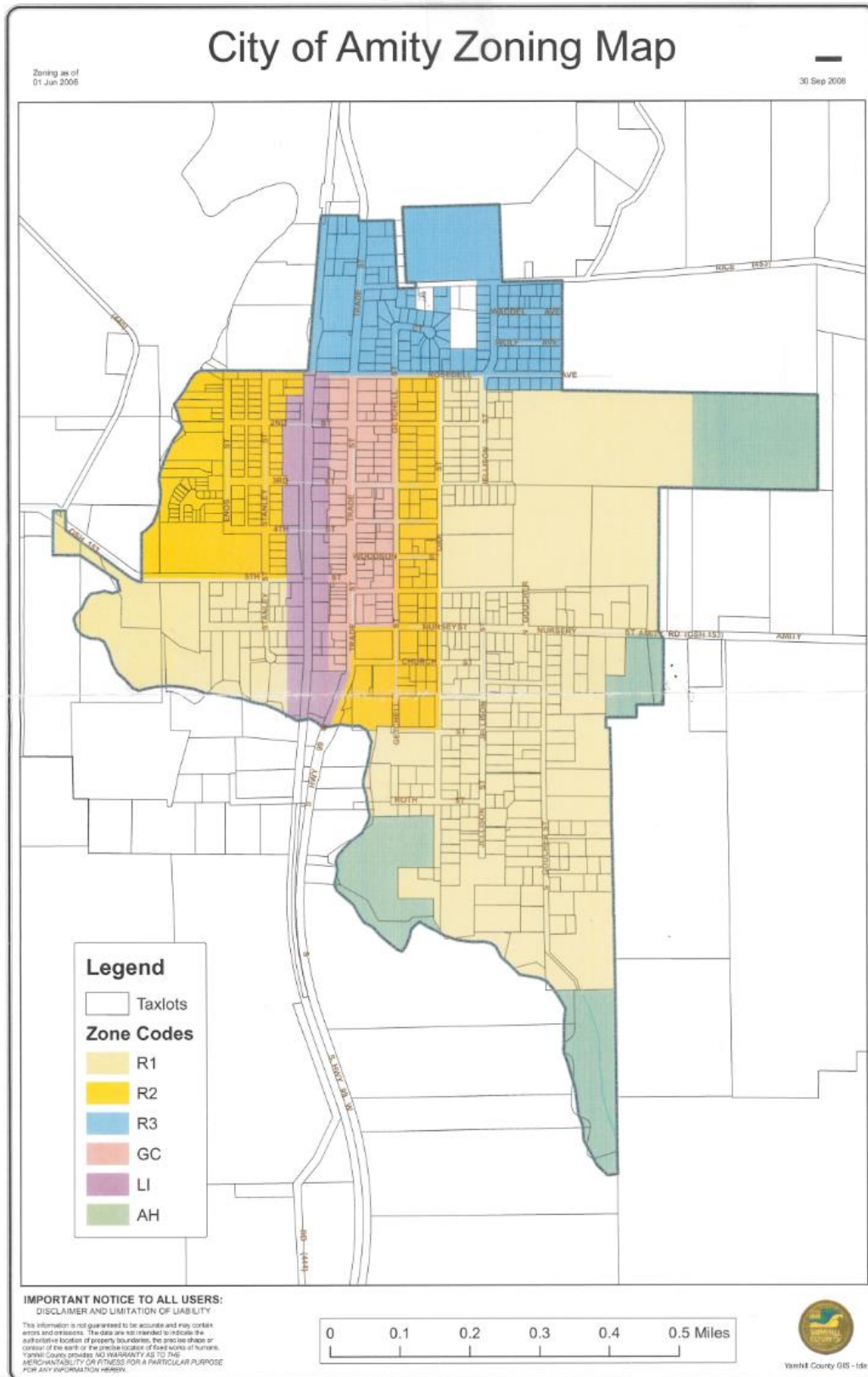
Methods and devices for guiding urban land use should include, but not be limited to, the following as they become feasible;

- Tax incentives and disincentives;
- Multiple use and joint development practices;
- Fee and less than fee acquisition techniques; and
- Capital improvement programming.

