



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: October 17, 2018

Department: Public Works

Agenda Planning Date: October 11, 2018

Time required: 5 min

☐ Audio/Visual aids None

Contact: Brandon Reich

Phone: 503-566-4175

Department Head Signature:

TITLE

Adoption of an Ordinance Concurring in City of Sublimity UGB Amendment

Issue, Description & Background

On May 14, 2018, the City of Sublimity held a first reading on an ordinance, whose final reading will approve amending the city's urban growth boundary to add 10.34 acres of land: 9.59 acres for public use for a city public park and maintenance yard and 0.75 acres for residential use for an existing residence. The city has requested the county concur in the UGB amendment.

On August 29, 2018, the Marion County Board of Commissioners approved a resolution initiating amendments to the county comprehensive plan to consider concurring in an amendment to the City of Sublimity Urban Growth Boundary and scheduled a public hearing for October 3, 2018.

On October 3, 2018, the board of commissioners held a hearing and after considering evidence in the record, concurred in the city's amendment, directing staff to return with an ordinance consistent with their decision.

On October 10, 2018, the board scheduled adoption of the ordinance concurring in the City of Sublimity Urban Growth Boundary amendment at the next regular board session.

Now the ordinance is before the board of commissioners for consideration of adoption.

Financial Impacts:

None.

Impacts to Department & External Agencies

None.

Options for Consideration:

1. Adopt the ordinance as provided.
2. Direct staff to prepare a modified ordinance.
3. Choose not to proceed with adopting an ordinance at this time.

Recommendation:

Public Works staff recommends the board of commissioners adopt the attached ordinance as provided

List of attachments:

Ordinance

Presenter:

Brandon Reich



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Copies of completed paperwork sent to the following: (Include names and e-mail addresses.)

Copies to:

Brandon Reich, breich@co.marion.or.us

**BEFORE THE BOARD OF COMMISSIONERS
FOR MARION COUNTY, OREGON**

In the matter of initiating consideration of amending
the Marion County Comprehensive plan by
adopting a 10.34 acre amendment to the City of
Sublimity Urban Growth Boundary for public
land for a city park and maintenance yard and
residential land for an existing dwelling.

) LA 18-003
) Clerk's File No:
) Legislative Amendment
)
)
)
)
)

AN ADMINISTRATIVE ORDINANCE

ORDINANCE NO. _____

THE MARION COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS AS FOLLOWS:

SECTION I. Purpose

This ordinance is enacted pursuant to the authority granted general law counties in the State of Oregon by Oregon Revised Statutes (ORS) Chapter 203, and the comprehensive land use planning and coordination with local government provisions under Chapters 195 and 197, by Amending the Marion County Comprehensive plan by adopting a 10.34 acre amendment to the City of Sublimity Urban Growth Boundary for public land for a city park and maintenance yard and residential land for an existing dwelling.

SECTION II. Authorization

The Marion County Board of Commissioners initiated a legislative amendment to the Marion County Comprehensive Plan by Resolution No. 18R-27 dated August 29, 2018. The legislative amendments came before the Board at the request of the City of Sublimity for concurrence in and adoption of an urban growth boundary amendment being considered by the city, pursuant to the planning coordination and concurrence provisions under ORS Chapters 195 and 197, and the provisions of the executed December 23, 1987 Urban Growth Boundary and Policy Agreement between Marion County and the City of Sublimity that establishes procedures for addressing land use matters of mutual concern, including amendments to the comprehensive plan and urban growth boundary. The Board held a public hearing on October 3, 2018, for which proper public notice and advertisement was given. The Board closed the hearing on October 3, 2018. All persons present during the public hearing and those provided notice of the hearing, were given the opportunity to speak or present written statements on the proposed amendments.

SECTION III. Evidence and Findings

The Board has reviewed the evidence and testimony in the record. Based on the facts and findings in the record, as contained in Exhibits A and B, which are incorporated herein by this reference, the Board determines that the updated City of Sublimity Urban Growth Boundary amendment conforms with the requirements under ORS Chapter 197 and the Statewide Land Use Planning Goals and Administrative Rules for the development and revision of comprehensive plans, with ORS Chapter 195 for county coordination with local comprehensive plan activities, and the Marion County Comprehensive Plan Urbanization Element on coordination with cities on growth management policies and guidelines.

The amendment adopts a 10.34 acre amendment to the City of Sublimity Urban Growth Boundary for public land for a city park and maintenance yard and residential land for an existing dwelling and the

redesignation of lands included in the boundary expansion from a Marion County comprehensive plan designation of "Primary Agriculture" to City of Sublimity Comprehensive Plan designations of "Public" and "Low Density Residential." The land will be annexed to the city upon approval of the boundary expansion and given a zoning designation by the city.

SECTION IV. Amendments to Marion County Comprehensive Plan

The Marion County Comprehensive Plan is amended to include the adoption of an updated City of Sublimity Comprehensive Urban Growth Boundary. The Marion County Comprehensive Plan Map is amended to include a 10.34 acre urban growth boundary expansion.

SECTION V. Repeal Of Portions Of Existing Ordinances

Those portions of Marion County Ordinance No. 539 adopting a City of Sublimity Urban Growth Boundary and a Comprehensive Plan for the area outside the city but within the growth boundary or amendments pertaining to the City of Sublimity, are hereby repealed or amended as set forth in this ordinance through the adoption of the City of Sublimity Comprehensive Plan updates and amendments, which by reference are incorporated into this Ordinance.

SECTION VI. Severability

Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or any policy, provision, findings, statement, conclusion, or designation to a particular land use or area of land, or any other portion, segment or element of this Ordinance or of any amendments thereto and adopted hereunder, be declared invalid for any reason, such declaration shall not affect the validity and continued application of any other portion or element of this Ordinance or amendments to the Comprehensive Plan, as amended herein; and if this Ordinance or any portion thereof should be held to be invalid on one ground, but valid on another, it shall be construed that the valid ground is the one upon which this Ordinance or any portion thereof was enacted.

SECTION VII. Effective Date

Pursuant to Chapter 1.10 of the Marion County Code, this is a legislative Administrative Ordinance and shall take effect upon adoption.

SIGNED and FINALIZED this _____ day of _____, 2018 at Salem, Oregon.

MARION COUNTY BOARD OF COMMISSIONERS

Chair

Recording Secretary

JUDICIAL NOTICE

Oregon Revised Statutes (ORS) Chapter 197.830 provides that land use decisions may be reviewed by the Land Use Board of Appeals (LUBA) by filing a notice of intent to appeal within 21 days from the date this ordinance becomes final.

Facts and Findings

This matter comes before the Marion County Board of Commissioners at the request of the City of Sublimity for concurrence in and adoption of an amendment to the Sublimity Urban Growth Boundary (Attachments A and B). The city has held public hearings on the amendments and has held the first reading on an ordinance amending the city's urban growth boundary. Because the city's comprehensive plan is a component of the county's comprehensive plan, and Oregon Revised Statutes 197.025(1) gives the county responsibility to coordinate all planning activities with the county, the county must consider whether to concur in the city's amendment.

The Marion County Board of Commissioners adopted the Sublimity Urban Growth Boundary and Comprehensive Plan for the area outside the city but within the county on June 20, 1979 (Ordinance No. 539). Marion County and the City of Sublimity entered into an Urban Growth Boundary and Policy Agreement (UGBPA) on December 23, 1987. The UGBPA establishes procedures for coordinating land use matters of mutual concern. The UGBPA provides for the county to concur in the city's comprehensive plan and to adopt those provisions for application within the urban growth area (the area within the urban growth boundary outside the city limits). Such provisions include urbanization policy changes, plan map amendments affecting properties in the urban growth area, and urban growth boundary changes.

During the city's public hearings process on the current amendments to its plan, county planning staff participated in conversations with the city's planner. The city has addressed any issues identified by staff. On August 29, 2018, the Board of Commissioners approved Resolution 18R-27 initiating the review process to amend the Marion County Comprehensive Plan by adopting an amendment to the City of Sublimity Urban Growth Boundary and setting a public hearing date of October 3, 2018 to receive testimony on the proposed amendments.

CITY OF SUBLIMITY URBAN GROWTH BOUNDARY AMENDMENT

In 2017, the City of Sublimity prepared and adopted a parks plan for the city. The city based its plan on a 20 year population projection provided by Portland State University's Population Research Center. The city identified a variety of types of parks the city needs and a variety of means to provide more park land within the city. The city identified a need for approximately 32 acres of park land for residents in 2037. The city currently owns 2.2 acres of park land leading to a year 2037 deficit in park land of 30 acres.

One of the means the city identified to achieve more park land for the city was to acquire land outside the urban growth boundary and annex the land into the city. The city went through the process in state statute and Goal 14, as well as worked with property owners bordering on the existing city limits, to identify additional potential land that could be brought into the city to meet its park land need. Nearly all of the land within the city's study area, and all of the land adjacent to the existing city limits, consist of prime soils so statute gives them the same priority for being considered to be added to the city's urban growth boundary.

The city identified 10.34 acres of land to the northeast of the existing city limits. 6.59 acres of that land would meet a portion of the park land need for the city. Approximately 3 acres would be used by the city for a public works maintenance area and 0.75 acres for the existing homesite.

The city applied the Goal 14 locational factors to the land proposed to be added to the urban growth boundary. The city determined that the land would efficiently accommodate the needed park land and the proposed expansion would allow for the orderly and economic provision of public facilities and services. The city also determined that, comparatively, the site would have a more favorable possible impact on any environmental, energy, economic and social consequences than other properties, with positive social consequences anticipated when the land is a community park for the city. Lastly, the city determined that the low-intensity use of the property as a park, maintenance facility and single-family residence would not negatively impact nearby agricultural uses.

The city's findings support the boundary expansion, consider the priority of land to be included within the urban growth boundary, and address the Goal 14 factors and the statutory provisions for an amendment of an urban growth boundary to include sufficient park lands within the boundary.

Upon approval of the urban growth boundary amendment, the city will annex the land into the city limits and zone the land with city urban zoning designations of Public (8.85 acres) and Low Density Residential (1 acre).

DECISION

The Board concurs in the City of Sublimity Comprehensive Plan Urban Growth Boundary amendment by approving amendments to the Marion County Comprehensive Plan by adopting amendments to the City of Sublimity Urban Growth Boundary amendment of 10.34 acres for public land for a city park and maintenance yard and residential land for an existing dwelling.

CITY OF SUBLIMITY

ORDINANCE NO. 738

AN ORDINANCE ANNEXING TO THE CITY OF SUBLIMITY THE PROPERTY DESCRIBED IN EXHIBIT 1 AND AMENDING THE SUBLIMITY ZONING MAP AND AMENDING THE SUBLIMITY COMPREHENSIVE PLAN TO EXPAND THE URBAN GROWTH BOUNDARY (UGB), DESIGNATING THE LAND ADDED TO THE UGB AS PUBLIC AND LOW DENSITY RESIDENTIAL ZONING, ADOPTING A 20-YEAR POPULATION FORECAST TO 2037, AND DECLARING AN EMERGENCY.

WHEREAS, the applicant, the City Council (Council) of the City of Sublimity (City), desires for the real property described in Exhibit 1 (Property) to be annexed into the City of Sublimity, Oregon; and

WHEREAS, the Property is approximately 9.95 acres; and

WHEREAS, the Property is zoned for Exclusive Farm Use (EFU) under the Marion County Comprehensive Plan and Zoning; and

WHEREAS, pursuant to the City of Sublimity Development Code, the City Recorder, caused notice of said hearing to be published in The Stayton Mail, a newspaper of general circulation published in the City of Stayton, Oregon, on both January 10 and 17, 2018, of which the first insertion was at least 10 days before the Planning Commission hearing and 20 days before the City Council hearing; and caused notice of said public hearings to be mailed on January 9, 2018 to the owners of property within 100 feet of the Property, which was at least 10 days before the first public hearing; and caused the Department of Land Conservation and Development (DLCD) to receive notice on December 18, 2017, which was at least 45 days before the Planning Commission hearing; and notice was posted on site in a conspicuous location adjacent to a public street on January 11, 2018 and left in place to satisfy the requirement of providing notice for the 10 to 14 business days before the Planning Commission hearing; and notice was posted in four public places for two consecutive weeks, starting on January 8, 2018, all of which notice described the territory and area proposed to be annexed by the City of Sublimity, re-zoned, added to the Sublimity Comprehensive Plan, and included in the UGB.

WHEREAS, on June 12, 2017, the Council met and initiated the process for an annexation, zone change, comprehensive plan map amendment, and UGB expansion to include the Property; and

WHEREAS, on February 5, 2018, the City Planning Commission met to consider the proposed action regarding UGB 18-01/ANX 18-01/ZC18-01/CPMA 18-01, an application by the City to amend the Comprehensive Plan Map's location of the urban growth boundary, apply the Low Density Residential and Public Comprehensive Plan Map designations on the added Property, adopt a population forecast for a 20-year period to 2037, and add policies to the Comprehensive Plan regarding the designating and zoning of the lands added to the urban growth boundary, conducted a public hearing at which time the public was given full opportunity to be present and heard on the matter, considered the information provided by the City staff and the public, and upon deliberation voted to recommend the Council approve the proposed amendments; and

WHEREAS, on February 12, 2018, the Council conducted a public hearing at which time the public was given full opportunity to be present and heard on the questions of the proposed UGB expansion, annexation, zoning change, and comprehensive plan map amendment for the Property.

NOW THEREFORE, THE CITY OF SUBLIMITY ORDAINS AS FOLLOWS:

SECTION 1: The Council adopts the staff report to the Council dated February 5, 2018 and included as Exhibit 2.

SECTION 2: The Council adopts the facts, findings, and supporting documentation in Exhibit 2, which is attached to and part of this ordinance.

SECTION 3: The Council ORDERS that the Property is annexed to the City of Sublimity, Marion County, Oregon.

SECTION 4: The Council amends the Comprehensive Plan Map's urban growth boundary to include the Property shown on the Proposed map in Exhibit B of Exhibit 2.

SECTION 5: The Council amends the Comprehensive Plan Map to place the Low Density Residential (R-1) designation on the 1.00 acre shown on the Proposed map in Exhibit C of Exhibit 2.

SECTION 6: The Council amends the Comprehensive Plan Map to place the Public (P) designation on the 8.95 acres shown on the Proposed map in Exhibit C of Exhibit 2.

SECTION 7: The Council adopts the 20-year population forecast to 2037 of 3,361 people as set forth in Exhibit 2, page 5.

SECTION 8: The Council directs the Recorder of the City of Sublimity, Oregon to make certified copies of this Ordinance and submit one each to the Oregon Secretary of State, the Oregon Department of Revenue, the Marion County Assessor, and the Marion County Clerk.

SECTION 9: All other ordinances or parts thereof in conflict herewith are hereby repealed.

SECTION 10 - SEVERABILITY: If any provision, section, sentence or phrase of this ordinance shall for any reason be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment or decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 11 - EMERGENCY CLAUSE. Inasmuch as the amendment of the City's Zoning and Development Ordinance is necessary for the immediate preservation of the public peace, health and safety, an emergency hereby is declared to exist, and this ordinance shall take effect immediately upon its approval by the City Council of the City of Sublimity.

ADOPTED by the Sublimity City Council on May _____, 2018 by the following votes:

VOTE: Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

APPROVED this _____ day of May, 2018, by the City Council of the City of Sublimity,
Marion County, Oregon.

Raymond Heuberger, Mayor

ATTEST:

Katie Scott, City Recorder

EXHIBIT "A"

Legal Description For:

Proposed addition to the City of Sublimity Urban Growth Boundary/City Limits

A tract of land, situated in the northwest one-quarter of Section 35, Township 8 South, Range 1 West of the Willamette Meridian in Marion County, Oregon, being all of that land described for PARCEL B in deed to, DOROTHY C. SCHUMACHER, Trustee of the Dorothy C. Schumacher Living Trust, said deed being recorded December 6, 2001 in Reel 1871, Page 500, Marion County Deed Records, and also being a portion of PARCELS A and C in said deed; the perimeter of said tract being more particularly described as follows:

Beginning at the northeast corner of COUNTRY PINE ESTATES, a subdivision recorded October 23, 2001 in Volume 44, Page 63, Marion County Book of Town Plats; thence South 89°40'56" West 499.47 feet along the north line of said subdivision and the westerly extension thereof to the southeast corner of that tract of land described in deed to JASON R. ROBBINS, recorded June 2, 2017 in Reel 3951, Page 411, Marion County Deed Records; thence North 00°22'29" West 100.00 feet to the northeast corner of said ROBBINS tract; thence South 89°40'56" West 160.00 feet to the northwest corner of said ROBBINS tract, being a point on the centerline of 135TH AVENUE (County Road Number 878); thence North 00°22'29" West 585.44 feet along said centerline; thence leaving said centerline, North 89°31'34" East 643.87 feet to a point on the northerly extension of the east line of said COUNTRY PINE ESTATES; thence South 01°40'30" East 687.39 feet along said northerly extension to the Point of Beginning, containing 9.900 acres more or less.

