

# City of Lafayette

*"Third Oldest City in Oregon"*

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486 Third Street -PO Box 55 - Lafayette, Oregon 97127-0055

## LAFAYETTE PLANNING COMMISSION

### NOTICE OF PUBLIC MEETING

THE PLANNING COMMISSION OF THE CITY OF LAFAYETTE WILL MEET IN REGULAR SESSION THURSDAY, AUGUST 21, 2014 AT 7 PM IN THE CITY HALL MEETING ROOM AT 486 THIRD STREET (99W), LAFAYETTE, OREGON.

#### AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF MEETING MINUTES (POSTPONED)
4. **PUBLIC HEARING:** None.
5. **WORK SESSION:** Discussion of properties to be recommended for addition to the UGB.
6. NEW BUSINESS
7. OLD BUSINESS
8. NEXT MEETING: SEPTEMBER 18, 2014
9. ADJOURNMENT

The location of this meeting is accessible to the disabled. If you will need any special accommodations to attend or participate in the meeting, please notify City Hall, at (503) 864-2451, at least 24 hours before the meeting.



# Lafayette Planning Commission

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TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER  
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: UGB PROCESS – PROPERTIES PROPOSED TO BE ADDED TO THE UGB

DATE: AUGUST 21, 2014

## BACKGROUND

The city's urban growth boundary (UGB) review process has progressed to the step of selecting which properties the Planning Commission will recommend the City Council add to the UGB.

On June 19, 2014 the Planning Commission reviewed a staff memo to the Commission which presented the "Big Picture" of areas surrounding the current city limits/UGB. The memo divided the area around the city into 7 Study Areas, presented inventory information and the pros and cons of each area to determine the suitability of each area for future urbanization. The memo recommended the Commission focus further inventory work on Study Areas 1, 2 and 4 because they exhibited the most suitable factors for addition to the UGB. The primary factor was that they were entirely, or primarily, Exception Areas on the Yamhill County Comprehensive Plan Map. Exception Areas are the first priority for addition to a UGB per State Statute ORS 197.298.

On June 19 the Commission also reviewed a staff memo to the Commission which presented further inventory information on Study Areas 1, 2 and 4. These three areas are entirely or primarily designated Exception Areas in the Yamhill County Comprehensive Plan Map. Areas 3, 5, 6 and 7 were not recommended for further work because they are entirely exclusive farm use zoning (EFU) or they are primarily EFU zoning with Exception Areas that are separated from the city limits/UGB by EFU land.

Study Area 2 (north of the city limits/UGB and west of Abbey Road) and Study Area 4 (south of Stoller Road and east of the city limits/UGB) were identified as the first priority to be added with Study Area 1 the next priority.

Accompanying this memo is a memo dated August 21, 2014, Subject: UGB Process, Sewer and Water System Availability. It indicates sewer and water are available to the boundary of Areas 2 and 4 and, thus, Areas 2 and 4, are the most suitable areas to be added to the UGB. The memo indicates sewer and water are a long distance from Area 1 and, thus, Area 1 is not as suitable as Areas 2 and 4.

The Buildable Land Inventory (BLI) and Housing Needs Analysis (HNA) provide the justification to add 55 acres to the UGB to accommodate the forecasted increase in population over the next 20 years.

Area 2 is 173 acres and Area 4 is 16 acres for a total of 189 acres. It is clear that not all of Areas 2 and 4 can be added because an addition of only 55 acres is justified.

**AREA 2 -- PROPERTIES RECOMMENDED TO BE ADDED TO THE UGB**

The accompanying August 21, 2014 memo regarding sewer and water availability indicates gravity flow sewer is available only to the top of the ridge. Northerly of the ridge the topography slopes downhill to the north and gravity flow sewer would not be available. The properties recommended to be added to the UGB in Area 2 are those extending from the current city limits/UGB northerly to the top of the ridge on the west side of Abbey Road. The properties included are shown below in Table 1 (See attached Assessor's Map 4, 4, 01 for the southern portion of Area 2).