Change of the Urban Growth Boundary shall be based upon consideration of the following factors:

- Demonstrated need to accommodate long range urban growth requirements;
- Need for housing, employment opportunities and livability; Orderly and economic provision of public facilities and services;
- Retention of agricultural land;
- Maximum efficiency of land uses within and on the fringe of the existing urban area;
- Compatibility of the proposed urban uses with nearby agricultural activities; and Environmental, energy, economic and social consequences.

The City shall establish a review schedule and procedure that will enable the City to maintain an updated and timely comprehensive plan.



IMPLEMENTATION

AGENCY REVIEW AND COORDINATION

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

ZONING ORDINANCE

Within the zoning ordinance the following pertain to the implementation of the community development policies:

1. Zone Map and Regulations. Land use is regulated through the establishment of zones in the City. Adequate land for various uses has been designated to meet the projected needs of the City to the year 2000. Standards and regulations for specific uses are defined in the zone code.
2. Restricted Development Boundary. Development will be prohibited in areas that contain natural hazard potential, unless construction techniques are applied that would eliminate the hazards.
3. Site Design Review. Design reviews of commercial and industrial development will be required so that the City maintains design consistency and services are arranged as efficiently as possible.

BUILDING CODE

Building codes help to assure the public of safe housing by defining standards for structural strength, and standards for fire, safety, plumbing, and electrical installation.

URBAN GROWTH BOUNDARY

In establishing long range needs for the community, the Urban Growth Boundary has been delineated, and will provide adequate lands to accommodate urban uses until the year 2000.

DATA BASE

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

CITIZEN INVOLVEMENT

In order to address and emphasize the citizen's role in planning, the City has established a Citizen Involvement Program. Citizen involvement is fundamental to our form of government and essential to the planning process. As citizens begin to understand their right to participate in the decision-making process, the governing bodies will benefit by having a direct communication line to the citizens that will help clarify the needs and desires of the community.

Creating public awareness and providing opportunities for citizens to exercise their rights are the main concerns of Amity's Citizen Involvement Program. Although the

City cannot guarantee public involvement and participation, it can provide the opportunities for such.

FINDING

Documentation of citizen involvement during the development of the Comprehensive Plan.

GOAL STATEMENT

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

POLICY

The City shall encourage citizen participation through the adoption of the Citizen Involvement Program.

CITIZEN INVOLVEMENT AND PLAN DEVELOPMENT

The City of Amity has provided numerous opportunities for citizen involvement during the Plan development process.

The Amity Planning Commission has been appointed as the Committee for Citizen Involvement and has carried the major responsibility for the Plan's development.

The City has adopted a Citizen Involvement Program intended to improve communication channels between citizens and local officials. Public awareness concerning land use decisions and their input on the future of Amity is also a main focus of the program.

The Planning Commission began public bi-monthly work sessions in September, 1978. Up to this time, data had been gathered and an Urban Growth Boundary had been adopted by the City Council and the County Board of Commissioners, at a joint public hearing on February 23, 1978. A citizen survey had also been distributed in early 1977. This survey provided demographic and population data for the Plan's Atlas. Citizen's attitudes on certain issues also came out of the survey and were utilized by the Planning Commission during the goal and policy development phase.

In October, 1978 flyers were distributed to all residences within the City to encourage citizens to join a Citizen Advisory Committee. The local newspaper, the McMinnville News-Resister, also provided coverage on the Plans development.

Draft goals and policies were developed by January, 1979. Tabloids of the goals and policies were printed and distributed to all residences in the City and to agencies and special districts for review. A public meeting was held by the Planning Commission on January 25, 1979 for public review and comment on the draft plan.

After the development of the first Plan draft, public joint meetings were conducted by the Planning Commission and the City Council to develop a zone ordinance and to revise the existing zone map.