EXHIBIT MAP

CITY OF SUBLIMITY URBAN GROWTH BOUNDARY/CITY LIMITS EXPANSION
LOCATED IN NW 1/4 SEC. 35, T. 8 S., R. 1 W., W.M.,
MARION COUNTY, OREGON

135th Avenue (County Road #878)

(40')

N00°22'29"W 585.44'

(15')

PARCEL B
REEL 1871, PAGE 500

(35')

(15')

S89°40'56"W
160.00'

REEL 3951,
PAGE 411

N00°22'29"W
100.00'

Cherry
Street



Scale: 1" = 100'
Date: 05/14/2018

N89°31'34"E 643.87'

EXTENTS OF PROPOSED
CHANGE IN URBAN GROWTH
BOUNDARY/CITY LIMITS
AREA BEING ANNEXED = 9.900 ACRES

PARCEL A
REEL 1871, PAGE 500

S01°40'30"E 687.39'

PARCEL C
REEL 1871, PAGE 500

P.O.B.
NORTHEAST CORNER OF
COUNTRY PINE ESTATES

S89°40'56"W 499.47'

COUNTRY PINE ESTATES
VOLUME 44, PAGE 63 OF
MARION COUNTY BOOK OF TOWN PLATS

BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM

CITY OF SUBLIMITY

ORDER OF THE CITY COUNCIL

UGB 2018-01/ANX 2018-01/ZC 2018-01/CPMA 2018-01
City Council Hearing: February 12, 2018

HEARING DATE: February 12, 2018
FILE NUMBER: UGB 2018-01/ANX 2018-01/ZC 2018-01/CPMA 2018-01
APPLICANT: City of Sublimity
Property Address: 8144 135th Avenue SE
Assessor's Tax Map: 081W35/00600 (Portion)
081W35/00601 (Portion)
Property Size: Approximately 9.85 acres
Current Use: Residence and farm building
Zoning: Marion County Zone: Exclusive Farm Use (EFU)

Criteria: Sublimity Development Code:
Section 2.105: Public/Semi-Public District
Section 3.102: Zone Change
Oregon Statewide Goals and Guidelines
Oregon Revised Statutes, ORS 197A and ORS 222

I. SUMMARY OF PROPOSAL

Expansion of Urban Growth Boundary to include 9.85 acres. Annexation of 9.85 acres into the City Limits. Corresponding Zone Change and Comprehensive Plan Map Amendment to rezone and designate 8.85 acres to Public (P) zone for use by the City of Sublimity for a public park and maintenance yard, and 1.00 acre to Low Density Residential (R-1) zone for the portion of the subject site with an existing residence.

II. CRITERIA AND FINDINGS

Sublimity: CC Decision, UGB 18-01, ANX 18-01, ZC 18-01, CPMA 18-01

URBAN GROWTH BOUNDARY EXPANSION

CRITERIA: STATEWIDE PLANNING GOALS

Goal 1: *Citizen Involvement.*

Findings: The public has been properly noticed and given the opportunity to voice their concerns at the public hearings before the Planning Commission and the City Council and will be notified of decisions made on the application.

Goal 2: *Land Use Planning.* Establishes a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Findings: The review of this application is being conducted according to the procedures set forth in Division 24 of the Oregon Administrative Rules (OAR) and Goal 14 of Oregon's Statewide Planning Goals and Guidelines: Urbanization.

Goals 3: *Agricultural Lands.*

Findings: This goal is not applicable.

Goal 4: *Forest Lands.*

Findings: This goal is not applicable.

Goal 5: *Natural Resources, Scenic and Historic Areas, and Open Areas.* This goal aims to protect natural resources and conserve scenic and historic areas and open spaces.

Findings: This proposal to add 9.85 acres to the Urban Growth Boundary aims to preserve 5.85 acres as open space for a city park. The remaining 4 acres have an existing residence and farm structures on site.

Goal 6: *Air, Water and Land Resources.* This goal endeavors to maintain and improve the quality of the air, water and land resources of the State.

Findings: This proposal intends to improve air, water, and land resources quality by preserving and maintaining open space.

Goal 7: *Areas Subject to Natural Disasters and Hazards.*

Findings: This goal is not applicable..

Goal 8: *Recreation Needs.* To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.

Findings: The Parks Element of the City of Sublimity Comprehensive Plan identifies a need for new parkland for current and future populations, in order to meet federal and state standards. The national standard for total parkland acres for local park and recreation jurisdictions is 9.6 acres per 1000 residents. By this standard, the City of Sublimity will have a deficit of approximately 32.39 acres of parkland, based on its projected population forecast for the year 2037. The City of Sublimity

Sublimity: CC Decision, UGB 18-01, ANX 18-01, ZC 18-01, CPMA 18-01

currently owns only 2.2 acres of parkland and has a current deficit of 29.63 acres. By state standards, the City of Sublimity has a current and projected deficit of both neighborhood and community parks. This proposal to add 9.85 acres to the urban growth boundary, including 5.85 acres for a community park, will substantially help the City of Sublimity to meet the current and future parkland needs of city residents.

Goal 9: Economy of the State.

Findings: This goal is not applicable.

Goal 10: Housing.

Findings: This goal is not applicable.

Goal 11: Public Facilities and Services. Goal 11 requires *a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development*

Findings: The proposal intends to increase the amount and variety of recreational facilities available to the residents of the City of Sublimity. The site is adjacent to current city limits and all utilities and services are available to the site.

A particular benefit of this proposal for UGB expansion is the acquisition of water rights, which will enable the City of Sublimity to serve an increased population within its current city limits.

The City's public works director has provided comment assuring that the approval of the UGB expansion is in alignment with the City's goals regarding the provision of public facilities and services.

Goal 12: Transportation.

Findings: The subject site includes a portion of NE Berry Street, which is a Marion County road. Marion County was given the opportunity to review this proposal and has no comment or concerns.

Goal 13: Energy Conservation.

Findings: This goal is not applicable.

Goal 14: Urbanization. Goal 14 provides for *an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

Findings: This site is located adjacent to the city limits. Establishment of a community park on this site will provide for the orderly expansion of the city, the accommodation of projected population growth, and a substantial step toward achieving goals and policies included in the city's Comprehensive Plan to meet state and federal standards for the provision of parkland. See below for findings related to specific criteria under Goal 14: Urbanization.

Goals 15-19.

Findings: These goals are not applicable to this application, as they apply to specific geographic locations.

CRITERIA, GOAL 14 - URBANIZATION:

Sublimity: CC Decision, UGB 18-01, ANX 18-01, ZC 18-01, CPMA 18-01

LAND NEED: Establishment and change of urban growth boundaries shall be based on the following:

1. Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments.
2. Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection.
 - a. In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.
 - b. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.

BOUNDARY LOCATION: The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A and with consideration of the following factors:

1. Efficient accommodation of identified land needs.
2. Orderly and economic provision of public facilities and services.
3. Comparative environmental, energy, economic and social consequences.
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

Findings, Land Need:

POPULATION: In June of 2017, the Portland State University Population Research Center released population forecast figures for the City of Sublimity. This forecast indicates an estimated population of 2,857 for the year 2017 and a population of 3,361 for the year 2037.

NEED, NATIONAL STANDARD: The current National Recreation and Park Association (NRPA) standard for parks recommends 9.6 acres of parkland per 1000 residents. In 2017, the City of Sublimity, with a population 2,875, should have a total of 27.6 acres of parkland. In 2037, with a forecasted population of 3,361, the City should have 32.27 acres of parkland in order to meet the NRPA standard. The City of Sublimity currently has only 2.2 acres of city-owned parkland. This indicates a current deficit of 25.4 acres of parkland and a projected deficit of 30.07 acres of parkland in 2037.

NEED, STATE STANDARD: The State of Oregon standards for parkland are broken down by type of park. The state standard recommends 2.0 to 6.0 acres of community parks per 1000 residents. Under this standard, the City of Sublimity should have 6.72 to 20.16 acres of community parks by the year 2037 to meet this standard. The city currently has no parkland that can be classified as a community park. The addition of a 5.85 acre community park through this proposal for a UGB expansion will allow the city to move closer to its goal of meeting the state standard for community parks, as identified in the city's comprehensive plan:

Goal1: To provide adequate parkland and recreational facilities to serve the needs of all residents of Sublimity.

Policy 2: Provide park and recreation facilities to meet national and statewide park and recreation standards.

CURRENT CONDITIONS: Analysis of land within the City of Sublimity's Urban Growth Boundary indicates that the city has 34.7 acres zoned for public use (Exhibit C). Currently, all public zoned land is developed as school sites, church property, a fire facility, and privately held land belonging to Marian Estates. No suitable sites for parkland, zoned for public facilities, are available for city use as parkland within the city limits.

Findings, Boundary Location:

ORS 197A.320 provides a priority list of lands to be included within an urban growth boundary for evaluating alternative boundary locations:

(1) Notwithstanding the priority in ORS 197.298 for inclusion of land within an urban growth boundary, a city outside of Metro shall comply with this section when determining which lands to include within the urban growth boundary of the city pursuant to ORS 197.295 to 197.314, 197A.310 or 197A.312.

(2) The Land Conservation and Development Commission shall provide, by rule, that:

(a) When evaluating lands for inclusion within the urban growth boundary, the city shall establish a study area that includes all land that is contiguous to the urban growth boundary and within a distance specified by commission.

(b) The city shall evaluate all land in the study area for inclusion in the urban growth boundary as provided in subsection (4) of this section, except for land excluded from the study area because:

(A) It is impracticable, as provided in subsection (3) of this section, to provide necessary public facilities or services to the land.

(B) The land is subject to significant development hazards, including a risk of land slides, a risk of flooding because the land is within the 100-year floodplain or is subject to inundation during storm surges or tsunamis, and other risks determined by the commission.

(C) The long-term preservation of significant scenic, natural, cultural or recreational resources requires limiting or prohibiting urban development of the land that contains the resources.

(D) The land is owned by the federal government and managed primarily for rural uses.

(c) When evaluating the priority of land for inclusion under paragraph (b) of this subsection:

(A) The city shall evaluate the land within the study area that is designated as an urban reserve under ORS 195.145 in an acknowledged comprehensive plan, land that is subject to an acknowledged exception under ORS 197.732 or land that is nonresource land and select as much of the land as necessary to satisfy the need for land using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations.

(B) If the amount of land appropriate for selection under subparagraph (A) of this paragraph is not sufficient to satisfy the need for land, the city shall evaluate the land within the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the acknowledged comprehensive plan and select as much of the land as necessary to satisfy the need for land using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations.

(C) If the amount of land appropriate for selection under subparagraphs (A) and (B) of this paragraph is not sufficient to satisfy the amount of land needed, the city shall evaluate land within the study area that is designated for agriculture or forest uses in the acknowledged comprehensive plan that is not predominantly high-value farmland, as defined in ORS 195.300, or does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture Natural Resources Conservation Service, and select as much of that land as necessary to satisfy the need for land:

(i) Using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations; and

(ii) Using the predominant capability classification system or the predominant cubic site class, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic site class lands first.

(D) If the amount of land appropriate for selection under subparagraphs (A) to (C) of this paragraph is not sufficient to satisfy the need for land, the city shall evaluate land within the study area that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high value farmland and select as much of that land as necessary to satisfy the need for land. A local government may not select land that is predominantly made up of prime or unique farm soils, as defined by the United States Department of Agriculture Natural Resources Conservation Service, unless there is an insufficient amount of other land to satisfy its land need.

(3) For purposes of subsection (2)(b)(A) of this section, the commission shall determine impracticability by rule, considering the likely amount of development that could occur on the lands within the planning period, the likely cost of facilities and services, physical, topographical or other impediments to service provision and whether urban development has occurred on similarly situated lands such that it is likely that the lands will be developed at an urban level

during the planning period. When impracticability is primarily a result of existing development patterns, the rules of the commission shall require that the lands be included within the study area, but may allow the development capacity forecast for the lands to be specified at a lower level over the planning period. The rules of the commission must be based on an evaluation of how similarly situated lands have, or have not, developed over time.

(4) For purposes of subsection (2)(b)(C) of this section, the commission by rule shall determine the circumstances in which and the resources to which this exclusion will apply.

(5) Notwithstanding subsection (2)(c)(D) of this section, the rules must allow land that would otherwise be excluded from an urban growth boundary to be included if:

(a) The land contains a small amount of resource land that is not important to the commercial agricultural enterprise in the area and the land must be included to connect a nearby and significantly larger area of land of higher priority for inclusion within the urban growth boundary; or

(b) The land contains a small amount of resource land that is not predominantly high-value farmland or predominantly made up of prime or unique farm soils and the land is completely surrounded by land of higher priority for inclusion into the urban growth boundary.

(6) When the primary purpose for expansion of the urban growth boundary is to accommodate a particular industry use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics and the site characteristics may be found in only a small number of locations, the city may limit the study area to land that has, or could be improved to provide, the required site characteristics. Lands included within an urban growth boundary for a particular industrial use, or a particular public facility, must remain planned and zoned for the intended use:

(a) Except as allowed by rule of the commission that is based on a significant change in circumstance or the passage of time; or

(b) Unless the city removes the land from within the urban growth boundary.

*(7) Notwithstanding any other provision of this section, the commission may adopt rules that specify circumstances under which a city may exchange land within the urban growth boundary of the city for land that is outside of the urban growth boundary and that is designed to avoid adverse effects of an exchange on agricultural or forest operations in the surrounding area.
[2013 c.575 §7]*

Staff analysis of the proposed land to be included in an expanded urban growth boundary according to the above priorities, as indicated in ORS 197A.320, produced the following results:

1. Priorities:
 - a. First priority: Urban reserve land

Findings: No land surrounding the existing urban growth boundary of the City of Sublimity is designated urban reserve land.

- b. Second priority: Land adjacent to urban growth boundary that is exception area or nonresource land

Findings: No land surrounding the existing urban growth boundary of the City of Sublimity is designated exception area or nonresource land.

- c. Third priority: Marginal land

Findings: No land surrounding the existing urban growth boundary of the City of Sublimity is considered to be marginal land.

- d. Fourth priority: Agriculture or forestry land

Findings: All land adjacent to the existing urban growth boundary of the City of Sublimity is classified as prime farmland and is zoned by Marion County as Exclusive Farm Use (EFU).

- 2. Land of lower capability as measured by the capability classification system or by cubic foot site class, as appropriate.

Findings: Staff analysis of the soil types surrounding the City of Sublimity within a one-half mile buffer zone indicate that the vast majority of soils in this area are classified as high-value or prime farm land soils, according to OAR 660-33-020(8)(a) and the NRCS Land Capability Classification System. Only two areas of non-prime farmland soils were found within the one-half mile buffer zone. One area of non-prime farmland soil is located to the south of the city's boundaries, adjacent to and on the other side of OR-22. The other area of non-prime farmland soil is located to the north of the city's current boundary, but is not directly adjacent to the city's boundary. See Exhibit G – Soils Map.

- 3. Land of lower priority may be included in an urban growth boundary if land of higher priority is found to be inadequate for one or more of the following reasons:

- a. Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;

Findings: As stated above, only two areas of higher priority lands exist within a one-half mile buffer of the city's current urban growth boundary. Both of these areas are not adjacent to the city's current urban growth boundary and the area to the south is adjacent to and across the highway. Therefore, the city's identified need for additional parkland cannot be reasonably accommodated on higher priority lands.

- b. Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or

Findings: The provision of future urban services to lands identified as higher priority would not be appropriate as the higher priority lands are not adjacent to the city's established urban growth boundary and are not adjacent to existing utility facilities and services.

- c. Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

Findings: Not applicable.

Goal 14 of the Oregon Statewide Planning Goals and Guidelines provides additional factors to be considered in the determination of the location of lands to be included in the urban growth boundary:

1. Efficient accommodation of identified land needs:

Findings: The proposed site for the city's expansion of its urban growth boundary is well suited to provide for the efficient accommodation of the city's identified need for additional parkland, particularly for a community park. The 5.85 portion of the site intended for a community park will provide 19.38 percent of the total parkland needed by the year 2037, as determined by the national NRPA standard and the forecasted population for the year 2037, based on figures provided by the Population Research Center. It is also anticipated to provide for 86.67 percent of the land needed for parkland classified as community parks, according to the State of Oregon standard of 6.72 to 20.16 acres needed by 2037 for the provision of community parks.

2. Orderly and economic provision of public facilities and services:

Findings: The site is adjacent to the city's limits and its existing urban growth boundary. The site has access to NE Berry Street and can be served by utilities adjacent to the property. An important feature of the site proposed for inclusion in the city's urban growth boundary is the acquisition of water rights needed to serve the existing and future residents of the City of Sublimity. In an analysis of lands surrounding the current Urban Growth Boundary of the City of Sublimity, staff found the majority of these lands unsuitable for the location of a community park due to the lack of access or available utilities to these sites, or an unwillingness of property owners to sell these lands to the City. Constraints to the use of lands outside the current UGB and adjacent to the current UGB are listed in Exhibit H.

3. Comparative environmental, energy, economic and social consequences:

Findings: The site proposed for inclusion in the city's urban growth boundary will provide an orderly transition between residential uses to the south and west of the site and agricultural uses to the north and east of the site. The majority of the site will be conserved as open space with only low-intensity park-serving structures to be constructed. The site has the potential to have a favorable impact on energy use, as local residents will no longer have to drive to neighboring towns, particularly Stayton, in order to take advantage of recreational opportunities. Positive social consequences are anticipated, as a community park will provide for a community gathering space for residents of all ages.