**Table 1. Area 2 Properties Recommended to be Added to the UGB.**

	<b>Assess. Map</b>	<b>Tax Lot</b>	<b>Gross Ac</b>	<b>Net Bldble Ac</b>	<b>Owner</b>
1	4 4 01	300	40.00	27.20	Tea Olive Enterprises
2	4 4 01	200	2.63	1.26	
3	4 4 01	201	5.00	2.68	Beagle Burke Conserv
4	4 4 01	202	2.43	1.76	Paulson
		<b>TOTAL</b>	<b>50.06 ac</b>	<b>32.90 ac</b>	
Abbey Ridge Subdivision					
5	4 4 01	203	1.84	0.98	
6	4 4 01	206	1.63	0.87	Bates
7	4 4 01	207	1.62	0.65	Scheper
8	4 4 01	208	1.80	0.97	Fowler
9	4 4 01	209	2.92	1.29	Vondran Trust
10	4 4 01	210	4.27	1.94	Scott
11	4 4 01	211	2.12	0.42	Procter
12	4 4 01	212	2.64	0.72	Craft
13	4 4 01	213	2.69	1.18	
14	4 4 01	214	4.11	2.37	Cordray
15	4 4 01	215	2.93	1.98	Spearman Eskelsen
16	4 4 01	216	2.13	1.70	Champ
17	4 4 01	217	1.81	1.09	Murray
		<b>TOTAL</b>	<b>32.51 ac</b>	<b>16.16 ac</b>	
	<b>GRAND</b>	<b>TOTAL</b>	<b>82.57</b>	<b>49.06</b>	

**AREA 4 -- PROPERTIES RECOMMENDED TO BE ADDED TO THE UGB**

The accompanying August 21, 2014 memo regarding sewer and water availability indicates gravity flow sewer is available easterly only to the properties on the west side of Henry Creek. The two properties (506 gross acres -- 3.64 net acres) are also recommended to be added to the UGB because they have not been and are not now in agricultural production, each has a house, and a sewer line to them in the Stoller Road right-of-way could be placed in the fill for the culvert crossing of Henry Creek, thus the line would not need to be placed down as low as the creek itself. A pump would be needed, but the pumped

elevation would be significantly less than if the Stoller Road fill could not be used. The properties included are shown below in Table 2 (See attached Assessor's Map 4, 3, 06 for Area 2).

**Table 2. Area 4 Properties Recommended to be Added to the UGB.**

	<b>Assess. Map</b>	<b>Tax Lot</b>	<b>Gross Ac</b>	<b>Net Bldble Ac</b>	<b>Owner</b>
<b>W. of Creek</b>					
1	4 3 06	1301	1.27	0.70	Johnson
2	4 3 06	1302	0.24	0.00	Heinzman
3	4 3 06	1303	2.26	1.28	Heinzman
4	4 3 06	1304	1.81	0.96	Stinson
5	4 3 06	1305	1.16	0.50	Heinzman
6	4 3 06	1500	2.00	1.60	Tjaden
7	4 3 06	1501	2.55	1.60	Tjaden
		<b>TOTAL</b>	<b>11.29</b>	<b>6.64</b>	
<b>E. of Creek</b>					
8	4 3 06	1200	0.58	0.58	Chappell Lowell Trust
9	4 3 06	1300	4.48	3.06	Jones
		<b>TOTAL</b>	<b>5.06 ac</b>	<b>3.64 ac</b>	
	<b>GRAND</b>	<b>TOTAL</b>	<b>16.35 ac</b>	<b>10.28 ac</b>	

AREAS 2 AND 4 -- PROPERTIES RECOMMENDED TO BE ADDED TO THE UGB

The combined acreages of Areas 2 and 4 are shown below in Table 3.

**Table 3. Acreages of Areas 2 and 4 -- Properties Recommended to be Added to the UGB.**

<b>Area</b>	<b>Gross Ac</b>	<b>Net Bldble Ac</b>
Area 2 - Non Abbey Ridge Sub.	50.06	32.90
Area 2 - Abbey Ridge Sub.	32.51	16.16
<b>TOTAL</b>	<b>82.57 ac</b>	<b>49.06 ac</b>
Area 4 - West of Henry Creek	11.29	6.64
Area 4 - East of Henry Creek	5.06	3.64
<b>TOTAL</b>	<b>16.35 ac</b>	<b>10.28 ac</b>
<b>GRAND TOTAL</b>	<b>98.92 ac</b>	<b>59.34 ac</b>

SUMMARY

The southern portion of Area 2 and all of Area 4 are recommended to be added to the UGB providing 59.34 net buildable acres for future urbanization for residential uses.

- Attachments: 1. Map of Area 2.  
2. Map of Area 4.

RED FOR  
ONLY

SECTION 1 T4S R4W W.M.  
YAMHILL COUNTY  
1" = 400'

4 4 01  
& INDEX

SEE MAP 3 4 36

AREA 2  
CONTINUES TO  
THE NORTH

PORTION OF  
AREA 2 PROPOSED  
TO BE ADDED  
TO THE UGB

CITY LIMITS UGB

CANCELLED

- 204
- 205
- 500
- 501
- 600
- 700
- 770
- 780
- 790
- 800
- 900
- 1100
- 2200
- 2500
- 2600
- 2700
- 2800
- 2900
- 3700