On April 25, 1979 the Planning Commission held a public hearing on the Comprehensive Plan and implementing ordinances. A recommendation for adoption to the City Council was made at this time. City Council adoption took place June 4, 1979.

A total of fourteen meetings were held by the Planning Commission or jointly with the City Council from October, 1978 to June, 1979. These meetings systematically covered the different phases of the Plan development. Other meetings were held prior to October, 1978 that involved the establishment of the Urban Growth Boundary. All meetings were attended by a County staff member.

CITIZEN INVOLVEMENT PROGRAM

For the City of Amity

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

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

I. Communication

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

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

II. Citizen Influence

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

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

III. Technical Information -

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

IV. Feedback Techniques

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

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

V. Program Support

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

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

VI. Agency Involvement

Local, State and Federal Agencies, School Districts and Special Districts will be asked to participate to the fullest extent possible.

VII. Evaluation

Evaluation of the Citizen Involvement Program will include:

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

URBAN AREA

GROWTH MANAGEMENT AGREEMENT

I. Introduction

The City and Yamhill County recognize the need for coordination and cooperation in the management of growth in and around the Urban Area. This agreement is formulated in accordance with this principle.

This agreement establishes a process for maintaining ongoing planning efforts, designed to keep pace with growth and change. It is essential that intergovernmental coordination be maintained to assure the citizens of the City and of Yamhill County that growth occurs in an orderly and efficient manner.

To that end, this agreement sets forth the means by which a plan for management of any unincorporated area within the urban growth boundary will be implemented and by which the urban growth boundary may be modified.

II. Definitions

Area of Influence - An area of land located outside the Urban Growth Boundary and designated by the City and Yamhill County that extends one mile outside the City's Urban Growth Boundary on the north and south, to the South Yamhill River on the west, includes the City watershed area as delineated on Schedule "A".

City - The City of Amity

County - Yamhill County unless the context suggests otherwise.

Urban Growth Boundary - A line jointly adopted by the City and County that encircles the city and separates rural and urbanizable land. The City's urban growth boundary is shown on the attached map. The Urban Growth Boundary and the City limit may or may not be the same.

III.

1. Plan Map Conflicts. The Comprehensive Plan Land Use Map adopted by the City on May 7, 1979 shall be the plan map for the area within the Urban Growth Boundary, and shall replace conflicting portions of the Yamhill County Comprehensive Plan Map (1974) pertinent to this area. Where said maps conflict, Yamhill County shall initiate the process necessary for consideration of a map amendment.
2. Urban Growth Boundary. In accordance with the Comprehensive Plan of the City the jointly adopted Urban Growth Boundary shall define the geographical limits of urban expansion to the year 2000. The City shall prepare for the orderly extension of public facilities and services within the boundary. Lands outside the boundary shall be maintained in accordance with the Yamhill County Comprehensive Plan.
3. Urbanization. The City and Yamhill County shall encourage urbanization within the boundary to occur in an orderly and efficient manner, resulting in a compact, balanced urban center meeting long term economic and social needs of the residents of the area regardless of political boundaries.
4. Implementation and Coordination. The very nature of planning requires continual refinement of various elements of the Comprehensive Plan. This includes the development of ordinances, specific plans and other mechanisms to implement the City's Comprehensive Plan. The City and County will work together in a coordinated effort to implement the goals of the City and County Comprehensive Plans.
5. Concurrence and Recommendation. The legitimate interests of the City and County overlap within the City's Urban Growth Boundary and Area of Influence. This agreement attempts to resolve these overlapping interests by providing for concurrence of City and County governing bodies for certain decisions and recommendations for other decisions.
 - a. Concurrence - Where concurrence is required, the City and County shall agree before a decision shall be binding. If agreement cannot be reached, procedures outlined in ORS 197.300 may be invoked.

- b. Recommendation - Where a recommendation is required, the City and County need not agree for a decision to be binding. The procedures are these: The right to object to any item referred to a jurisdiction for a recommendation shall be deemed to have been waived unless the referring jurisdiction is notified otherwise within thirty days; the time limit for consideration of items referred for recommendation shall begin to run from the time the item is received by the jurisdiction whose recommendation is being solicited; each jurisdiction shall have standing to appeal the decision of the other governing body.