4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB:

Findings: The proposal to include this site in the city's urban growth boundary for use as a public park and maintenance facility for the City of Sublimity is compatible with nearby agricultural activities occurring on farmland outside the urban growth boundary. A three acre portion of the site, including an existing building, will be used to store and maintain city-owned vehicles and equipment, much like the farm use of storage and maintenance of farm equipment. The use of a 5.85 portion of the site for a city-owned community park is a low-intensity use that is not anticipated to have a negative effect on agricultural uses to the north and east of the site. Conversely, ordinary activities associated with the neighboring

farm uses are not anticipated to have a negative effect on park users. The remaining one acre to be zoned residential has an existing house and will experience no change due to its inclusion in the urban growth boundary.

ANNEXATION

Section 3.101.05 of the Sublimity Development Code states: "Applications requesting annexation of property to within City limits and vacation of public rights of way shall be processed according to the applicable Oregon Revised Statutes.

ORS 222.111 – 222.180 covers Annexation of Contiguous Territory. The findings below are in response to the relevant criteria listed in ORS 222.111 and 222.120.

222.111: Authority and procedure for annexation

1. *When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.*

Findings: The land proposed for annexation is separated from the current city limits by only a public right-of-way, belonging to Marion County. It is wholly within Marion County.

2. *A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.*

Findings: The proposal for annexation was initiated by the Sublimity City Council on June 12, 2017. See Exhibit E.

3. *The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year.*
4. *When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510, the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of the effective date of the annexation. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465*

Findings: The subject site is currently within the Sublimity Fire District and will remain within the Sublimity Fire District if the proposal for annexation is approved.

6. *The legislative body of the city shall submit, except when not required under ORS 222.120, 222.170 and 222.840 to 222.915 to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 or 222.840 to 222.195 to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose.*

Findings: Elections for annexations are not required under the Sublimity city charter.

7. *The proposal for annexation may be voted upon by the electors of the city and of the territory simultaneously or at different times not more than 12 months apart.*

Findings: Not applicable.

8. *Two or more proposals for annexation of territory may be voted upon simultaneously; however, in the city each proposal shall be stated separately on the ballot and voted on separately, and in the territory proposed for annexation no proposal for annexing other territory shall appear on the ballot.*

Findings: Not applicable.

222.120 Procedure for annexation without election; hearing; ordinance subject to referendum.

1. *Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.*

Findings: Elections for annexations are not required under the Sublimity city charter.

2. *When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.*

Findings: The proposal for annexation will be heard by the Sublimity Planning Commission on February 5, 2018 and by the Sublimity City Council on February 12, 2018. At these times, the electors may appear and be heard on the question of annexation.

3. *The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period.*

Findings: Notice of the hearings were published in the Stayton Mail on January 10, 2018 and January 17, 2018. Notice was posted in four public places in the city on January 8, 2018, and was posted on site on January 11, 2018.

4. *After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question:*

- a. *Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation;*
 - b. *Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 or 222.170, prior to the public hearing held under subsection (2) of this section; or*
 - c. *Declare that the territory is annexed to the city where the Oregon Health Authority, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 to 222.915.*
5. *If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510, the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465*
- Findings:** The subject site is currently within the Sublimity Fire District and will remain within the Sublimity Fire District if the proposal for annexation is approved.
6. *The ordinance referred to in subsection (4) of this section is subject to referendum.*
7. *For the purpose of this section, ORS 222.125 and 222.170, “owner” or “landowner” means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder.*

ZONE CHANGE/COMPREHENSIVE PLAN MAP AMENDMENT

CRITERIA:

A. Approval of the request is consistent with the Comprehensive Plan.

Findings: The 1999 Natural and Cultural Resources element of the Sublimity Comprehensive plan identified a deficit in both public land and, using park space guidelines available at the time, identified a need to add 14 acres to the Sublimity park system. The 2017 Sublimity Parks Plan provides an inventory of existing parkland and identifies a current need for additional parkland. Based on the current national standard of 9.6 acres of parkland per 1000 residents, the City should have a total of 31.83 acres of Parkland. The City currently owns only 2.2 acres of parkland and has a current deficit of 29.63 acres.

The 2017 Sublimity Parks Plan identifies goals and policies related to the provision of parkland:

Goal 1: To provide adequate parkland and recreational facilities to serve the needs of all residents of Sublimity.

Policy 2: Provide park and recreation facilities to meet national and statewide park and recreation standards as permitted by economic feasibility.

Policy 5: Recreational facilities and services shall be expanded as the need arises.

Policy 6: To bring the level of parks service up to national and state standards and assure the availability of a variety of accessible natural resources and recreational opportunities, the City shall acquire new parkland in advance of actual need as it becomes available.

Goal 2: To conserve and protect the community's natural and scenic resources and to ensure that new development contributes to the provision of outdoor recreational opportunities.

The proposal for a zone change and comprehensive plan map amendment to change the zoning on the subject property from County zone, Exclusive Farm Use (EFU) to City zone, Public (P) is consistent with the above goals and policies of the 2017 Parks element of the Sublimity Comprehensive Plan.

B. The property and affected area is presently provided with adequate public facilities, services and transportation to support uses allowed within the requested zone, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

Findings: Adequate public facilities and services are available to serve the subject site. See Exhibit F for comment from the City Engineer.

C. There has been a change in circumstance which necessitates the zone change or the original zoning was in error.

Findings: Approval of the concurrent applications for UGB expansion and annexation necessitates a zone change from County zone, Exclusive Farm Use (EFU) to City zone, Public (P) on the 8.85 acre portion of the site to include a park and city maintenance yard and Low Density Residential (R-1) on the one acre portion that includes the existing residence.

III. PUBLIC HEARING/PROCEDURES

UGB Expansion: Requests to expand the Urban Growth Boundary (UGB) are adopted by the City Council by ordinance following a recommendation by the Planning Commission, adopted by ordinance by the County, and acknowledged by the State Department of Land Conservation and Development, in consideration of Goal 14 of the Oregon Statewide Planning Goals & Guidelines: Urbanization.

City, county and DLCD staff held a meeting on January 8, 2018 to review the findings for a UGB expansion outlined in this staff report.

Annexation: Section 3.101.05 of the Sublimity Development Code states: *Applications requesting annexation of property to within City limits and vacation of public rights of way shall be processed according to the applicable Oregon Revised Statutes.* Procedures and criteria for annexation are outlined in ORS Section 222.

Zone Change/Comprehensive Plan Map Amendment: Type III Action

A Type III action is a quasi-judicial process in which the City Council applies a mix of objective and subjective standards. The Planning Commission has an advisory role. Public notice is provided and

Sublimity: CC Decision, UGB 18-01, ANX 18-01, ZC 18-01, CPMA 18-01

public hearings are held at the Planning Commission and City Council. Section 3.202 lists the notice requirements (10 days before first hearing/100 feet). Appeal of the decision is to the Land Use Board of Appeals (LUBA).

The Planning Commission held a public hearing on February 5, 2018 to review the proposal and make a recommendation to the City Council. After review of the staff report and input from the public, the Planning Commission voted to recommend approval of the proposed UGB Expansion, Annexation, Zone Change, and Comprehensive Plan Map Amendment.

NOTICE:

The Department of Land Conservation and Development (DLCD) was noticed on December 18, 2017.

Mailed notice was sent to all property owners within 100 feet of the subject property on January 9, 2018, at least 10 days prior to the first public hearing.

Notice was published in the Stayton Mail two consecutive weeks, on January 10, 2018 and January 17, 2018.

Notice was posted on site at a conspicuous location adjacent to a public street on January 11, 2018, between 10 and 14 days prior to the first public hearing.

Notice was posted at four public places for two consecutive weeks, starting January 8, 2018.

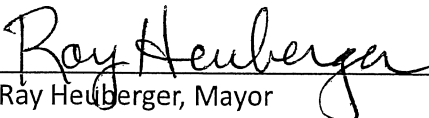
IV. ORDER

THEREFORE, it is the decision of the Sublimity City Council to adopt the findings as presented in the staff report and APPROVE the expansion of the Urban Growth Boundary (UGB 2018-01), Annexation (ANX 2018-01), Zone Change (ZC 2018-01), and Comprehensive Plan Map Amendment (CPMA 2018-01).

APPROVED BY A VOTE OF THE SUBLIMITY CITY COUNCIL ON THE 12th DAY OF FEBRUARY, 2018.

DATED at Sublimity, Oregon, this day of February, 2018.

SIGNED:


Ray Heuberger, Mayor

Date:

2-20-18

ATTEST:


Katie Scott, City Recorder

Date:

2.20.2018

**CITY OF SUBLIMITY
245 NW Johnson Street
Sublimity, OR 97385
503.769.5475**

STAFF REPORT

**UGB Expansion/Annexation/Zone Change/Comprehensive Plan Map Amendment
UGB 18-01/ANX 18-01/ZC 18-01/CPMA 18-01
City Council Hearing – February 12, 2018**

I. BACKGROUND

Report Date: February 5, 2018
Applicant: City of Sublimity
Property Address: 8144 135th Avenue SE
Assessor's Tax Map: 081W35/00600 (Portion)
081W35/00601 (Portion)
Property Size: Approximately 9.85 acres
Current Use: Residence and farm building
Zoning: County Zone: Exclusive Farm Use (EFU)
Request: Expansion of Urban Growth Boundary to include 9.85 acres.
Annexation of 9.85 acres into the City Limits. Corresponding Zone Change and Comprehensive Plan Map Amendment to rezone and designate 8.85 acres to Public (P) zone for use by the City of Sublimity for a public park and maintenance yard, and 1.00 acre to Low Density Residential (R-1) zone for the portion of the subject site with an existing residence.

Criteria: Sublimity Development Code:
Section 2.105: Public/Semi-Public District
Section 3.102: Zone Change
Oregon Statewide Goals and Guidelines
Oregon Revised Statutes, ORS 197A and ORS 222

Exhibit A: Assessor's Map
Exhibit B: Existing and Proposed UGB Boundary and City Limit Boundary
Exhibit C: Existing and Proposed Zoning
Exhibit D: Initiation by City Council, June 12, 2017 Meeting Minutes
Exhibit E: Parks Plan
Exhibit F: Comments, Engineer
Exhibit G: Soils Map

II. REQUEST

Expansion of Urban Growth Boundary to include 9.85 acres. Annexation of 9.85 acres into the City Limits. Corresponding Zone Change and Comprehensive Plan Map Amendment to rezone and designate 8.85 acres to Public (P) zone for use by the City of Sublimity for a public park and maintenance yard, and 1.00 acre to Low Density Residential (R-1) zone for the portion of the subject site with an existing residence.

The site is currently zoned EFU (Exclusive Farm Use) in Marion County.

III. PROCEDURE

UGB Expansion: Requests to expand the Urban Growth Boundary (UGB) are adopted by the City Council by ordinance following a recommendation by the Planning Commission, adopted by ordinance by the County, and acknowledged by the State Department of Land Conservation and Development, in consideration of Goal 14 of the Oregon Statewide Planning Goals & Guidelines: Urbanization.

City, county and DLCD staff held a meeting on January 8, 2018 to review the findings for a UGB expansion outlined in this staff report.

Annexation: Section 3.101.05 of the Sublimity Development Code states: *Applications requesting annexation of property to within City limits and vacation of public rights of way shall be processed according to the applicable Oregon Revised Statutes.* Procedures and criteria for annexation are outlined in ORS Section 222.

Zone Change/Comprehensive Plan Map Amendment: Type III Action

A Type III action is a quasi-judicial process in which the City Council applies a mix of objective and subjective standards. The Planning Commission has an advisory role. Public notice is provided and public hearings are held at the Planning Commission and City Council. Section 3.202 lists the notice requirements (10 days before first hearing/100 feet). Appeal of the decision is to the Land Use Board of Appeals (LUBA).

The Planning Commission held a public hearing on February 5, 2018 to review the proposal and make a recommendation to the City Council. After review of the staff report and input from the public, the Planning Commission voted to recommend approval of the proposed UGB Expansion, Annexation, Zone Change, and Comprehensive Plan Map Amendment.

NOTICE:

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IV. CRITERIA/FINDINGS

URBAN GROWTH BOUNDARY EXPANSION

CRITERIA: STATEWIDE PLANNING GOALS

Goal 1: *Citizen Involvement.*

Findings: The public has been properly noticed and given the opportunity to voice their concerns at the public hearings before the Planning Commission and the City Council and will be notified of decisions made on the application.

Goal 2: *Land Use Planning.* Establishes a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Findings: The review of this application is being conducted according to the procedures set forth in Division 24 of the Oregon Administrative Rules (OAR) and Goal 14 of Oregon's Statewide Planning Goals and Guidelines: Urbanization.

Goals 3: *Agricultural Lands.*

Findings: This goal is not applicable.

Goal 4: *Forest Lands.*

Findings: This goal is not applicable.

Goal 5: *Natural Resources, Scenic and Historic Areas, and Open Areas.* This goal aims to protect natural resources and conserve scenic and historic areas and open spaces.

Findings: This proposal to add 9.85 acres to the Urban Growth Boundary aims to preserve 5.85 acres as open space for a city park. The remaining 4 acres have an existing residence and farm structures on site.

Goal 6: *Air, Water and Land Resources.* This goal endeavors to maintain and improve the quality of the air, water and land resources of the State.

Findings: This proposal intends to improve air, water, and land resources quality by preserving and maintaining open space.

Goal 7: *Areas Subject to Natural Disasters and Hazards.*

Findings: This goal is not applicable..

Goal 8: Recreation Needs. To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.

Findings: The Parks Element of the City of Sublimity Comprehensive Plan identifies a need for new parkland for current and future populations, in order to meet federal and state standards. The national standard for total parkland acres for local park and recreation jurisdictions is 9.6 acres per 1000 residents. By this standard, the City of Sublimity will have a deficit of approximately 32.39 acres of parkland, based on its projected population forecast for the year 2037. The City of Sublimity currently owns only 2.2 acres of parkland and has a current deficit of 29.63 acres. By state standards, the City of Sublimity has a current and projected deficit of both neighborhood and community parks. This proposal to add 9.85 acres to the urban growth boundary, including 5.85 acres for a community park, will substantially help the City of Sublimity to meet the current and future parkland needs of city residents.

Goal 9: Economy of the State.

Findings: This goal is not applicable.

Goal 10: Housing.

Findings: This goal is not applicable.

Goal 11: Public Facilities and Services. Goal 11 requires a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development

Findings: The proposal intends to increase the amount and variety of recreational facilities available to the residents of the City of Sublimity. The site is adjacent to current city limits and all utilities and services are available to the site.

A particular benefit of this proposal for UGB expansion is the acquisition of water rights, which will enable the City of Sublimity to serve an increased population within its current city limits.

The City's public works director has provided comment assuring that the approval of the UGB expansion is in alignment with the City's goals regarding the provision of public facilities and services.

Goal 12: Transportation.

Findings: The subject site includes a portion of NE Berry Street, which is a Marion County road. Marion County was given the opportunity to review this proposal and has no comment or concerns.

Goal 13: Energy Conservation.

Findings: This goal is not applicable.

Goal 14: Urbanization. Goal 14 provides for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Findings: This site is located adjacent to the city limits. Establishment of a community park on this site will provide for the orderly expansion of the city, the accommodation of projected population growth, and a substantial step toward achieving goals and policies included in the city's

Comprehensive Plan to meet state and federal standards for the provision of parkland. See below for findings related to specific criteria under Goal 14: Urbanization.

Goals 15-19.

Findings: These goals are not applicable to this application, as they apply to specific geographic locations.

CRITERIA, GOAL 14 - URBANIZATION:

LAND NEED: Establishment and change of urban growth boundaries shall be based on the following:

1. Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments.
2. Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection.
 - a. In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.
 - b. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.

BOUNDARY LOCATION: The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A and with consideration of the following factors:

1. Efficient accommodation of identified land needs.
2. Orderly and economic provision of public facilities and services.
3. Comparative environmental, energy, economic and social consequences.
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

Findings, Land Need:

POPULATION: In June of 2017, the Portland State University Population Research Center released population forecast figures for the City of Sublimity. This forecast indicates an estimated population of 2,857 for the year 2017 and a population of 3,361 for the year 2037.

NEED, NATIONAL STANDARD: The current National Recreation and Park Association (NRPA) standard for parks recommends 9.6 acres of parkland per 1000 residents. In 2017, the City of Sublimity, with a population 2,875, should have a total of 27.6 acres of parkland. In 2037, with a forecasted population of 3,361, the City should have 32.27 acres of parkland in order to meet the NRPA standard. The City of Sublimity currently has only 2.2 acres of city-owned parkland. This

indicates a current deficit of 25.4 acres of parkland and a projected deficit of 30.07 acres of parkland in 2037.

NEED, STATE STANDARD: The State of Oregon standards for parkland are broken down by type of park. The state standard recommends 2.0 to 6.0 acres of community parks per 1000 residents. Under this standard, the City of Sublimity should have 6.72 to 20.16 acres of community parks by the year 2037 to meet this standard. The city currently has no parkland that can be classified as a community park. The addition of a 5.85 acre community park through this proposal for a UGB expansion will allow the city to move closer to its goal of meeting the state standard for community parks, as identified in the city's comprehensive plan:

Goal1: To provide adequate parkland and recreational facilities to serve the needs of all residents of Sublimity.