SEE MAP 4 3 06

SEE MAP 4 3 08

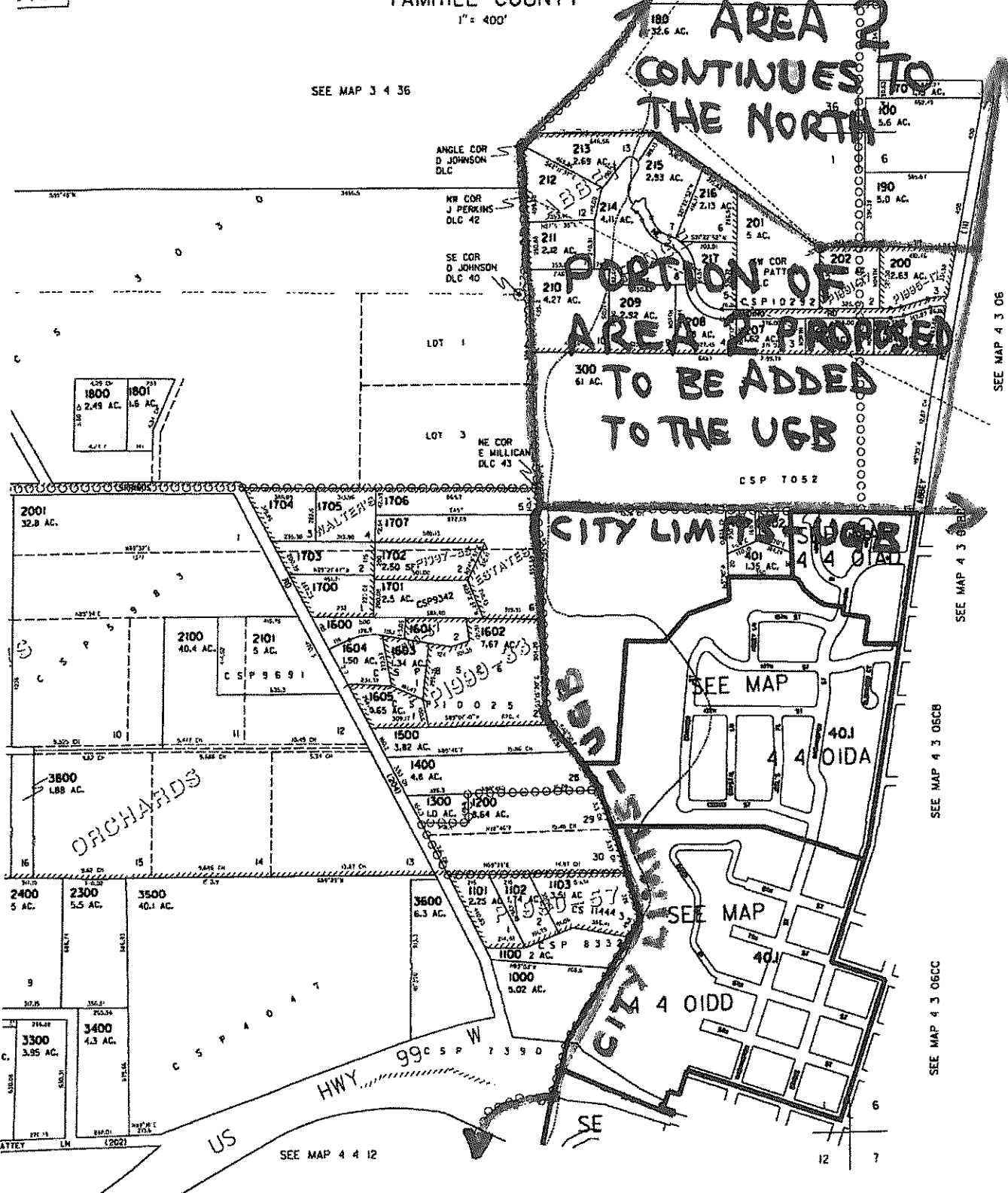
SEE MAP 4 3 05CB

SEE MAP 4 3 06CC

SEE MAP 4 4 12

4 4 01

ATTACHMENT - AREA 2



RED FOR  
E ONLY

SECTION 6 T4S R3W W.M.  
YAMHILL COUNTY  
1" = 400'