IV. Amendment of this Agreement

- 1. This agreement may be amended or terminated at any time by concurrence of both parties.

V. Urban Services.

- 1. The City is recognized as the ultimate provider of urban services within the Urban Growth Boundary. To this end:
 - a. Special Districts. Before Yamhill County shall create any special district for the provision of utilities, transportation, or other public facilities or services within the Urban Growth Boundary, the matter shall be referred to the City for a recommendation. The County shall not act contrary to such recommendation without a unanimous decision of the Board.
 - b. Service Capacity. New development resulting from the division of lands within the Urban Growth Boundary shall not exceed the capacity of existing services.
 - c. Annexation. Annexation shall occur in accordance with the City Comprehensive Plan. Before final action by the City Council on an annexation proposal, the proposal shall be forwarded to the Board of County Commissioners for its recommendation. In order to provide the Board with advance notice of reasoning for a proposed annexation, the findings adopted by the city planning commission shall be referred to the Board following the commission action.

- d. Service Expansion Plans. As the ultimate provider of urban services, the City may prepare and from time to time update utility expansion plans. If so, these plans shall provide a basis for the extension of services within the Urban Growth Boundary, and as such shall be referred to Yamhill County for information and comment.
- e. Roads. The County and City shall cooperatively develop an implementation policy regarding streets and roads within the Urban Growth Boundary which is consistent with the City Comprehensive Plan. Such policy shall include, but not be limited to, the following:
 - (1) The circumstances under which the City will assume ownership of and maintenance responsibility for County roads within the corporate limits.
 - (2) The conditions under which new public streets and roads will be developed within the Urban Growth Boundary.
 - (3) The conditions under which existing roads designated as future arterials in the City Comprehensive Plan will be improved.
 - (4) The conditions under which County and other roads should meet City standards within the Urban Growth Boundary. Roads should be compatible with City street alignments and extensions. Upon annexation of property, roads adjacent to (and which serve) such property should also be annexed.
- f. The City through its departments shall cooperate with the County to coordinate City and County planning efforts and actions that affect land use with those of special districts.

VI. Establishment of the Amity Urban Area Management Commission

The City and Yamhill County do hereby establish the Amity Urban Area Management Commission (AUAMC) as a hearings officer in accordance with ORS 215.406. The AUAMC shall be composed of the following members:

- Commissioner of the Yamhill County Board of Commissioners designated by the Board.
- Mayor or councilperson of the City designated by the Council.
- Member of the City Planning Commission designated by the City Council.
- Member of the Yamhill County Planning Commission designated by the Board of County Commissioners.
- Member-at-large chosen by the above AUAMC members and ratified by the City Council and County Board.

Duties and Responsibilities - The AUAMC shall function in accordance with by-laws to be adopted by the City Council and the Yamhill County Board of Commissioners.

It shall be the responsibility of the Amity Urban Area Management Commission to hold hearings, make findings, and present its decision to City and County governing bodies as outlined in this agreement and the by-laws.

VII. Establishment of Land Use Review Procedures

1. Urban Growth Boundary Amendment

Amendment of the Urban Growth Boundary may be initiated by the Yamhill County Board of Commissioners, the City Council, or by the individual owner(s) of property who request(s) inclusion in or exclusion from the Urban Growth Boundary.

Amendment of the Urban Growth Boundary shall be treated as a map amendment to both City and County Comprehensive Plan maps.

The joint fee for individual amendments shall be the sum of fees established from time to time by each governing body.

Each application shall include a map and sufficient information to make a decision based upon consideration of the following factors:

- a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- b. Need for housing, employment opportunities, and livability;
- c. Orderly and economic provision for public facilities and services;
- d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
- e. Environmental, energy, economic and social consequences;
- f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- g. Compatibility of the proposed urban uses with nearby agricultural activities.