Policy 2: Provide park and recreation facilities to meet national and statewide park and recreation standards.

CURRENT CONDITIONS: Analysis of land within the City of Sublimity's Urban Growth Boundary indicates that the city has 34.7 acres zoned for public use (Exhibit C). Currently, all public zoned land is developed as school sites, church property, a fire facility, and privately held land belonging to Marian Estates. No suitable sites for parkland, zoned for public facilities, are available for city use as parkland within the city limits.

Findings, Boundary Location:

ORS 197A.320 provides a priority list of lands to be included within an urban growth boundary for evaluating alternative boundary locations:

(1) Notwithstanding the priority in ORS 197.298 for inclusion of land within an urban growth boundary, a city outside of Metro shall comply with this section when determining which lands to include within the urban growth boundary of the city pursuant to ORS 197.295 to 197.314, 197A.310 or 197A.312.

(2) The Land Conservation and Development Commission shall provide, by rule, that:

(a) When evaluating lands for inclusion within the urban growth boundary, the city shall establish a study area that includes all land that is contiguous to the urban growth boundary and within a distance specified by commission.

(b) The city shall evaluate all land in the study area for inclusion in the urban growth boundary as provided in subsection (4) of this section, except for land excluded from the study area because:

(A) It is impracticable, as provided in subsection (3) of this section, to provide necessary public facilities or services to the land.

(B) The land is subject to significant development hazards, including a risk of land slides, a risk of flooding because the land is within the 100-year floodplain or is subject to inundation during storm surges or tsunamis, and other risks determined by the commission.

(C) The long-term preservation of significant scenic, natural, cultural or recreational resources requires limiting or prohibiting urban development of the land that contains the resources.

(D) The land is owned by the federal government and managed primarily for rural uses.

(c) When evaluating the priority of land for inclusion under paragraph (b) of this subsection:

(A) The city shall evaluate the land within the study area that is designated as an urban reserve under ORS 195.145 in an acknowledged comprehensive plan, land that is subject to an acknowledged exception under ORS 197.732 or land that is nonresource land and select as much of the land as necessary to satisfy the need for land using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations.

(B) If the amount of land appropriate for selection under subparagraph (A) of this paragraph is not sufficient to satisfy the need for land, the city shall evaluate the land within the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the acknowledged comprehensive plan and select as much of the land as necessary to satisfy the need for land using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations.

(C) If the amount of land appropriate for selection under subparagraphs (A) and (B) of this paragraph is not sufficient to satisfy the amount of land needed, the city shall evaluate land within the study area that is designated for agriculture or forest uses in the acknowledged comprehensive plan that is not predominantly high-value farmland, as defined in ORS 195.300, or does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture Natural Resources Conservation Service, and select as much of that land as necessary to satisfy the need for land:

(i) Using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations; and

(ii) Using the predominant capability classification system or the predominant cubic site class, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic site class lands first.

(D) If the amount of land appropriate for selection under subparagraphs (A) to (C) of this paragraph is not sufficient to satisfy the need for land, the city shall evaluate land

within the study area that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high value farmland and select as much of that land as necessary to satisfy the need for land. A local government may not select land that is predominantly made up of prime or unique farm soils, as defined by the United States Department of Agriculture Natural Resources Conservation Service, unless there is an insufficient amount of other land to satisfy its land need.

(3) For purposes of subsection (2)(b)(A) of this section, the commission shall determine impracticability by rule, considering the likely amount of development that could occur on the lands within the planning period, the likely cost of facilities and services, physical, topographical or other impediments to service provision and whether urban development has occurred on similarly situated lands such that it is likely that the lands will be developed at an urban level during the planning period. When impracticability is primarily a result of existing development patterns, the rules of the commission shall require that the lands be included within the study area, but may allow the development capacity forecast for the lands to be specified at a lower level over the planning period. The rules of the commission must be based on an evaluation of how similarly situated lands have, or have not, developed over time.

(4) For purposes of subsection (2)(b)(C) of this section, the commission by rule shall determine the circumstances in which and the resources to which this exclusion will apply.

(5) Notwithstanding subsection (2)(c)(D) of this section, the rules must allow land that would otherwise be excluded from an urban growth boundary to be included if:

(a) The land contains a small amount of resource land that is not important to the commercial agricultural enterprise in the area and the land must be included to connect a nearby and significantly larger area of land of higher priority for inclusion within the urban growth boundary; or

(b) The land contains a small amount of resource land that is not predominantly high-value farmland or predominantly made up of prime or unique farm soils and the land is completely surrounded by land of higher priority for inclusion into the urban growth boundary.

(6) When the primary purpose for expansion of the urban growth boundary is to accommodate a particular industry use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics and the site characteristics may be found in only a small number of locations, the city may limit the study area to land that has, or could be improved to provide, the required site characteristics. Lands included within an urban growth boundary for a particular industrial use, or a particular public facility, must remain planned and zoned for the intended use:

(a) Except as allowed by rule of the commission that is based on a significant change in circumstance or the passage of time; or

(b) Unless the city removes the land from within the urban growth boundary.

(7) Notwithstanding any other provision of this section, the commission may adopt rules that specify circumstances under which a city may exchange land within the urban growth boundary of the city for land that is outside of the urban growth boundary and that is designed to avoid adverse effects of an exchange on agricultural or forest operations in the surrounding area.
[2013 c.575 §7]

Staff analysis of the proposed land to be included in an expanded urban growth boundary according to the above priorities, as indicated in ORS 197A.320, produced the following results:

1. Priorities:

- a. First priority: Urban reserve land

Findings: No land surrounding the existing urban growth boundary of the City of Sublimity is designated urban reserve land.

- b. Second priority: Land adjacent to urban growth boundary that is exception area or nonresource land

Findings: No land surrounding the existing urban growth boundary of the City of Sublimity is designated exception area or nonresource land.

- c. Third priority: Marginal land

Findings: No land surrounding the existing urban growth boundary of the City of Sublimity is considered to be marginal land.

- d. Fourth priority: Agriculture or forestry land

Findings: All land adjacent to the existing urban growth boundary of the City of Sublimity is classified as prime farmland and is zoned by Marion County as Exclusive Farm Use (EFU).

2. Land of lower capability as measured by the capability classification system or by cubic foot site class, as appropriate.

Findings: Staff analysis of the soil types surrounding the City of Sublimity within a one-half mile buffer zone indicate that the vast majority of soils in this area are classified as high-value or prime farm land soils, according to OAR 660-33-020(8)(a) and the NRCS Land Capability Classification System. Only two areas of non-prime farmland soils were found within the one-half mile buffer zone. One area of non-prime farmland soil is located to the south of the city's boundaries, adjacent to and on the other side of OR-22. The other area of non-prime farmland soil is located to the north of the city's current boundary, but is not directly adjacent to the city's boundary. See Exhibit G – Soils Map.

3. Land of lower priority may be included in an urban growth boundary if land of higher priority is found to be inadequate for one or more of the following reasons:
 - a. Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;
Findings: As stated above, only two areas of higher priority lands exist within a one-half mile buffer of the city's current urban growth boundary. Both of these areas are not adjacent to the city's current urban growth boundary and the area to the south is adjacent to and across the highway. Therefore, the city's identified need for additional parkland cannot be reasonably accommodated on higher priority lands.
 - b. Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or
Findings: The provision of future urban services to lands identified as higher priority would not be appropriate as the higher priority lands are not adjacent to the city's established urban growth boundary and are not adjacent to existing utility facilities and services.
 - c. Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.
Findings: Not applicable.

Goal 14 of the Oregon Statewide Planning Goals and Guidelines provides additional factors to be considered in the determination of the location of lands to be included in the urban growth boundary:

1. Efficient accommodation of identified land needs:
Findings: The proposed site for the city's expansion of its urban growth boundary is well suited to provide for the efficient accommodation of the city's identified need for additional parkland, particularly for a community park. The 5.85 portion of the site intended for a community park will provide 19.38 percent of the total parkland needed by the year 2037, as determined by the national NRPA standard and the forecasted population for the year 2037, based on figures provided by the Population Research Center. It is also anticipated to provide for 86.67 percent of the land needed for parkland classified as community parks, according to the State of Oregon standard of 6.72 to 20.16 acres needed by 2037 for the provision of community parks.
2. Orderly and economic provision of public facilities and services:
Findings: The site is adjacent to the city's limits and its existing urban growth boundary. The site has access to NE Berry Street and can be served by utilities adjacent to the property. An important feature of the site proposed for inclusion in the city's urban growth boundary is the acquisition of water rights needed to serve the existing and future residents of the City of Sublimity. In an analysis of lands surrounding the current Urban Growth Boundary of the City of Sublimity, staff found the majority of these lands unsuitable for the location of a community park due to the lack of access or available utilities to these sites, or an unwillingness of property owners to sell these lands to the City. Constraints to the use of lands outside the current UGB and adjacent to the current UGB are listed in Exhibit H.

3. Comparative environmental, energy, economic and social consequences:

Findings: The site proposed for inclusion in the city's urban growth boundary will provide an orderly transition between residential uses to the south and west of the site and agricultural uses to the north and east of the site. The majority of the site will be conserved as open space with only low-intensity park-serving structures to be constructed. The site has the potential to have a favorable impact on energy use, as local residents will no longer have to drive to neighboring towns, particularly Stayton, in order to take advantage of recreational opportunities. Positive social consequences are anticipated, as a community park will provide for a community gathering space for residents of all ages.

4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB:

Findings: The proposal to include this site in the city's urban growth boundary for use as a public park and maintenance facility for the City of Sublimity is compatible with nearby agricultural activities occurring on farmland outside the urban growth boundary. A three acre portion of the site, including an existing building, will be used to store and maintain city-owned vehicles and equipment, much like the farm use of storage and maintenance of farm equipment. The use of a 5.85 portion of the site for a city-owned community park is a low-intensity use that is not anticipated to have a negative effect on agricultural uses to the north and east of the site. Conversely, ordinary activities associated with the neighboring farm uses are not anticipated to have a negative effect on park users. The remaining one acre to be zoned residential has an existing house and will experience no change due to its inclusion in the urban growth boundary.

ANNEXATION

Section 3.101.05 of the Sublimity Development Code states: "Applications requesting annexation of property to within City limits and vacation of public rights of way shall be processed according to the applicable Oregon Revised Statutes.

ORS 222.111 – 222.180 covers Annexation of Contiguous Territory. The findings below are in response to the relevant criteria listed in ORS 222.111 and 222.120.

222.111: Authority and procedure for annexation

1. *When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.*

Findings: The land proposed for annexation is separated from the current city limits by only a public right-of-way, belonging to Marion County. It is wholly within Marion County.

2. *A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.*

Findings: The proposal for annexation was initiated by the Sublimity City Council on June 12, 2017. See Exhibit E.

3. *The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year.*

4. *When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510, the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of the effective date of the annexation. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465*

Findings: The subject site is currently within the Sublimity Fire District and will remain within the Sublimity Fire District if the proposal for annexation is approved.

6. *The legislative body of the city shall submit, except when not required under ORS 222.120, 222.170 and 222.840 to 222.915 to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 or 222.840 to 222.195 to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose.*

Findings: Elections for annexations are not required under the Sublimity city charter.

7. *The proposal for annexation may be voted upon by the electors of the city and of the territory simultaneously or at different times not more than 12 months apart.*

Findings: Not applicable.

8. *Two or more proposals for annexation of territory may be voted upon simultaneously; however, in the city each proposal shall be stated separately on the ballot and voted on separately, and in the territory proposed for annexation no proposal for annexing other territory shall appear on the ballot.*

Findings: Not applicable.

222.120 Procedure for annexation without election; hearing; ordinance subject to referendum.

1. *Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.*

Findings: Elections for annexations are not required under the Sublimity city charter.

2. *When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.*

Findings: The proposal for annexation will be heard by the Sublimity Planning Commission on February 5, 2018 and by the Sublimity City Council on February 12, 2018. At these times, the electors may appear and be heard on the question of annexation.

3. *The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period.*

Findings: Notice of the hearings were published in the Stayton Mail on January 10, 2018 and January 17, 2018. Notice was posted in four public places in the city on January 8, 2018, and was posted on site on January 11, 2018.

4. *After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question:*
 - a. *Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation;*
 - b. *Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 or 222.170, prior to the public hearing held under subsection (2) of this section; or*
 - c. *Declare that the territory is annexed to the city where the Oregon Health Authority, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 to 222.915.*

5. *If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510, the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465*

Findings: The subject site is currently within the Sublimity Fire District and will remain within the Sublimity Fire District if the proposal for annexation is approved.

6. *The ordinance referred to in subsection (4) of this section is subject to referendum.*

7. *For the purpose of this section, ORS 222.125 and 222.170, “owner” or “landowner” means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder.*

ZONE CHANGE/COMPREHENSIVE PLAN MAP AMENDMENT

CRITERIA:

A. Approval of the request is consistent with the Comprehensive Plan.

Findings: The 1999 Natural and Cultural Resources element of the Sublimity Comprehensive plan identified a deficit in both public land and, using park space guidelines available at the time, identified a need to add 14 acres to the Sublimity park system. The 2017 Sublimity Parks Plan provides an inventory of existing parkland and identifies a current need for additional parkland. Based on the current national standard of 9.6 acres of parkland per 1000 residents, the City should have a total of 31.83 acres of Parkland. The City currently owns only 2.2 acres of parkland and has a current deficit of 29.63 acres.

The 2017 Sublimity Parks Plan identifies goals and policies related to the provision of parkland:

Goal 1: To provide adequate parkland and recreational facilities to serve the needs of all residents of Sublimity.

Policy 2: Provide park and recreation facilities to meet national and statewide park and recreation standards as permitted by economic feasibility.

Policy 5: Recreational facilities and services shall be expanded as the need arises.

Policy 6: To bring the level of parks service up to national and state standards and assure the availability of a variety of accessible natural resources and recreational opportunities, the City shall acquire new parkland in advance of actual need as it becomes available.

Goal 2: To conserve and protect the community’s natural and scenic resources and to ensure that new development contributes to the provision of outdoor recreational opportunities.

The proposal for a zone change and comprehensive plan map amendment to change the zoning on the subject property from County zone, Exclusive Farm Use (EFU) to City zone, Public (P) is consistent with the above goals and policies of the 2017 Parks element of the Sublimity Comprehensive Plan.

B. The property and affected area is presently provided with adequate public facilities, services and transportation to support uses allowed within the requested zone, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

Findings: Adequate public facilities and services are available to serve the subject site. See Exhibit F for comment from the City Engineer.

C. There has been a change in circumstance which necessitates the zone change or the original zoning was in error.

Findings: Approval of the concurrent applications for UGB expansion and annexation necessitates a zone change from County zone, Exclusive Farm Use (EFU) to City zone, Public (P) on the 8.85 acre

portion of the site to include a park and city maintenance yard and Low Density Residential (R-1) on the one acre portion that includes the existing residence.

V. CONCLUSIONS

The above findings show the criteria pertinent to the applications are met. Staff recommends the City Council APPROVE the proposal for an Urban Growth Boundary Expansion, Annexation, Zone Change, and Comprehensive Plan Map Amendment.

VI. CITY COUNCIL ACTION

The City Council may take one of the following actions:

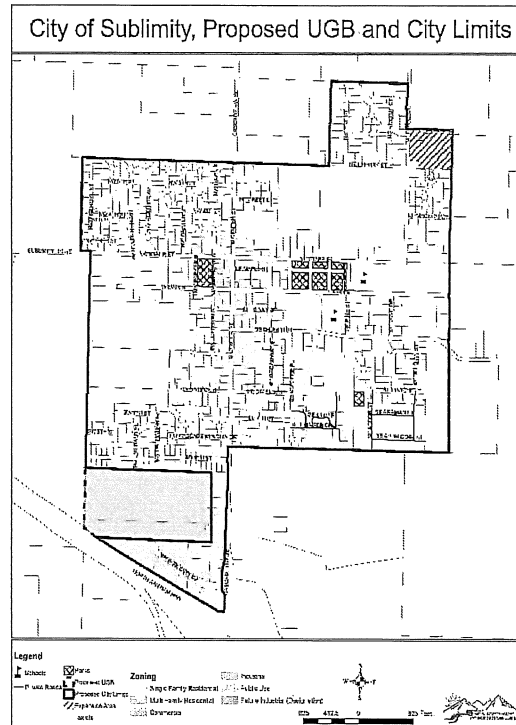
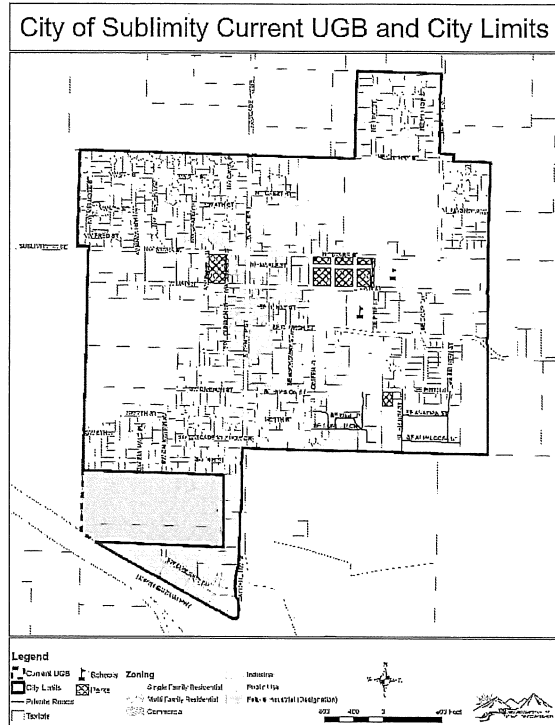
- A. Make a motion to adopt the findings as presented in the staff report and approve the Urban Growth Boundary Expansion (UGB 18-01), Annexation (ANX 18-01), Zone Change (ZC 18-01), and Comprehensive Plan Map Amendment (CPMA 18-01).
- B. Make a motion to adopt the findings of the staff report and approve the Urban Growth Boundary Expansion (UGB 18-01), Annexation (ANX 18-01), Zone Change (ZC 18-01), and Comprehensive Plan Map Amendment (CPMA 18-01), as modified to reflect the changes made by the City Council.