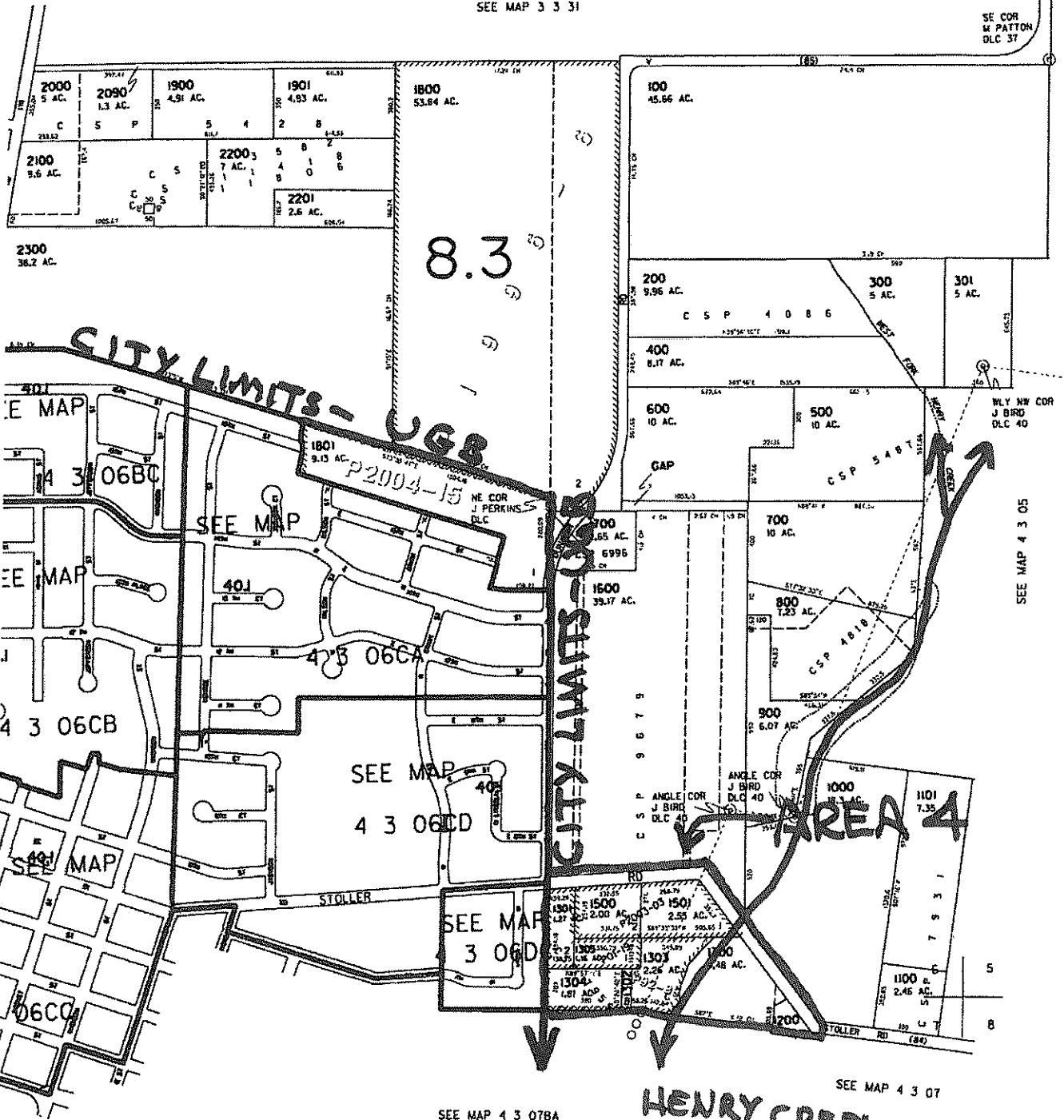
4 3 06

6 5

CANCELLED  
1400  
1802  
2400  
2500

SEE MAP 3 3 31

SE COR  
M PATTON  
DLC 37



SEE MAP 4 3 05

SEE MAP 4 3 07

SEE MAP 4 3 07BA

HENRY CREEK

4 3 06

ATTACHMENT - AREA 4



# Lafayette Planning Commission

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TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER  
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: UGB PROCESS – SEWER AND WATER SYSTEM AVAILABILITY

DATE: AUGUST 21, 2014

## PURPOSE

The purpose of this memo is to provide inventory information regarding the location of the city's existing sewer and water systems for potential servicing of the 7 UGB Study Areas.

The descriptions of the areas and the Data Summary are from memo's previously provided to the Planning Commission.

## AREA 1 - NORTH OF 99W AND EAST OF MINERAL SPRINGS ROAD

1. Area 1 is west of the city limits/UGB on the east side of Mineral Springs Road and north of 99W. It extends north from 99W about 0.62 miles (3,260 ft.) to the first curve in Mineral Springs Road.

It may be possible to serve Area 1 with water via a long westerly extension in the 99W right-of-way or via a long westerly extension in a power line easement across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. It may be possible to serve Area 1 with sewer with a long pumped extension in a power line easement to the 4th Street Pump Station or with a long pumped extension in the 99W right-of-way to a line south of the 4th Street pump station.