Applications shall be filed with the City Recorder or other designated official which shall collect the joint fee and forward the Yamhill County fee along with notice to the Yamhill County Department of Planning and Development.. Applications must be complete prior to consideration by the Amity Urban Area Management Commission,

Applications shall be accumulated and referred quarterly to the Amity Urban Area Management Commission for a Public Hearing. At least ten days advance public notice of the hearing shall be given by publication in a newspaper of general circulation in the County.

Following the Public Hearing, the AUAMC shall make and forward its findings and decision directly to the governing body of each jurisdiction which shall then make a determination based upon the facts and record presented at the AUAMC hearing and shall not be required to hold a public hearing thereon.

Nothing included in this process requires or prohibits the City or County from referring the application to its respective Planning Commissions for information.

If the governing bodies do not concur in their final decision within sixty days of referral of the matter to them by the UAMC, a joint meeting shall be held to resolve differences. If agreement cannot be reached, procedures for resolution of conflict provided within ORS 197.300 may be invoked.

2. Comprehensive Plan Amendment

- a. Inside Urban Growth Boundary but outside city limits. This amendment shall be filed with Yamhill County, and shall otherwise be treated as an amendment to the Urban Growth Boundary.
- b. Inside City limits. This amendment shall be processed by the City and shall be referred to Yamhill County for a recommendation.
- c. Outside the Urban Growth Boundary, but within the Area of Influence. This amendment shall be processed by Yamhill County and shall be referred to the City for a recommendation.

3. Zone Changes and Combination Plan/Zone Changes

The City and Yamhill County recognize that each jurisdiction has authority to zone within its legal boundaries. However, the Urban Growth Boundary recognizes the eventual assumption of authority by the City. Therefore, the following procedures are established.

a. Zone Changes

- (1) Zone change outside city limits but within the Urban Growth Boundary. The application shall be processed by Yamhill County and shall be forwarded to the City Council for its recommendation.
- (2) Inside city limits. The application shall be processed by the City and shall be referred to Yamhill County for information and/or comment.
- (3) Outside the Urban Growth Boundary, but within the Area of Influence. The application shall be processed by Yamhill County and shall be referred to the City for recommendation.

b. Combination Plan/Zone Changes

- (1) Combination Plan/Zone Changes shall be processed in the same manner as a comprehensive plan change.

4. Other Items Affecting Land Use

- a. Items having a substantial impact upon land use under the jurisdiction of Yamhill County outside the Urban Growth Boundary and within the City's Area of Influence shall be referred to the City for recommendation. Items not having a substantial impact may so be referred. Items affecting land use shall include, but are not limited to:

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Health Hazards
- (6) Special Exceptions
- (7) Capital Improvement Programs
- (8) Major Transportation Improvements

- b. Items having a substantial impact upon land use under the jurisdiction of the City shall be referred to Yamhill County for a recommendation. Items not having a substantial impact may be so referred. Items affecting land use shall include, but are not limited to:

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Extensions of the Public Sewer, Water or Storm Drainage Systems.
- (6) Capital improvement Programs
- (7) Major Transportation Improvements

5. Any of the above applications shall be referred to affected federal, state and local agencies identified in the City or Yamhill County agency coordination list for information and/ or comment.