Note: The Council member making the motion needs to state the reasons for the modifications..

- C. Make a motion to continue the public hearing to a date and time certain and state the additional information that is needed to allow for a future decision.
- D. Make a motion to deny the proposed Urban Growth Boundary Expansion (UGB 18-01), Annexation (ANX 18-01), Zone Change (ZC 18-01), and Comprehensive Plan Map Amendment (CPMA 18-01).

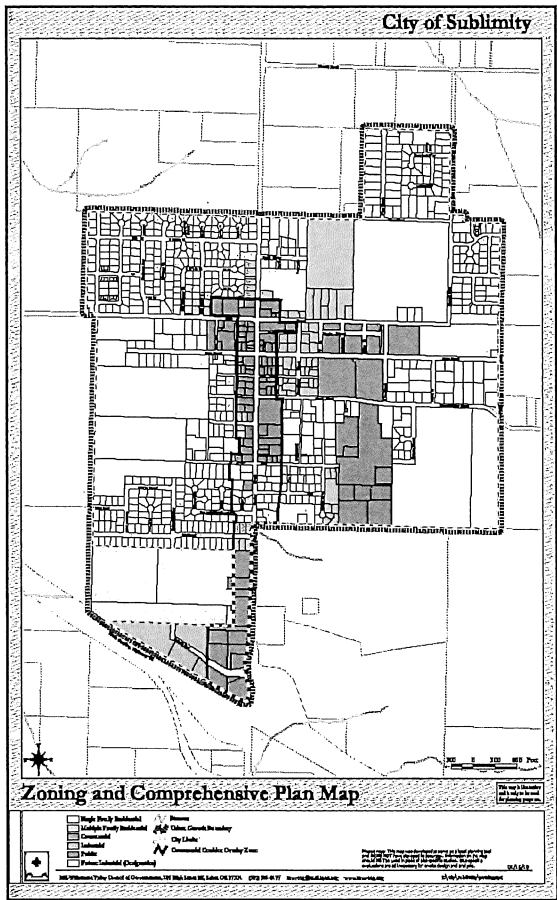
Note: The Council member making the motion needs to state the reasons for the denial.

Existing and Proposed UGB Boundary and City Limit Boundary

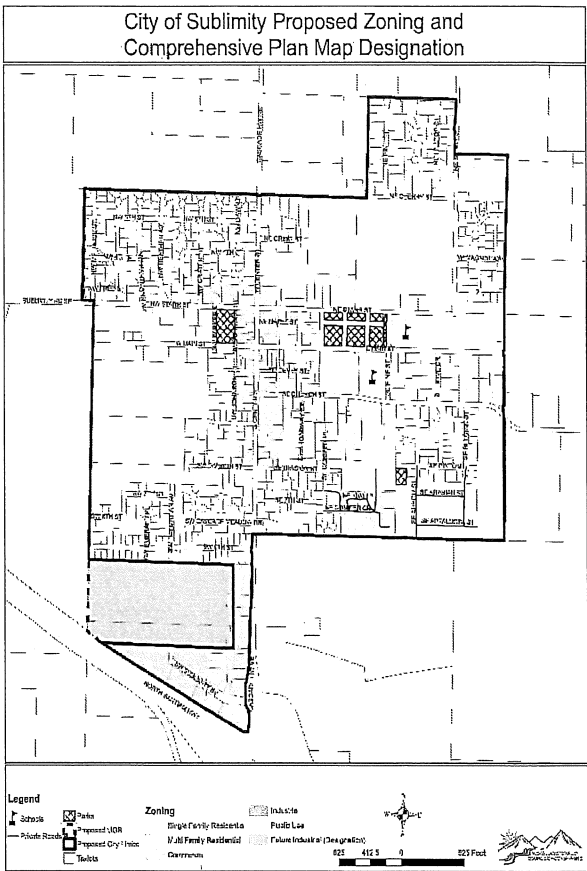


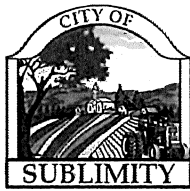
Existing and Proposed Zoning

Existing



Proposed





CITY COUNCIL MEETING

June 12, 2017

CALL TO ORDER: Mayor Raymond Heuberger called the meeting to order at 7:00PM. The Pledge of Allegiance was said. Councilors present: Gene Ditter, Michael Taylor and Jim Crowther. Councilor James Kingsbury was absent. Staff Present: Carol Ditter, City Recorder; Alan Frost, Public Works Supervisor; Myrna Harding, Account Specialist; and Deputy Tom Barber. There were 6 people in the audience.

ADDITIONS OR MODIFICATIONS TO THE AGENDA – Add Amendment to Water Rates Ordinance 7111

PRESENTATIONS/COMMENTS FROM THE PUBLIC

1. **Santha Sills- Health Insurance Update: Notes** – With Change in enrollment (one additional) the increase is now 22%, instead of the 44% previously noted. The for family amount is now \$1,656. On the Providence plan. Discussed staying with current plan and reviewing in January as a possible change to CIS. Santha said that the current plan is \$100 below the CIS plan. Mayor Heuberger said that Councilor Kingsbury would like to have this discussed next week in a work session. Santha noted that the Providence dental plan would be \$90 per employee per month.

STAFF REPORTS

- A. **Tom Barber, Police**- Tom presented the stats report for the month of May; he plans to have the Motorcycle Police out here this next month doing traffic stops; with this being the summer months, the City is seeing more RV's, trailers, boats... parked on the streets for longer than 72 hours; Letters are being sent out on those. In response to Councilor Kingsbury request for changes in the stats, Tom checked and they are not going to make any further changes at this time.
- B. **Carol Ditter, Office** – Introduced Myrna Harding, new Account Specialist hired on June 5th. Myrna and Carol have been attending Oregon Caselle conference in Silverton this week. Presented a letter from OLCC concerning license approval for local businesses. Tom said he will take care of those. Myrna will be attending a pre-audit meeting this week with auditors. Reminder that the City Council Budget Hearing will be Monday, June 19th.
- C. **Alan Frost, Public Works** – Discussion: Presented the Public Works Report for June 12, 2017. The Early Settlers park tennis court resurfacing is scheduled for week of July 4th. The application for the Schumacher water right transfer has been submitted to Oregon Water Resources. Phase II of Hassler Estates has begun. Public Works staff will be removing the old, damaged siding on the south side of city hall. I-Serve volunteers from Foothills Church will install new lap siding on June 24th. Mayor Heuberger asked about the possibility of building another shelter in the Church Park. Alan is waiting on grants requests.
- D. **Steve Tabor, City Attorney** - Absent

ACTION ITEMS

- A. **City Staffing update:** Councilor Ditter reported that Councilor Kingsbury said that the City hopes to start interviewing soon for the part time Deputy City Recorder position. He would like to have a work session soon on health insurance and staffing updates. Alan Frost asked about the PW Utility Worker I being added as a full time employee. He said that Dennis Mack, weekend relief worker, has retired as of the end of May. He has spoken with Ben and he has agreed to work 4- 9 hour shifts per week and work the two weekend

days at 2 hours each. He will flex his schedule so as not to create overtime. Dolores Morris, a resident, asked if Public works is able to check for garage sale permits.

- B. SEP Plan – Discussion:** It was determined last year that all employees who make over \$600 per year are eligible for the SEP plan contributions. In payroll we would like to bring all current employees who are not yet signed up, up to date in this fiscal year. This would not be including any prior years at this time. Everyone would be included at the 12%.

MOTION: Councilor Taylor made a motion to add and bring current to the SEP Plan the part time employees currently not on the plan, for this fiscal year 2016-17. Seconded by Councilor Ditter. Motion carries, unanimously approved.

- C. Annexation and UGB Expansion for the Schumacher property –** Planning Commission Chair Randy Cranston presented a Memo dated June 2, 2017 from the MWVCOG Planner Lisa Brosnan concerning the Annexation and UGB Expansion. Lisa is asking the Council to allow her to move forward with this process.

MOTION: Councilor Taylor made a motion for the Planner and Planning Commission to move forward with the UGB Expansion, Annexation, Zone Change, Comp Plan Amendments and other changes necessary to facilitate the Schumacher Property Purchase. Seconded by Jim Crowther. Ayes: Heuberger, Taylor, Crowther. Nays: Ditter. Motion carries 3-1.

D. Expenditures –

MOTION: Councilor Crowther made a motion to pay the bills as presented. Seconded by Councilor Taylor. Unanimously approved.

E. Meeting Minutes for May 8, 2017 and May 23, 2017.

MOTION: Councilor Ditter moved to approve the minutes of May 8, 2017 and May 23, 2017 as presented. Seconded by Councilor Crowther. Unanimously approved.

RESOLUTIONS/ORDINANCES

- A. Resolution 1617-12 Resolution to Transfer Funds in the General Fund, Sewer Fund, Street Fund and Transient Tax Fund (parks) due to unforeseen circumstances.**

MOTION: Councilor Ditter made a motion to approve Resolution 1617-12 to Transfer Funds in the General Fund, Sewer Fund, Street Fund and Transient Tax Fund (parks) due to unforeseen circumstances, seconded by Councilor Taylor. 4 ayes, motion carries.

- B. Resolution 1617-13: Resolution to Authorize Signers on the City Bank Accounts.**

Discussion: Adding Account Specialist, Myrna Harding as a signer on the City Bank Accounts. Authorized Signers on the Columbia Bank Account are now Mayor Raymond Heuberger, Councilor Eugene Ditter and Account Specialist Myrna Harding.

MOTION: Councilor Crowther moved to accept Resolution 1617-13 authorizing signers on the City Bank Accounts. Councilor Taylor seconded. 4 ayes. Motion carries.

- C. Ordinance 711-I: Amending 711H Water rates increase to add Non Residential user increase** -It was noted that the Non-residential users did not receive the same increase in the base rates as the residential users with the passage of Ord 711-H last month. (The increase was very minimal and some did not even include the \$8.00 increase of the residential users). The proposed increase is at the same percentage rate of increase as the residential rates. And would go into effect on July 1, 2017.

MOTION: Councilor Crowther moved to adopt Ordinance 711-I, the new proposed water base rates for Non-Residential Users and amending Ordinance 711H. Councilor Taylor seconded the motion; Four Ayes: Motion approved.

REVENUE STATEMENT: Discussion: The Merchant Card Services with Columbia Bank has been cancelled. There should not be any charges associated with the cancellation. Alan Frost asked about the update on the staff report – it will be discussed at the next work session.

COMMITTEE REPORTS

Raymond Heuberger: Nothing more to report.

James Kingsbury: Absent

Gene Ditter: An eclipse update can be found on Salem Travel website. Gene and Raymond met with Commander Ladd regarding a police grant. It covers a period of 4 years, and would need to be budgeted. \$280,000 with a full time deputy and \$100,000 with the grant would be needed to

add second deputy. Jim Crowther asked at what percentage for the grant? 6.3 % match. \$75,000 for first year, \$78,000 2nd year and \$81,000 for third year. Mayor Heuberger said something to look at next budget year. Councilor Ditter said it is good to start planning with all the City growth and development. We can look at in one year and consider splitting 2nd deputy with another city.

Jim Crowther: Would like to see the city get a gift card for Dennis Mack as thank you for years of service to the city. Mayor Heuberger asked Myrna to look into this. Councilor Ditter asked Alan Frost about the water rights submitted for Schumacher property. Alan said the Certification and GR Rights have had a preliminary review. He has been told that Hassler water rights could be approved anyway. The Schumacher could possibly take 9-12 months for approval. The plan is to transfer the rights to all four wells.

Michael Taylor: Nothing more to report.

Councilor Ditter moved to adjourn, seconded by Councilor Taylor at 9:53PM.

SUBLIMITY PARKS PLAN

November, 2017

Prepared for the City of Sublimity by the
Mid-Willamette Valley Council of Governments

SUBLIMITY PARKS PLAN

November, 2017
Adopted by Ordinance

Prepared by the Mid-Willamette Valley Council of Governments
100 High Street SE, Suite 200
Salem, Oregon 97301-3607

Prepared for The City of Sublimity

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Ray Heuberger, Mayor
Jim Crowther, Councilor
Gene Ditter, Councilor
James Kingsbury, Councilor
Michael Taylor, Councilor

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Chapter 1

INTRODUCTION

The City's Comprehensive Plan was first adopted by the City of Sublimity and acknowledged by the State of Oregon in 1979. The plan was updated in 1987 with further updates for Public Facilities in 1999 and Natural and Cultural Resources in 2000.

In June of 2017, the Portland State University Population Research Center released population forecast figures for the City of Sublimity. This forecast indicates an estimated population of 2,857 for the year 2017 and a population of 3,316 for the year 2035. Extending the adopted average annual growth rate (AAGR) of 0.8720 percent, the population forecast for the City of Sublimity is 3,374 by the year 2037.

Substantial interest for increased park and recreation facilities was expressed by residents of the City at the Vision 2030 meeting, held in November, 2016. This, coupled with the City's population projection, and the fact that the City currently owns only one of the properties currently available for public park and recreation facilities, prompted a desire to plan for future acquisition and development of park and recreation facilities to serve the residents of Sublimity.

THE PARKS PLANNING PROCESS

The provision of adequate park facilities can be a challenge for many communities. Lack of staff and funding resources can limit many communities' ability to develop and maintain adequate parks systems. Identifying system priorities and matching them with available resources requires strategic planning. Many communities develop and adopt park system master plans to guide development of their parks system.

Park and recreation facilities provide a variety of resources and opportunities for passive and active recreation opportunities, preservation of open space, and protection of wildlife habitat that may include environmentally sensitive land such as wetlands or riparian areas. In addition, parks may serve as informal meeting places in a community, drawing residents together and creating a sense of cohesiveness and community.

Local governments prepare and adopt local parks master plans pursuant to Statewide Planning Goal 8: Recreational Needs, and OAR 660-034, Recreation. Parks and recreation plans may be integrated with local comprehensive land use plans in order to help give a community direction in developing future parks and making improvements to existing parks to meet the present and future needs of residents.

PURPOSE

The purpose of this plan is to establish policies and direction for improving park and recreation services in Sublimity. Specific guidelines are provided for acquisition, development, and maintenance of park facilities to meet the demands of current and future residents. Upon adoption by the City Council and acknowledgement by the Department of Land Conservation and Development (DLCD), it becomes an integral part of the City's Comprehensive Plan.

Specifically, this plan intends to:

- Identify current and future park and recreation needs;
- Identify park and recreation goals and policies;
- Develop a list of proposed parks and recreation facilities improvements designed to meet current and future needs;
- Estimate costs for a list of proposed parks and recreation facilities improvements; and
- Identify funding strategies and sources for proposed parks and recreation facilities improvements.

TASKS

Tasks completed to create the 2017 Parks Plan include:

1. Research on population forecasts and existing park resources;
2. Inventory of the existing amenities of Sublimity's parks, including school facilities;
3. Identification and development of park standards and classifications specific to the City of Sublimity;
4. Prioritization of needed improvements and amenities;
5. Identification of the nature and location of needed improvements;
6. Estimation of costs of identified capital improvement projects; and
7. Identification of possible funding options for the capital improvement plan.

ORGANIZATION

- Chapter 1: The "Introduction" addresses the purpose of the Plan, the tasks accomplished in the preparation of the Plan, and provides a summary of the chapters in the 2017 Plan.
- Chapter 2: The "Community Profile" examines current and forecasted population figures.
- Chapter 3: The "Goals and Policies" section sets forth the City's parks and recreation policy framework.
- Chapter 4: The "Park Inventory" provides an inventory of existing parks in Sublimity and examines the functional classifications of parks. The inventory provides information on the amenities and classification of existing facilities, and includes a baseline level of service analysis for Sublimity's current and future population.
- Chapter 5: The "Proposed Parks Improvements" provides a description of proposed improvements through park acquisition.
- Chapter 6: The "Capital Improvement Program" itemizes and prioritizes needed park improvements.
- Appendix A: Funding options: names, phone numbers, and website information for appropriate funding options.

Chapter 2

COMMUNITY PROFILE

Sublimity's location and unique characteristics present opportunities and constraints for the community's park system. This chapter describes the population data for the City of Sublimity in order to provide an understanding of future park needs, based upon federal and state standards. These factors can be considered when siting future park facilities and in prioritizing capital improvements.