2. Data Summary:

Total Area:	60.61 acres
No. of Properties:	22
Properties with Dwellings:	14 (64% of 22)
Average Size:	2.75 acres
Largest Property:	7.67 acres. The Paddock property has a 1969 house and does not have frontage on a public street right-of-way. It's access to Mineral Springs Road is via a private easement over two other properties.
Smallest Property:	1.00 acre
Zoning:	VLDR 2.5 (Very Low Density Residential 2.5 ac minimum): 21 properties with 55.59 acres

EF-40 (Exclusive Farm 40 acre minimum):  
1 property with 5.02 acres

Net Buildable Acres: 17.33

Potential Dwelling Units: 100 (100.66) assuming the 7,500 square foot minimum lot size in the R-1 District.  
150 (150.98) assuming the 5,000 square foot minimum lot size in the R-2 District.

Population: At 3 people per dwelling unit, 300 people could be accommodated with R-1 zoning and 450 with R-2 zoning.

### 3. Water System.

a. There is no city water system in Area 1.

b. The nearest segment of the city's water system is in the west side of the city in a city owned rectangular property 1-block west of Washington Street between 4th and 5th. It is an 8" PVC pipe. This looped segment of pipe is connected to the city's water system by 8" PVC pipes in 4th and 5th Streets which are connected to an 8" PVC pipe in Washington Street. It is about 1,000 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west from the west end of 4th and/or 5th Streets to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties west of the west end of 4th and/or 5th Streets.

c. Another water line segment is in the west side of the city in the Canyon View Drive public right-of-way which is one and two blocks west of Washington Street between 6th and 8th. It is an 8" PVC pipe. This looped segment of pipe is connected to the city's water system by 8" PVC pipes in 6th and 8th Streets which are connected to an 8" PVC pipe in Washington Street. It is about 1,100 to 1,400 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties west of Canyon View Road.

c. Another segment is in the west side of the city in the Cramner Street public right-of-way which is three blocks west of Washington Street between 12th and 14th. It is an 8" PVC pipe. This looped segment of pipe is connected to the city's water system by an 8" PVC pipes in 12th and 14th Streets which are connected to an 8" PVC pipe in Washington Street. It is about 1,400 to 1,900 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties west of Cramner Street.

d. An alternate route to serve Area 1 would be to extend a new water line from the 8" asbestos cement line at the intersection of 3rd (99W) and Washington Street westerly about 1,200 feet to the intersection of 99W/Mineral Springs Road. A new line could be extended northerly in the Mineral Springs Road public right-of-way with additional lines extending easterly from Mineral Springs Road to serve the properties in Area 1.

### 4. Sewer System.

a. There is no city sewer system in Area 1.



- b. The nearest segment of the city's sewer system is in the west side of the city in a city owned rectangular property 1-block west of Washington Street between 4th and 5th. It is an 8" concrete pipe. This segment of pipe conveys sewage southerly to the 4th Street Pump Station (PS) at the west end of 4th Street. It is about 1,000 feet in a straight line east from Mineral Springs Road and is across Millican Creek with its floodplain, steep slopes and riparian corridor. If a new line were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties immediately west of the city owned rectangular property. Pumping would be required from Area 1 easterly to the higher west portion of the city.
- c. Another element of the sewer system in the west side of the city is the 4th Street PS at the west end of 4th Street. It collects sewage from the west portion of the city north of 3rd Street (99W) and pumps it south in only a 4" PVC force main which conveys the sewage southerly under 3rd Street (99W) to a 12" PVC line in 2nd Street which conveys the sewage easterly to the treatment plant on the north bank of the Yamhill River on the east side of Madison Street (Lafayette - Hopewell Highway). It is not known at this time if the 12" line is at capacity.
- d. For residential development in Area 1, it is probable that sewage would flow from the higher ground in the north portion of the area, southerly, to the lower ground in the south portion of the area at or near the 99W/Mineral Springs Road intersection. At that point the sewage would need to be pumped easterly uphill in a power line easement which aligns with 4th Street to the 4th Street PS. Alternatively, it may be possible to pump the sewage easterly uphill in the 3rd Street (99W) right-of-way to a 6" line that runs south to a 12" line in 2nd Street. Again, it is not known at this time if the 12" line is at capacity.
- e. Another sewer line segment is in the Canyon View Drive public right-of-way which is one to two blocks west of Washington Street between 6th and 8th. It is an 8" concrete pipe. Sewage in this segment is conveyed southerly to the 4th Street PS. The Canyon View Drive line is about 1,100 to 1,400 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties west of Canyon View Road. Pumping would be required from Area 1 easterly to the higher west portion of the city. This sewage would be conveyed southerly to the 4th Street PS and then in the 4" PVC force main to the 12" line in 2nd Street. Again, it is not known at this time if the 12" line is at capacity.
- f. Another segment is in the west side of the city in the Cramner Street public right-of-way which is three blocks west of Washington Street between 12th and 14th Streets. It is a 10" PVC pipe. Sewage in this segment is conveyed southerly to the 4th Street PS. It is about 1,400 to 1,900 feet in a straight line east from Mineral Springs Road and is across the Millican Creek corridor with its floodplain, steep slopes and riparian vegetation. If new lines were to be extended west to a new line in Mineral Springs Road, easements would need to be obtained from the private property owners of the properties immediately west of Cramner Street. Pumping would be required from Area 1 easterly to the higher west portion of the city. This sewage would be conveyed southerly to the 4th Street PS and then in the 4" PVC force main to the 12" line in 2nd Street. Again, it is not known at this time if the 12" line is at capacity.
- g.