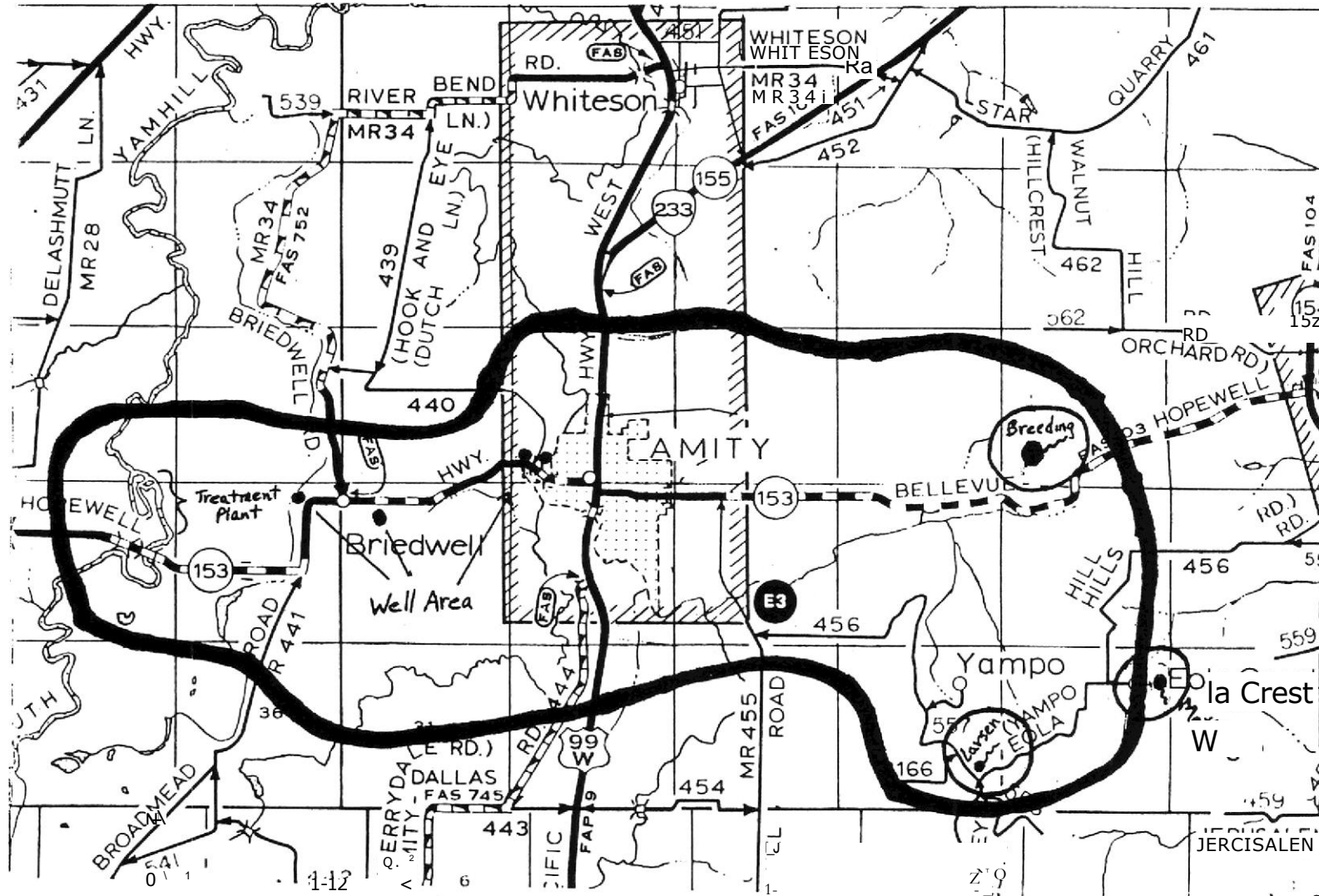
APPROVALS

Approved by the Yamhill County Board of Commissioners on the 23rd day of May 1979, by ordinance # 207.

Approved by the City of Amity City Council on the 7th day May 1979, by ordinance #431.

Revised by the City of Amity City Council on the 4th day of February 2015, by ordinance 644.

AREA OF INFLUENCE Schedule A



Amity Comprehensive Plan
May 7, 1979

ACKNOWLEDGMENTS

The preparation of this Plan was financed in part through a Planning Assistance Grant from the State of Oregon, Department of Land Conservation and Development.

Yamhill County Planning Staff

Roberta Young, Lead Planner

Mike Brandt, Assistant Planner

Maggie Collins, Planning Supervisor

Rich Faith, Assistant Planner

Marsha Mackie and Tom Cunningham, Yamhill County Energy Office

Gene Williamson, Yamhill County Deputy Watermaster

Blaise Edmonds and Sara Leslie, Graphics

Velma Schaffner, Dee McKenzie and Sandra Lewis, Production