POPULATION

Forecasts for Total Population												
Area /Year	2017	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2067
Marion County	337,773	350,125	370,099	388,420	405,352	421,508	437,540	453,978	470,837	488,126	505,872	513,142
Aumsville UGB	4,209	4,750	5,253	5,731	6,141	6,501	6,768	7,001	7,197	7,390	7,582	7,658
Aurora UGB	1,028	1,080	1,168	1,248	1,321	1,387	1,445	1,496	1,538	1,580	1,613	1,622
Detroit UGB	216	218	222	225	227	229	231	232	234	235	237	237
Donald UGB	994	1,011	1,172	1,355	1,555	1,705	1,820	1,922	2,007	2,072	2,128	2,150
Gates UGB (Marion)	435	441	449	456	462	467	472	476	481	484	488	489
Gervais UGB	2,657	2,781	2,996	3,175	3,346	3,494	3,618	3,716	3,789	3,834	3,853	3,850
Hubbard UGB	3,375	3,527	3,711	3,893	4,074	4,256	4,440	4,626	4,791	4,958	5,127	5,195
Idanha UGB (Marion)	80	81	83	84	85	87	88	90	92	93	95	96
Jefferson UGB	3,318	3,446	3,664	3,866	4,071	4,279	4,470	4,641	4,814	4,988	5,165	5,237
Lyons UGB (Marion)	53	53	53	53	53	53	53	53	53	53	53	53
Mill City UGB (Marion)	309	313	319	326	333	339	345	351	357	363	369	371
Mount Angel UGB	3,551	3,570	3,665	3,757	3,847	3,935	4,023	4,110	4,196	4,282	4,369	4,403
Salem/Keizer UGB (Marion)	218,689	226,495	239,794	253,349	266,626	279,724	292,908	306,297	319,963	333,816	347,730	353,218
Scotts Mills UGB	384	402	427	448	465	480	494	507	521	535	548	554
Silverton UGB	10,214	10,701	11,545	12,341	13,076	13,759	14,406	15,032	15,631	16,193	16,704	16,889
St. Paul UGB	401	409	420	431	441	452	463	475	487	499	512	517
Stayton UGB	8,138	8,330	8,696	9,065	9,432	9,798	10,174	10,552	10,936	11,318	11,695	11,841
Sublimity UGB	2,857	2,930	3,060	3,193	3,316	3,430	3,534	3,628	3,714	3,789	3,854	3,876
Turner UGB	2,066	2,355	2,925	3,214	3,439	3,655	3,859	4,050	4,225	4,382	4,541	4,605
Woodburn UGB	26,211	27,399	29,608	31,923	34,187	36,322	38,330	40,246	42,077	43,839	45,574	46,262
Outside UGB Area	48,587	49,833	50,870	50,289	48,857	47,158	45,599	44,476	43,737	43,422	43,638	44,020

Population Forecasts prepared by: Population Research Center, Portland State University, June 30, 2017.

Proposed forecasts represent populations as of July 1 of each year

TWENTY YEAR POPULATION PROJECTIONS, 2037

The City of Sublimity can expect a population of 3,374 by the year 2037. This figure is based on the June, 2017 forecast by the Portland State University, Population Research Center. Starting with a population of 2,857 in 2017 and a population of 3,316 in 2035, and applying an average annual growth rate (AAGR) of 0.8720 in order to reach a twenty-year population projection, the estimated population forecasted for the year 2037 is 3,374.

Future population growth will create increased demand for infrastructure in general and parks in particular, and the existing parks system will need to serve a larger population. The City will need to acquire additional land for mini parks, neighborhood parks, and community parks to achieve the National Recreation and Park Association's recommended national level of service.

Chapter 3

GOALS AND POLICIES

Goal 1: To provide adequate parkland and recreational facilities to serve the needs of all residents of Sublimity.

Policies:

1. Encourage recreational programs to serve the needs of all residents of the community.
2. Provide park and recreation facilities to meet national and statewide park and recreation standards.
3. Seek new sources of revenue to finance the acquisition, development, and maintenance of additional park and recreational facilities.
4. Seek the multiple use of available land resources for recreation purposes.
5. Expand recreational facilities and services as the need arises.
6. Bring the level of parks service up to national and state standards and assure the availability of a variety of accessible natural resources and recreational opportunities by acquiring new parkland.
7. Encourage the use of public school facilities in a manner that will result in the increased availability of recreational opportunity for nearby residents.
8. Seek private and public funding for improvements and maintenance of school recreational facilities when necessary to comply with adopted LOS park standards.
9. Examine the development of bicycle and pedestrian pathways as a potential recreational resource for Sublimity residents.
10. Continue to cooperate with the City of Stayton and Marion County in meeting anticipated demand for future parkland and recreational areas.

Goal 2: To conserve and protect the community's natural and scenic resources and to ensure that new development contributes to the provision of outdoor recreational opportunities.

Policies:

- Ensure that, as development occurs, adequate land is maintained in permanent open space.

Chapter 4

PARK FACILITY INVENTORY AND CLASSIFICATION

Standards for park space and facilities were first established nationally based on "standard demand" and have been modified at state and local levels to reflect specific demand. These standards were first established by committees of recreation professionals based on practical experience in the field.

The National Recreation Association (NRA) first adopted space requirements for park facilities in 1906. The National Recreation and Park Association (NRPA), the successor to the NRA, published revised standards in 1970, which have been applied almost exclusively over the last few decades. Starting in 1979, the NRPA developed a task force that worked for three years to revise and update park and recreation standards. Published in 1983, the report titled, "Recreation, Park and Open Space Standards and Guidelines," represents the most recent consensus open space and facility standards at the national level.

The current NRPA standard recommends 9.6 acres of parkland per 1000 residents. In 2017, the City of Sublimity, with a population of 2,875, should have a total of 27.6 acres of parkland. In 2037, the City should have a total of 32.39 acres of parkland in order to meet the NRPA standard.

Additionally, the State of Oregon has a recommended level of service standard for parks, which were developed by the Oregon State Parks Department. The State standard recommends 6.25 to 15.0 acres of parkland per 1000 residents. The total recommended acreage is broken down into the number of acres recommended for various types of parks, including: pocket parks, neighborhood parks, community parks, etc., and are outlined in the 2013 publication, "A Guide to Community Park and Recreation Planning." The Oregon State Parks Department recommends 1.0 to 2.0 acres per 1000 residents for neighborhood parks and 2.0 to 6.0 acres per 1000 residents for community parks. By this standard, the City of Sublimity should currently have 2.87 to 5.75 acres of neighborhood parks and 5.75 to 17.25 acres of community parks. By the year 2037, the City of Sublimity should have 3.37 to 6.75 of neighborhood parks and 6.75 to 20.24 acres of community parks to meet the Oregon State Parks Department standard.

The primary method of measuring local park needs is to develop a modified standard based on local characteristics and measure that standard against the existing inventory of facilities. These standards serve as guidelines by which communities estimate, in quantifiable terms, the number of acres and specific facilities required to meet the local recreation demand. Established standards can be identified as minimum acceptable areas and facilities and can be looked upon as goals. By attaching the set standards to a population forecast, future needs can be met. Thereby, the standard also becomes a guideline to determine land requirements for future park and recreation areas and facilities, improvement costs, and maintenance costs.

Activity Classifications: Recreational facilities are frequently classified as resource-based or activity-based. Resource-based facilities are centered around particular natural resources, which may provide opportunities for picnicking, hiking, hunting, water sports, fishing, or simply enjoying nature. Activity-based facilities are developed for the enjoyment of particular activities, such as basketball, baseball, or football, or recreational programs, such as aerobics, painting, and senior

citizen activities. The distinction between these two types is not clear-cut because many resource-based sites often contain activity-based facilities.

Park Classification System: Parks and recreational areas can be classified according to various systems. The National Recreation and Park Association (NRPA) sets guidelines regarding park classification, whereas local governments may set classifications and standards to meet their own needs.

The most effective park system is one composed of a variety of different types of parks, open space areas, and recreational venues, each designed to provide a specific type of recreation experience or opportunity. A park system that is classified and used properly is easier to maintain, encounters less conflicts between user groups, and minimizes negative impacts on adjoining neighbors. A good park classification system also helps assess what facilities are available for current use and what types of parks will be needed to serve the community in the future.

Walking times included in the descriptions below are the time that it takes a typical adult to walk to the park. Park acre size recommendations are based on standard planning practices. However, there will be situations where development considerations result in a park of a size either smaller or larger than standard size recommendations.

Parkland Classification System

The following is a list of the types of parks relevant to the City of Sublimity, as described by the Oregon State Parks Department:

Pocket Parks: A pocket park is the smallest park classification. Pocket parks provide basic recreation opportunities on small lots within residential areas, serving an area within approximately 5-10 minutes walking time (approximately 1/4 mile). Pocket parks are typically between 1/4 and 2 acres in size and are designed to serve residents in immediately adjacent neighborhoods. They provide limited recreation amenities, such as playgrounds, benches, and picnic tables. This level of park is of minimal interest within the City of Sublimity, based upon the limited number of personnel available for maintenance. The closest equivalent to this type of park is the pond area of less than one acre in size located in the middle of the privately-owned Marian Estates development. This park directly serves the residents of Marian Estates and provides a pathway to the pond accessible to others within the community. The City of Sublimity provides no facilities and no maintenance services to this park and has no agreement with Marian Estates for public use of this park. This type of setting serves as a passive activity for community residents.

Neighborhood Parks: Neighborhood parks provide close-to-home recreation opportunities primarily for non-supervised, non-organized recreation activities. They are located within approximately 5-10 minute walking time (approximately 1/4 to 1/2 mile) without crossing major thoroughfares and/or other structures and are an easy bicycling distance for residents. They serve up to a one-half mile radius and are generally 2-20 acres in size. Neighborhood parks typically include amenities such as playgrounds, outdoor sports courts, sports fields, picnic tables, pathways, and multi-use open grass areas. They may or may not provide off-street parking. Neighborhood

parks can, when practical, be located next to elementary schools in order to provide more efficient use of public resources.

The City of Sublimity has five parks that fit the classification of Neighborhood Park. Only one is owned by the City—Early Settlers Park. Church Park is leased from a private party. The Hassler Dog Park is owned by a private party and maintained by the City. Two are school sites, not owned or maintained by the City of Sublimity:

- Early Settler's Park (2.2 acres), adjacent to City hall: This park is bordered by Starr Street to the north, Main Street to the south, Johnson Street to the east, and Parker Street to the west. Facilities include: picnic shelter, tennis courts, a small baseball field, and limited playground equipment. This park provides both active and passive recreation activities. This property consists of four tax lots and a vacated right-of-way, previously referred to as Maple Street. On the west side of Parker Street is the Sublimity Fire District facility. This park is used by a wide variety of people, from young children to the elderly. It is used for Little League games, family reunions, and the summertime lunch program. Several daycare facilities from surrounding cities bring children to this park. This park is often overcrowded, and is in need of ADA upgrades. No off-street parking is available.
- Church Park (5.9 acres): This park is leased from the St. Boniface Parish and the Archdiocese of Portland. In return for the minimal lease amount, the City provides the park maintenance services and has made all improvements to the park. The City has a yearly lease that can be cancelled by either party with a 30-day notice for any reason. It is located between East Main Street and Starr Street, near the intersection of NE Pine and East Main Street. Facilities at Church Park include: a 1/2 mile walking path, covered park shelter, play structure, drinking fountain, restrooms, horse shoe pits, a war memorial, and a 9-hole disc golf course. Church Park serves many of the same functions as Early Settler's Park, in that it hosts family reunions, company parties, weddings, and disc golf tournaments. Many school activities take place here, due to its location in close proximity to Sublimity Elementary and Middle Schools. During the school year, a large group of children use this park as an after school program area until parents can pick them up after work.
- Hassler Dog Park (.5 acres): This site is the stormwater detention area for the Hassler Estates subdivision. The developer has agreed to landscape and fence the 150 feet by 150 feet area. The City has agreed to maintain it in the future at an annual rate of \$3,000, to be paid by the Hassler Estates Homeowners' Association.
- Elementary School Park (2 acres): School sites often complement other community open lands and serve as neighborhood parks and youth athletic fields. About half of the almost four-acre site for the elementary school east of Pine Street is an open field and there are playgrounds and play areas also located on the site. The School District owns the parcel directly east of the elementary school, currently under agricultural use. This ten-acre site is vacant. Access is via Main Street.
- Middle School Park (2 acres): The southern portion of the North Santiam School District property is also available for recreational use. There is a backstop for a ball diamond and soccer goals in place. There are over two acres that remain open space for recreational

opportunities. This property is unavailable for public use when school is in session and when in use for school district activities.

Community Parks: Community parks are typically larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting the recreation needs of several neighborhoods or large sections of the community, as well as preserving unique landscapes and open spaces. Community parks are typically 15-100 acres in size. Community parks provide both active and passive recreation opportunities that appeal to the entire community serving an area within approximately 15 minutes driving time. While a community park may be proximate to a neighborhood and can provide typical neighborhood park amenities, they are normally designed as "drive-to sites." Community parks can accommodate large numbers of people, and offer a wide variety of facilities, such as group picnic areas and large shelters, sports fields and courts, children's play areas, swimming pools and splash pads, community gardens, extensive pathway systems, community festival or event space, and green space or natural areas. Community parks require additional support facilities, such as off-street parking and restrooms.

The City of Sublimity currently does not have a park that fits the description of Community Park, although much interest has been expressed by the community at a meeting held in November of 2016 for the City to provide this type of facility.

Special Use Parks: This classification covers a broad range of park and recreation lands that are specialized or single-purpose in nature. Parks in this category include waterfront or ocean access parks, boat ramps, memorials, historic sites, waysides, swimming areas, dog parks, skate parks, display gardens. Special use parks that have a community or regional draw may require supporting facilities such as parking or restrooms. Park size is dependent on the special use and can vary from few to many acres.

Linear Parks: Linear parks include natural or built corridors that connect parks and neighborhoods, provide linkages through the city, and preserve open space. Linear parks typically support trail-oriented activities, including walking, jogging, biking, skateboarding, and roller skating. They typically include amenities such as rest benches, picnic tables, trailhead kiosks, parking at trailheads, and wayfinding markers, but may also incorporate smaller-scale neighborhood park amenities such as play areas, picnic areas, and exercise stations. Linear park size is dependent on the corridor length.

Nature Parks: Nature parks are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. They may preserve or protect environmentally sensitive areas, such as wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. Nature parks may vary in size from small parcels (less than 10 acres) to large properties of more than 200 acres. Nature parks typically serve a community-wide population and include greenways, natural areas, and preserves. Public access to natural areas may be limited at these sites. Some nature parks may be managed secondarily to provide passive recreation opportunities. These sites may contain trails, interpretive displays, viewpoints, and seating areas.

Regional Parks: Regional parks are large parks that provide access to unique natural or cultural features and regional-scale recreation facilities. Typically 100 acres or more in size, regional parks serve areas within a 45 minute driving time. These parks often include significant green space to preserve unique natural areas, riverfront corridors, wetlands, and agricultural or forested areas. Regional parks also may accommodate large group activities and often have infrastructure to support sporting events, festivals, and other revenue-generating events to enhance a city's economic vitality and identity. Activities available in regional parks may include picnicking, boating, fishing, swimming, camping, trail uses, etc. Regional parks include supporting facilities, such as restrooms and parking.

Destination Parks: Destination parks can include the same characteristics as Regional Parks, Natural Area Parks, Special Use Parks and Linear Parks, but offer such outstanding natural, historic, scenic or recreational attractions that visitors travel more than an hour to several days, by car, to reach them. They are usually well known statewide and even nationally. They can have a wide range of acreage sizes and levels of development, but generally have a moderate to very intensive level of visitation. They can be day-use parks or can offer overnight camping or cabins.

Silver Falls State Park is a good example of a regional park, outside the limits of the City of Sublimity, that serves the City of Sublimity.

PARKLAND LEVEL OF SERVICE STANDARDS

The National standard for total parkland acres for local park and recreation jurisdictions is 9.6 acres per 1000 residents, which represents a minimum acreage that should be exceeded when possible. Though these recommendations are sufficient for the inventory and development of parks in rural and less densely populated areas, it is more difficult to meet this standard in an urban setting. Where you have more extensive development, higher population numbers in a small area, and a lack of available and affordable open space, recreational development must be planned to accommodate the needs of as large and diverse a user group as possible. The planning and development process should provide as many different kinds of activities as the resources will allow.

The City of Sublimity's population is projected to reach 3,374 by the year 2037. Park needs based on projected population over the next 20 years equate to approximately 32.39 acres. There are approximately 8.1 acres currently available, only 2.2 of which are owned by the City of Sublimity, leaving a deficit of 24.29 acres.

Strategies for meeting parkland needs for the residents of Sublimity include: cooperative sharing of land resources with the school district and other partners, requirements for developers to dedicate a portion of land for use as parkland at the time of subdivision, and the acquisition of land inside and outside city limits for use as parkland. These strategies are covered in Chapter 5.

SCORP Needs Assessment

In 2011, the Oregon Parks and Recreation Department (OPRD) conducted a survey of Oregon public recreation providers to identify recreational need as part of the Statewide Comprehensive Outdoor Recreation Planning (SCORP) effort. The priority needs identified through this effort for Oregon State and Marion County are listed below.