AREA 2 - NORTH OF THE CITY LIMITS/UGB AND WEST OF ABBEY ROAD

1. Area 2 begins at the north city limits/UGB and is west of Abbey Road. This area extends about 0.84 miles (4,440 ft.) north to the Abbey Road/Oak Springs Farm Road intersection. It is an Exception Area in the Yamhill County Comprehensive Plan. Exception Areas are the first priority to be added to the UGB per State Statute, ORS 197.298. No properties east of Abbey Road were included in Area 2 because no properties east of Abbey Road are Exception Areas.

Area 2 may be served with water by extending the 12" line in Abbey Road northerly in the Abbey Road right-of-way and the 8" line at the north end of Haylen Drive. Area 2 may be served with sewer via the 8" lines in Abbey Road and/or Haylen Drive and/or a new line running southerly in the Millican Creek corridor to the 4th Street Pump Station.

2. Data Summary:

Total Area:	173.33 acres
No. of Properties:	33
Properties with Dwellings:	24 (73% of 33)
Average Size:	5.25 acres
Largest Property:	40 acres. It abuts the city limits/UGB and is south of the Abbey Ridge Subdivision.
Smallest Property:	0.54 acres
Zoning:	VLDR 2.5 (Very Low Density Residential 2.5 ac minimum): 33 properties with 173.33 acres
Net Buildable Acres:	100.60
Number of Dwelling Units:	584 (584.29) assuming the 7,500 square foot minimum lot size in the R-1 District, or 876 (876.43) assuming the 5,000 square foot minimum lot size in the R-2 District.
Population:	At 3 people per dwelling unit, 1,752 people could be accommodated in the R-1 District or 2,628 in the R-2 District.

3. Water System.

a. There is no city water system in Area 2.

b. The nearest segment of the city's water system is at the north end of Bridge Street (Abbey Road) at the current city limits/UGB line (the south line of Area 2). It is a 12" PVC pipe. The city and the property owners in the Abbey Ridge Subdivision, about 1/4 mile north of the current city limits/UGB, are discussing extending this 12" pipe northerly in Abbey Road to John's Landing Road in the Abbey Ridge Subdivision to provide water to that area because their wells are dry or have been very nearly dry for about 3 years. The City Council is willing to provide the water if the users fund the extension. An estimate of the costs is being developed. The details have yet to be worked out, including determining if the property owners want to fund the project.

c. A second water line is about 300 feet west of Bridge Street (Abbey Road) at the north end of Haylen Drive at the current city limits/UGB line (the south line of Area 2). It is an 8" PVC pipe.

4. Sewer System.

- a. There is no city sewer system in Area 2.
- b. For residential development in Area 2, sewage would flow from the high ground on the ridge in the area of the Abbey Ridge Subdivision, southerly, to the low ground in the south portion of the area. The area over the ridge and to the north is a downhill slope that, if developed, would require pumping.
- c. The nearest segment of the city's sewer system is at the north end of Bridge Street (Abbey Road) at the current city limits/UGB line (the south line of Area 2). It is an 8" PVC pipe. It is not known if the capacity of this line can accommodate additional sewage.
- d. A second sewer line is about 300 feet west of Bridge Street (Abbey Road) at the north end of Haylen Drive at the current city limits/UGB line (the south line of Area 2). It is an 8" PVC pipe. It is not known if the capacity of this line can accommodate additional sewage.