Statewide Need

Close-To-Home Priorities

Community trail systems
Children's playgrounds
Acquisition of trail corridors and ROWs
Trails connected to public lands
Public restroom facilities
Picnicking/day-use facilities

Dispersed-Area Priorities

Group campgrounds & facilities
RV/trailer campgrounds & facilities
Public restroom facilities
Tent campgrounds & facilities
Group day-use & facilities
Acquisition of trail corridors & ROWs

Marion County Need

Close-To-Home Priorities

Public restrooms
Children's playgrounds
Trails connecting communities/parks

Dispersed-Area Priorities

RV trailer campsites & facilities
Tent campgrounds & facilities
Group campgrounds & facilities

Marion County Priorities for the Future (Facilities that scored over 3 on a 5-point scale)

Children's playgrounds and play areas made of natural materials
Picnic areas and shelters for small visitor groups
Paved/hard surface walking trails and paths
Dirt/other soft surface walking trails and paths
Off-street bicycle trails and pathways
Nature and wildlife viewing areas
Off-leash dog areas
Public access sites to waterways

Source: Oregon Parks and Recreation Department; A Guide to Community Park and Recreation Planning Appendix L

This future need for parkland to meet the needs of the projected population of 3,374 in 2037 can be met through the acquisition of land and through coordination with existing facilities, such as schools.

Americans with Disabilities Act (ADA):

The ADA is a comprehensive law that took effect in 1992, making access to recreation and play settings a guaranteed civil right for all Americans. Design that approaches site and facility planning from the perspective of use for all, not just able-bodied users, is called universal design. The key to universal design is awareness and flexibility in the park environment to meet different accessibility needs. The City of Sublimity has an identified need of additions to and upgrades of existing parks to meet ADA standards.

The Capital Improvement Program includes ADA compatible features needed for improvement in this area.

PARK FACILITIES -- SUBLIMITY

The City of Sublimity currently has five parks totaling 12.6 acres. Four are classified as neighborhood parks, based on the classification system developed by the Oregon Parks and Recreation Department that takes into account park size, function, and service area. Two of the neighborhood parks are owned by the School District and one is leased from a private party with an arrangement for the City to provide maintenance. Only one (the 2.2 acre Early Settlers' Park, adjacent to City Hall) is owned by the City. The fifth park is a small (.5 acre) dog park that is privately owned and maintained by the City on a fee basis.

Neighborhood Parks – Owned by City

Early Settlers' Park (City owned/adjacent City Hall)	2.2 acres
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Neighborhood Parks – Privately Owned/Maintained by City

Church Park (Leased from Archdiocese)	5.9 acres
Hassler Dog Park (Privately owned/maintained by City)	<u>.5 acres</u>
TOTAL	6.4 acres

School Recreational Areas – Neither Owned nor Maintained by City

Elementary school site	2.0 acres
Middle school site	<u>2.0 acres</u>
TOTAL	4.0 acres

Chapter 5

PROPOSED PARK IMPROVEMENTS

PARK ACQUISITION

Because the City of Sublimity owns only one of the parks that it maintains (Early Settlers' Park, 2.2 acres), acquisition of City-owned parkland is of primary importance in securing adequate and appropriate levels of recreational services for the City's current and future residents.

In order to achieve Goal 1: "To provide adequate parkland and recreational facilities to serve the needs of all residents of Sublimity," and Policy 2: "Provide park and recreation facilities to meet national and statewide park and recreation standards," the City of Sublimity will need to acquire approximately 24 acres of parkland over the next twenty years. Means of achieving this goal include:

- Require developers to dedicate a percentage of land, up to ten percent, at the time of subdivision. This may provide small, neighborhood parks in areas of the city that are currently underserved.
- Work with the school district and other entities on strategies to help provide adequate parkland through resource sharing measures.
- Purchase suitable vacant land within city limits as it becomes available. Currently, no vacant parcels zoned for public land use are available within city limits.
- Purchase suitable vacant land outside of the city limits and annex the land into the city. This option would require an expansion of the Urban Growth Boundary, as the city limits and the Urban Growth Boundary are contiguous in all areas surrounding the city, except for a small area that is zoned Industrial, in the southwest quadrant. In addition to adding to the total acreage dedicated to parkland, this option may help to bring the city's parkland up to state standards through the provision of a community park, which the city is currently lacking, and which is a stated desire of city residents.

Funds for the acquisition and development of parks are sourced through general property tax revenue, special assessments, and donations of land or money. Other methods for financing park development include: general revenue sharing, park and recreation fees, borrowing through bonding, and requirements in subdivision regulations for developers to provide land for mini-parks or, at the City's discretion, monetary contributions toward establishing neighborhood parks.

As the city grows and desires to acquire additional parklands, there are a number of methods of acquisition that should be considered. These include; fee simple, fee simple purchase and lease back, installment purchase, purchase of development rights, conservation easements, scenic easements, access or use easements, exterior easements, donation, property exchange, tax forfeiture, acquisition of federal surplus property, and condemnation.

Planned improvements to the City of Sublimity park system are listed in Chapter 6: Sublimity Capital Improvements Projects.

Chapter 6

CAPITAL IMPROVEMENT PROGRAM

S ublimity Capital Improvement Projects - Parks		
Park	Priority	Cost Estimate
Early Settlers Park		
ADA restrooms	High	\$120,000
ADA walking paths	High	40,000
TOTAL		160,000
Church Park		
Purchase property	Low	250,000
Sprinkler system	Low	15,000
ADA walking paths	High	35,000
TOTAL		300,000
Hassler Dog Park		
Benches/picnic tables	Medium	5,000
Pet waste stations	High	750
TOTAL		5,750
Schumacher Park - Proposed		
Land acquisition	High	350,000
Restroom facilities	High	120,000
Parking area	High	70,000
Drinking fountain	High	3,000
Sprinkler system	Medium	15,000
Park shelter	High	90,000
Benches/picnic tables	High	15,000
Splash pad	Low	150,000
Play structure	Medium	75,000
Amphitheater	Low	125,000
TOTAL		1,013,000
Priority: High = 1-2 years, Medium = 2-4 years, Low = 4-10 years		
Cost estimates, by staff, are based on past projects, preliminary bids, and project costs in neighboring cities		

APPENDIX

A: PARKS AND RECREATION GRANTS

Funding Source	Program Name	Web Address	Project Types
American Academy of Dermatology	Shade Structure Grant Program	http://www.aad.org/spot-skin-cancer/what-we-do/shade-structure-grant-program/shade-structure-grant-program	Permanent shade structures for playgrounds, pools, or recreation spaces
AmeriCorps	Various programs	http://www.americorps.gov/for_organizations/funding/index.asp	Grantees use the funding to support AmeriCorps members for intensive service in their community
Bikes Belong Coalition	Bikes Belong Grant Program	http://www.bikesbelong.org/grants/	Community bicycling projects
Bureau of Land Management	BLM Challenge Cost Share Program	http://www.grants.gov/search/search.do?mode=VIEW&opId=102174	Habitat protection & restoration & natural resource management
Centers for Disease Control	Preventive Health & Health Services Block Grant Program	http://www.cdc.gov/phhsblockgrant/index.htm	Address important health concerns
Charlotte Martin Foundation	Youth & Wildlife & Habitat Programs	http://www.charlottesmartin.org/programs.htm	Youth athletics programs & wildlife & habitat protection
FishAmerica Foundation	Conservation Grants	http://www.fishamerica.org/grants.html	Grants to local communities & government agencies to restore habitat for marine & anadromous fish species
Gannett Foundation	Community Action Grant	http://www.gannettfoundation.org/	Skate parks in communities where Gannett has a local newspaper or television station
Gray Family Fund	Environmental Education Program	http://www.oregoncnf.org/connect/educational-opportunities/enviro-ed	Supports youth environmental education programs
Helen K. & Arthur E. Johnson Foundation	Foundation Grants	http://www.johnsonfoundation.org/	General program support & capital/special projects
Home Depot	Youth Garden Grants	http://grants.kidsgardening.org/2013-youth-garden-grant-award	Youth garden programs at community centers
KaBoom!	Let's Play Community Construction Grants	http://kaboom.org/about_kaboom/programs/grants?utm_source=direct&utm_medium=surl	Build or renovate playgrounds

Funding Source		Program Name	Web Address	Project Types
Local Grant Program		Tillamook Estuaries Partnership	http://www.tbnep.org/programs/local-grant	Supports environmental restoration & enhancement projects in Tillamook County
Lowe's		The Lowe's Charitable & Educational Foundation	http://www.lowes.com/cd_The+Lowe's+Charitable+and+Educational+Foundation_474741445_?mastheadURL=TopCategoriesDisplayView&firstReferURL=http%3A%2F%2Fwww.lowes.com%2Fed_The%2BOWes%2BCharitable%2Band%2BEducationa1%2BFoundation_474741445_&qvRedirect=&lang(d=-	Support of public involvement projects
M.J. Murdock Charitable Trust		General Grants	http://www.murdock-trust.org/grants/general-grants.php	Health & human services
Major League Baseball		Baseball Tomorrow Fund	http://mlb.mlb.com/mlb/official_info/community/btf.jsp	Baseball &/or softball fields
Mantis		Mantis Tiller Award	http://grants.kidsgardening.org/2013-mantis-tiller-award	Mantis tillers/cultivators for youth gardening programs
METRO Regional Parks & Greenspaces		Metro Grant Opportunities (Number of programs)	http://www.oregonmetro.gov/index.cfm/go/by.web/id=24924	Funds for local project in the Portland metro area that help create livable communities
Meyer Memorial Trust		Responsive Grants	http://www.mmt.org/program/responsive-grants	Wide array of funding in the area of human services, health, community development, conservation & environment
Meyer Memorial Trust		Grassroots Grants	http://www.mmt.org/program/grassroots-grants	Wide array of funding in the area of human services, health, community development, conservation & environment
Miracle Recreation Equipment Company		Miracle Grants for America's Children	http://www.miracle-recreation.com/purchase-options/playground-grants.html	Purchase of commercial playground or recreation equipment
National Fish & Wildlife Foundation		Bring Back the Natives Program	http://www.nfwf.org/AM/Template.cfm?Section=Charter_Programs_List&CONTENTID=24293&TEMPLATE=/CM/ContentDisplay.cfm	Restore, protect, and enhance native populations of sensitive or listed aquatic species, especially on lands on or adjacent to federal agency lands

Funding Source		Program Name	Web Address	Project Types
National Fish & Wildlife Foundation	Columbia River Estuarine Coastal Fund	http://www.nfwf.org/AM/Template.cfm?Section=Home&TEMPLATE=/CM/HTMLDisplay.cfm&CONTENTID=14746	Habitat conservation, restoration and management; landowner outreach & incentive programs; public use natural/cultural projects that benefit the National Wildlife Refuge System below the Bonneville Dam & adjacent Coasts (Tillamook Bay to Willapa Bay)	
National Fish & Wildlife Foundation	Oregon Governor's Fund for the Environment	http://www.nfwf.org/AM/Template.cfm?Section=Charter_Programs_List&TEMPLATE=/CM/ContentDisplay.cfm&CONTENTID=24884	Local environmental clean-up & restoration efforts focused on preserving & protecting Oregon's rivers, watersheds and fish & wildlife	
National Gardening Association	Youth Garden Grants	http://grants.kidsgardening.org/	Youth garden programs	
National Oceanic & Atmospheric Administration	The Coastal & Estuarine Land Conservation Program	http://coastalmanagement.noaa.gov/land/welcome.html	Protect coastal& estuarine lands considered important for their ecological, conservation, recreational, historical or aesthetic values	
National Oceanic & Atmospheric Administration	Community-based Restoration Program	http://www.habitat.noaa.gov/restoration/programs/crp.html	Funding and technical expertise in high-priority habitat restoration projects that instill strong conservation values & engage citizens in hands-on activities	
National Oceanic & Atmospheric Administration	Open Rivers Initiative	http://www.habitat.noaa.gov/funding/ori.html	Community-driven, small dam & river barrier removals	
National Park Service	Rivers, Trails & Conservation Assistance Program	http://www.nps.gov/hcrc/programs/rtca/contactus/cu_apply.html	Technical assistance for community-led natural resource conservation & outdoor recreation initiatives	
National Park Service	Federal Lands to Parks	http://www.nps.gov/hcrc/programs/flp/index.htm	Helps communities create new parks and recreation areas by transferring surplus Federal lands to state & local governments	

Funding Source		Program Name	Web Address	Project Types
National Park Service		Preserve America Grant Program	http://www.nps.gov/hps/hpg/preserveamerica/index.htm	Planning funding to designated Preserve America Communities to support preservation efforts through heritage tourism, education, & historic preservation planning
National Park Service		Disposal of Federal Surplus Real Property for Parks & Recreation & Historic Monuments	https://www.cfda.gov/?s=program&mode=form&tab=step&id=561043b6e6540c9b467a04f811603de	Transfers surplus Federal real property for state & local public park & recreation use
Nike		Reuse-a-shoe Program	http://www.nikereuseashoe.com/the-impact/in-the-community	Recycled shoe materials for sport & playground surfacing projects
Nutro Corporation		Room to Run Dog Appreciation Project	https://www.easymatch.com/NutroRoomToRun/applications/Agency	Dog parks
Oregon Community Foundation		Northwest Neighborhood Parks & Recreation Fund	http://www.oregoncf.org/receive/grants/grant-opportunities/nw-neighborhood-parks-rec-fund	Capital development & renovation of park & recreation facilities in Northwest Portland
Oregon Community Foundation		Gray Family Fund	http://www.oregoncf.org/connect/educational-opportunities/enviro-ed	Environmental education programs
Oregon Department of Agriculture		Oregon State Weed Board Grant Program	http://www.oregon.gov/ODA/PLANT/WEEDS/pages/grantiindex.aspx	Grant funding for noxious weed control projects related to the protection & enhancement of watersheds & fish and wildlife
Oregon Department of Fish & Wildlife		Restoration & Enhancement Program	http://www.dfw.state.or.us/fish/re/	Additional public access for fishing waters
Oregon Department of Fish & Wildlife		Access & Habitat Program	http://www.dfw.state.or.us/lands/AH/grants/index.asp	Improve wildlife habitat, increase public hunting access to private land or solve a wildlife damage issue
Oregon Department of Fish & Wildlife		Bird Stamp Grant Program	http://www.dfw.state.or.us/wildlife/grants/	Projects that benefit upland & waterfowl game birds
Oregon Department of Fish & Wildlife		ODFW Willamette Wildlife Mitigation Project	http://www.dfw.state.or.us/wildlife/willamette_wmp/index.asp	Wildlife habitat mitigation in the Willamette Valley
Oregon Department of Fish & Wildlife		Conservation Strategy Implementation Grants	http://www.dfw.state.or.us/conservationstrategy/oregon_grants.asp	Wildlife & habitat restoration

Funding Source		Program Name	Web Address	Project Types
Oregon Department of Transportation	Scenic Byways Program		http://www.oregon.gov/ODOT/HWY/SCENICBYWAYS/Pages/index.aspx	Establishes uniform criteria, consistent signage & statewide promotion for scenic byways
Oregon Department of Transportation	National Scenic Byway Grants		http://www.oregon.gov/ODOT/HWY/SCENICBYWAYS/Pages/grants.aspx	Qualifying projects must be along an Oregon Scenic Byway or Tour Route
Oregon Department of Transportation	Bicycle & Pedestrian Program		http://www.oregon.gov/odot/hwyfigs/Pages/funding.aspx#Bicycle_and_Pedestrian_Program	Bicycle & pedestrian facilities within public rights-of-way
Oregon Department of Transportation	Transportation Enhancement Program		http://www.oregon.gov/ODOT/HWY/lgs/enhancement.shtml	Pedestrian & bicycle projects; landscaping & beautification; historic preservation
Oregon Department of Transportation	Safe Routes to School Program		http://www.oregon.gov/ODOT/ITS/pages/saferoutes.aspx	Empowers communities to make walking & bicycling to school a safe & routine activity
Oregon Department of Transportation	Transportation & Growth Management Program		http://www.oregon.gov/LCD/TGM/pages/grants.aspx	Trails planning
Oregon Infrastructure Finance Authority	Oregon Community Development Block Grants		http://www.orinfrastructure.org/Learn-About-Infrastructure-Programs/Interested-in-a-Community-Development-Project/Community-Development-Block-Grant/	Grants to develop livable urban communities in non-metropolitan cities & counties in rural Oregon
Oregon Parks and Recreation Department	Oregon's Scenic Bikeways		http://www.oregon.gov/OPRD/PARKS/BIKE/Pages/index.aspx	Designated Bikeways are selected from locally proposed routes & carefully rated for scenic beauty
Oregon State Historic Preservation Office	Oregon Heritage Program Grants		http://www.oregon.gov/oprd/HCD/FINASST/pages/grants.aspx	A variety of state-administered preservation programs
Oregon State Parks Trust	Oregon Parks Foundation Fund		http://www.oregoncf.org/receive/grants/grant-opportunities#/lts=1348008678410	Community outdoor recreation enhancement
Oregon Watershed Enhancement Board	OWES Restoration Grants		http://www.oregon.gov/OWEB/GRANTS/pages/restoration_apps.aspx	Watershed restoration
Oregon Watershed Enhancement Board	OWEB Acquisition Grants		http://www.oregon.gov/OWEB/GRANTS/pages/acquisition_grants.aspx	land acquisition for watershed protection & restoration
Pacific Power Foundation	Civic & Community Grants		http://www.pacificpower.net/about/itc/foundation.html	Work in the categories of education; civic & community betterment; culture & arts; & health, welfare & social services