### AREA 3 - NORTH OF THE CITY LIMITS/UGB AND EAST OF ABBEY ROAD

1. Area 3 is north of the city limits/UGB and east of Abbey Road, extending easterly and then southerly along the east side of Duniway Road. It is a large area of primarily Exclusive Farm Use zoning with some Exception Areas on the east side of the area. Exclusive Farm Use (EFU) zoning separates the current city limits/UGB from the Exception Areas.
2. Area 3 was recommended by the Planning Commission on June 19, 2014, to not be inventoried in detail, therefore, there is no Data Summary available.
3. Area 3 may be served with water by extending the 12" PVC line in Abbey Road northerly in the Abbey Road right-of-way, extending the 8" PVC line at the north end of Grant Street, and extending lines into the portion of the area north and east of the city from the 10" asbestos cement line in Duniway Road. Area 3 may be served with sewer via the 8" lines in Abbey Road and a possible new line running southerly in the Duniway Road right-of-way to the south.
4. Water System.
  - a. There is no city water system in Area 3.
  - b. The nearest segment of the city's water system is at the north end of Bridge Street (Abbey Road) at the current city limits/UGB line (the south line of Area 3). It is a 12" PVC pipe.
  - c. A second water line is about 1,200 feet east of Bridge Street (Abbey Road) at the north end of Grant Street at the current city limits/UGB line (the south line of Area 2). It is an 8" PVC pipe.
  - d. A third water line is in Duniway Road. It is a 10" asbestos cement line that runs from the city's spring water source in the area to the north downhill to the city in Duniway Road. The spring source line may not be able to adequately serve Area 3 during the summer or dry years.
5. Sewer System.
  - a. There is no city sewer system in Area 3.

b. For the portion of Area 3 north of the city, sewage would flow from the high ground in the north to the low ground in the south. The only existing connection is the 8" PVC pipe at the north end of Bridge Street (Abbey Road) at the current city limits. There are no other sewer pipes stubbed to the north portion of Area 3.

c. For the portion of Area 3 east of Duniway Road, 8" PVC sewer lines are in 14th, 12th and 11th Streets near their intersections with Duniway Road. An 8" PVC line is in Duniway Road just south of 11th Street running southerly to 7th Street. It is not known if the capacity of this line can accommodate additional sewage.

#### AREA 4 - EAST OF THE CITY LIMITS/UGB, SOUTH OF STOLLER ROAD & NORTH OF THE DAIRY

1. Area 4 is small and it begins on the east city limits/UGB line and is south of Stoller Road. It includes 5 properties and portions of 2 more properties that are west of Henry Creek. Two more properties to the east of Henry Creek are included.

Area 4 may be served with water by extending the 10" PVC line in 7th Street Extension easterly in Stoller Road (7th Street Extension). Optimally, the line would be looped and not be a dead-end. Area 3 may be served with sewer via the 8" PVC line in 7th Street Extension with its manhole at the intersection of 7th Street Extension and Duniway Road at the northwest corner of Area 4. The manhole's depth is 9 feet which would be sufficient to allow gravity flow sewers to the manhole.

#### 2. Data Summary:

Total Area:	16.35 acres
No. of Properties:	9
Properties with Dwellings:	7 (78% of 9). One dwelling appears to be on both of the two Heinzman properties (4, 3, 06, Tax Lots 1302 and 1303).
Average Size:	1.82 acres
Largest Property:	4.48 acres.
Smallest Property:	0.24 acres
Zoning:	VLDR 1 (Very Low Density Residential 1 ac minimum): 5 properties wholly in VLDR 1 with 6.48 acres 2 properties partially in VLDR 1 with 2.83 acres (1.13 + 1.70)  EF-40 (Exclusive Farm 40 acre minimum): 2 properties wholly in EF 40 with 5.06 acres 2 property partially in EF 40 with 1.98 acres (1.13 + 0.85)
Net Buildable Acres:	9.70
Number of Dwelling Units:	56 (56.34). Assuming the 7,500 square foot minimum lot size in the R-1 District, or 84 (84.51) assuming the 5,000 square foot minimum lot size in the R-2 District.

#### 3. Water System.

a. There is no city water system in Area 4, however, there are 4 water meters at the east city limits/UGB on the south side of 7th Street Extension. They serve the Johnson (Tax Lot 1301), Stinson (Tax Lot 1304), and the two Heinzman properties (Tax Lots 1303 and 1305) in the western portion of Area 4. Additionally, a private 8 inch PVC water line extends southerly about 800 feet from the 7th Street Extension/Duniway Road intersection along the west side of

Area 4 to a private water line in Pioneer Loop, a private street in Pioneer Estates Mobile Home Park which abuts the western portion of Area 4 on the south.

b. The nearest segment of the city's water system is at the intersection of 7th Street Extension and Duniway Road at the northwest corner of Area 4. A 10" PVC pipe is in 7th Street Extension and it is connected to a 10" asbestos cement line in Duniway Road.

c. Serving the eastern portion of Area 4 east of Henry Creek would be possible because water lines are under pressure and can run up and down slopes such as those along Henry Creek.