Funding Source		Program Name	Web Address	Project Types
Patagonia		Environmental Grant Program	http://www.patagonia.com/us/patagonia.go?assetid=2942	Local habitat protection efforts
Plum Creek Foundation		Foundation Grants	http://www.plumcreek.com/CommunityInvolvement/GrantApplication/tabid/161/Default.aspx	Community, education, environment, arts funding for several Oregon Counties including Benton, Coos, Curry, Douglas, Jackson, Josephine, Lane, Lincoln, & Polk
Recreational Equipment, Inc.		REI Grants	http://www.rei.com/about-rei/grants02.html	Supports and promotes participation in active volunteerism to care for public lands, natural areas, trails & waterways
Rural Community Assistance Corporation		Community Facilities Loan Program	http://www.rcac.org/default.aspx	Short-term loans to help create & improve essential community facilities in the rural West
Siletz Tribe		Siletz Tribal Charitable Contribution Fund	http://www.ctsi.nsn.us/charitable-contribution-fund	Environment & natural resource preservation in Lincoln, Tillamook, Linn, Lane, Benton, Polk, Yamhill, Marion, Multnomah, Washington, & Clackamas Counties
SOLV		Project Oregon	http://www.solv.org/our-programs/project-oregon	Supports restoration & clean-up projects by providing planning assistance, project materials & small grants
Subaru		Partnership Grants	http://www.subaru.com/company/soa-foundation/partnership_grants.html	Youth-based environmental programs
The Confederated Tribes of the Grand Ronde		Spirit Mountain Community Fund	http://www.thecommunityfund.com/funding	Funds projects in the areas of Arts & Culture, Education, Health, Historic Preservation, Public Safety, Environmental Preservation & Problem Gaming in Benton, Clackamas, Lane, Lincoln, Linn, Marion, Multnomah, Polk, Tillamook, Washington, & Yamhill Counties
The Ford Family Foundation		Public Convening Spaces	http://www.tfff.org/Grants/tabid/81/itemid/55/Default.aspx	Places that bring people together in small communities in rural Oregon (<30,000 population)

Funding Source		Program Name	Web Address	Project Types
The Ford Family Foundation	Positive Youth Development	http://www.tfff.org/Grants/tabid/81/itemid/55/Default.aspx	Programs and facilities that encourage development of skills, instill values of a successful citizen & create structure for kids in free time in rural Oregon (<30,000 population)	
The Jeld-Wen Foundation	Foundation Grants	http://www.jeld-wenfoundation.org/	Supports worthy endeavors in communities where JELD-WEN employees live & work	
The Kinsman Foundation	Foundation Grants	http://www.kinsmanfoundation.org/guidelines/apply.htm	Historic preservation; native wildlife rehabilitation; arts, culture & humanities	
The Kresge Foundation	Variety of Grant Programs	http://www.kresge.org/funding/apply-for-funding	Projects that create access and opportunity in under-served communities	
The National Trust for Historic Preservation	National Trust Preservation Funds	http://www.preservationnation.org/resources/find-funding/documents/preservation-funds-guidelines-eligibility.html#elapp	Seed money for local preservation projects	
The Oregon Community Foundation	The Oregon Historic Trails Fund	http://www.oregonhistoricaltrailsfund.org/trails/index.php	Annual grants to develop, interpret & improve Oregon's historic trails	
The Recreational Boating & Fishing Association & NRPA	Take Me Fishing	http://www.nrpa.org/fishing/	Help engage youth & families in fishing & boating activities	
Tony Hawk Foundation	Skatepark Grants	http://www.tonyhawkfoundation.org/	Public skateparks in low income communities	
Tread Lightly!	Restoration For Recreation	http://www.treadlightly.org/page.php/programs-r4r/programs-restorationforrecreation.html	Restore recreational areas	
Trust for Public Land	Park Design & Development	http://www.tpl.org/what-we-do/services/park-design-development/	Helps transform newly acquired or existing sites into parks, playgrounds, or restored natural areas	
Trust for Public Land	Conservation Transactions	http://www.tpl.org/what-we-do/services/conservation-transactions/	Helps structure, negotiate, & complete land transactions that create parks, playgrounds,& protected natural areas	
Trust for Public Land	Conservation Vision & GIS	http://www.tpl.org/what-we-do/services/conservation-vision/	Use innovative research, planning, & spatial analysis (GIS) to help create parks & protect open space	

Funding Source		Program Name	Web Address	Project Types
U.S. Department of Agriculture	Community Facility Grants	http://www.rurdev.usda.gov/HAD-CF_Grants.html	Helps develop essential community facilities in rural areas & towns up to 20,000 population	
U.S. Department of Agriculture	Child and Adult Care Food Program	http://www.fns.usda.gov/end/Care/CACFP/aboutcacfp.htm	Provides meals & snacks for after school& evening youth recreation programs	
U.S. Department of Agriculture	Summer Food Service Program	http://www.fns.usda.gov/end/Summer/	Provides meals & snacks for youth summer playgrounds, camps, & other recreation programs	
U.S. Department of Housing & Urban Development	Brownfields Economic Development Initiative	http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/BEOI	Assists local governments with redevelopment of brownfield sites	
U.S. Department of Housing & Urban Development	Community Development Block Grant Entitlement Communities Grant Program	http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/entitlementeligiblegrantees	Revitalizing neighborhoods , economic development,& providing improved community facilities & services	
U.S. Department of Housing & Urban Development	State-Administered Community Development Block Grant Entitlement Communities Grant Program	http://portal.hud.gov/hudportal/HUD?src=/states/oregon/community/cdbg	Grants & technical assistance to develop livable urban communities for persons of low & moderate income	
U.S. Department of Transportation	Transportation, Community & System Preservation Program	http://www.fhwa.dot.gov/tcsp/index.html	Planning, development, & implementation of strategies to integrate transportation, community & system preservation plans & practices	
U.S. Environmental Protection Agency	Environmental Education Grants	http://www.epa.gov/education/grants/index.html	Funds environmental education projects	
U.S. Fish & Wildlife Service	North American Wetlands Conservation Act Grants	http://www.fws.gov/birdhabitat/Grants/NAWCA/index.shtml	Wetland conservation projects	
U.S. Fish & Wildlife Service	National Coastal Wetlands Conservation	http://www.fws.gov/coastal/CoastalGrants/	Acquisition & coastal wetlands planning, protection,& restoration	
U.S. Fish & Wildlife Service	Wildlife & Sport Fish Restoration Program	USFWS-WSFR Sport Fish Restoration Program	Fishery projects, boating access & aquatic education	

Funding Source	Program Name	Web Address	Project Types
u.s. Forest Service	Community & Economic Development Programs	http://www.rurdev.usda.gov/CEDP-Home.html	Rural community & regional development programs through technical assistance within USDA Rural Development
U.S.Forest Service	Urban & Community Forestry Program	http://www.fs.usda.gov/detail/r6/communityforests/?ci_d=fsbdev2_026871	Technical & financial assistance for developing local urban & community forestry programs
U.S. General Services Administration	Surplus Real Property Available For Public Use	http://www.gsa.gov/portal/content/102015	Surplus Federal real property for use by park & recreation providers
U.S. Soccer Foundation	Program, Field, Footprint Field & Planning Grant Programs	http://www.usoccerfoundation.org/site/c.iplQXXOvFoG/b.5482645/k.C652/Grants.htm	Youth soccer
United Tennis Association	Facility Assistance Services & Grants	http://www.usta.com/Facilities/facility_services/	Build or renovate tennis facilities
Walmart	Local Giving Program	http://foundation.walmart.com/apply-for-grants/local-giving	Community projects within service area of Walmart stores
Wells Fargo	Corporate Giving	https://www.wellsfargo.com/about/charitable/or_guidelines	Improvement of low-income or moderate-income communities

**CITY OF SUBLIMITY
REQUEST FOR COMMENTS
UGB Expansion/Annexation/Zone Change/Comprehensive Plan Map Amendment,
2017-01**

DATE: November 28, 2017
SITE: 8144 135th Avenue SE
Assessor's Tax Map:
081W35/00600 (portion)
081W35/00601 (portion)

RE: Expansion of Urban Growth Boundary to include 9.85 acres. Annexation of 9.85 acres into the City Limits. Corresponding Zone Change and Comprehensive Plan Map Amendment to rezone and designate 8.85 acres to Public (P) zone for use by the City of Sublimity for a public park (5.85 acres) and maintenance yard (3.00 acres), and 1.00 acre to Low Density Residential (R-1) zone for the portion of the subject site with an existing residence.

Please review the attached map and indicate any conditions of approval or other comments you may wish the Planning Commission and City Council to consider.

Please return your comments by **December 13, 2017** to Planner, Lisa Brosnan: Lbrosnan@mwvcog.org. If you have further questions or comments regarding the application, please contact Lisa Brosnan at (503) 540-1616.

Comments or Proposed Conditions:

PW HAS NO ISSUES WITH THIS PROPOSAL

X

Adequate Public Services (of your agency) are available.

Adequate public services will become available through the development.

Conditions are needed, as indicated.

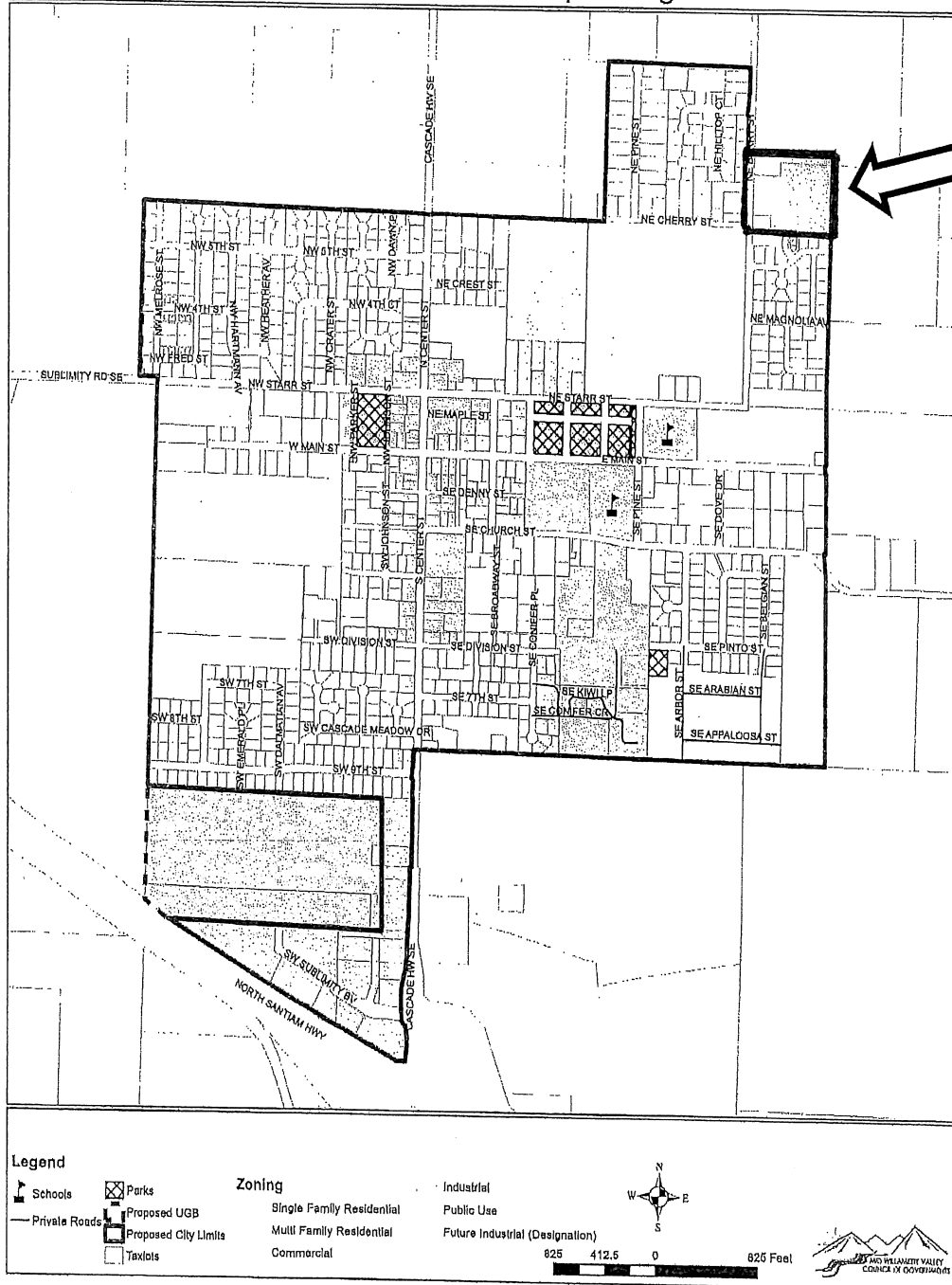
Adequate public services are not available and will not become available.

Signature:

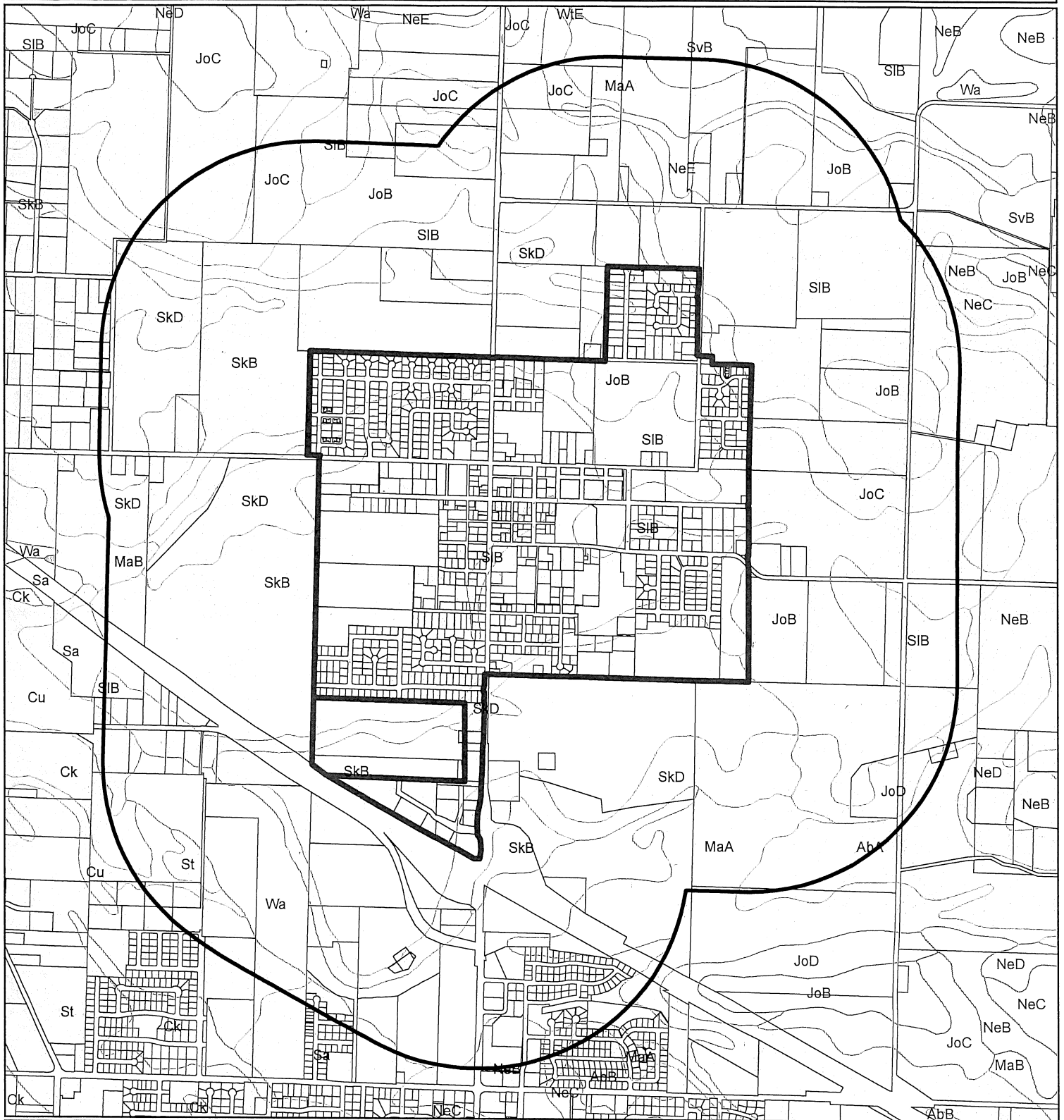
Date: 12/4/17

STEVEN A WARD
WESTERN ENGINEERING





City of Sublimity Proposed Zoning and Comprehensive Plan Map Designation




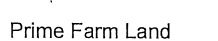
Sublimity Soils: Half-Mile Buffer



Legend

-  City Limits
-  UGB
-  Taxlots
-  Half-Mile Buffer

Soils

-  Non-Prime Farm Land
-  Prime Farm Land

1,500 750 0 1,500 Feet



City of Sublimity Proposed Zoning and Comprehensive Plan Map Designation