4. Sewer System.

a. There is no city sewer system in Area 4.

b. For the portion of Area 4 west of Henry Creek it would be possible to serve the area from the 9 foot deep manhole at the intersection of 7th Street Extension and Duniway Road. The line in 7th Street Extension is 8" PVC. It is not known if it can accommodate additional sewage from Area 4. For the area east of Henry Creek, it could be served via a line in the Stoller Road fill for the culvert over Henry Creek. There is a dip in the road as it crosses Henry Creek and pumping of the sewage would be needed, but the road is not as deep as the level of Henry Creek, thus pumping would be less than if the sewer line were at the bottom of the creek..

c. A possible option for sewer service would be a new line running south from Area 4 along the west shoulder of Henry Creek (the eastern portion of the Pioneer Estates Mobile Home Park) and then tying into the public 8" PVC line along the south property line of the Pioneer Estates Mobile Home Park.

AREA 5 - EAST OF THE CITY AND SOUTH OF STOLLER ROAD AND NORTH OF 99W

1. Area 5 is south of Stoller Road, east of Henry Creek and north of 99W. It is Exclusive Farm Use zoning with a dairy.

2. Area 5 was recommended to not be inventoried in detail, therefore, there is no Data Summary available.

3. Water System.

a. There is no city water system in Area 5.

b. The nearest segment of the city's water system is about 800 feet west of the southwest corner of Area 5 in 99W and is across Henry Creek. It is a 10" ductile iron pipe.

c. The second closest water line is about 900 feet northwest of the northwest corner of Area 5 and across Henry Creek. It is the 10" PVC pipe at the intersection of 7th Street Extension and Duniway Road.

d. It is not clear how Area 5 would be served with public water.

4. Sewer System.

- a. There is no city sewer system in Area 5.
- b. The nearest public sewer lines are across Henry Creek at the intersection of 7th Street Extension and Duniway Road, and at the southeast corner of the Pioneer Park Mobile Home Park. Both possible connection points are across Henry Creek with its steep sides and significant drop in topography which would require pumping.

#### AREA 6 - SOUTHEAST OF THE CITY LIMITS/UGB AND SOUTH OF 99W

1. Area 6 is south of 99W and the RR tracks, and is on the west and east sides of Locks Road.
2. Area 6 was recommended to not be inventoried in detail, therefore, there is no Data Summary available.
3. Water System.
  - a. There is no city water system in Area 6.
  - b. The nearest segment of the city's water system is about 1,000 feet west of the northwest corner of Area 6 in 99W and is across Henry Creek. It is a 10" ductile iron pipe.
  - c. It is not clear how Area 6 would be served with public water, except to extend the line in 99W easterly and then southerly.
4. Sewer System.
  - a. There is no city sewer system in Area 6.
  - b. The nearest public sewer line is across Henry Creek at the southeast corner of the Pioneer Park Mobile Home Park. Henry Creek with its steep sides and significant drop in topography would require pumping.
  - c. An option might be to extend a line southerly near the Yamhill River, then across Henry Creek, then upstream and across Martin Creek to the city's sewage treatment plant. This option may require up to three pump stations.

#### AREA 7 - SOUTH OF THE CITY LIMITS/UGB AND SOUTH OF THE YAMHILL RIVER

1. Area 7 is, primarily, south of the Yamhill River and is on the west and east sides of the Lafayette - Hopewell Highway.
2. Area 7 was recommended to not be inventoried in detail, therefore, there is no Data Summary available.
3. Water System.
  - a. There is a city water line in Area 7.

b. The city water line is a 12" PVC line in the Lafayette - Hopewell Highway which conveys water from the Dayton/Lafayette well-field west of Dayton into the City of Lafayette via the bridge over the Yamhill River.

4. Sewer System.

a. There is no city sewer system in Area 7.

b. The nearest public sewer line is across the Yamhill River at the city's sewage treatment plant on the north bank of the river and east of the Lafayette - Hopewell Highway (Madison Street in the city limits). This option would require pumping.

### OVERALL CONCLUSION

In a possible priority list for addition to the UGB:

Area 2 is entirely Exception Area and the southern portion is near city water and sewer systems. The north side of the ridge is a downhill slope to the north that would necessitate pump stations for the sewer system.

Area 4 is, primarily, Exception Area and is near city water and sewer systems.

Area 1 is, except for one property, Exception Area, but it is not near city water or sewer systems. The systems would need to cross the Millican Creek corridor with its flood plain, steep slopes and riparian vegetation.

Area 3 is, primarily Exclusive Farm Use zoning, but has city water and sewer systems nearby. The State required priority for adding land to the UGB is to use Exclusive Farm Use zoned land last.

Areas 5, 6 and 7 are entirely or primarily Exclusive Farm Use zoning and are not near city water and sewer systems, although Area 7 has the main line from the Dayton/Lafayette well-field running through it in the Lafayette - Hopewell Highway and the city sewer treatment plant is across the Yamhill River on the north bank.