City of Mt. Angel
Comprehensive Plan

Adopted September 1977 (Ordinance 468)

Revised May 1988 (Ordinance 551)
MOUNT ANGEL COMPREHENSIVE PLAN UPDATE

JUNE, 1987
THE CITY OF MT. ANGEL, OREGON

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INTRODUCTION

BACKGROUND INFORMATION

Formal comprehensive land use planning for the City of Mt. Angel had its' inception with the City Council's approval on June 1, 1966, of the Mid-Willamette Valley Council of Governments prepared compilation, The Mount Angel Comprehensive Plan; June, 1966. Like all comprehensive plans of the period it was a general statement of policy, not law.

In 1969, the Legislature enacted SB-10 requiring cities and counties to develop Comprehensive Land Use Plans in compliance with ten statutory goals. The law did not provide for coordination between city and county nor indeed provide a means of enforcement to assure that plans were developed. In 1973, the 57th Legislative Assembly adopted SB-100 (ORS 197), known as the 1973 Land Use Act creating, among other things, the Land Conservation and Development Commission (LCDC). LCDC was charged with the responsibility to develop Statewide Planning Goals and Guidelines to guide a program of coordinated statewide land use planning based on local land use plans. Extensive work sessions and public hearings resulted in the adoption of fourteen statewide goals and guidelines to be used by state agencies, counties, cities and special districts in preparing, adopting, revising and implementing comprehensive plans. This was in December, 1974.
Partly in response to the state mandate, the City of Mt. Angel embarked on a program to update its' 1966 comprehensive plan. A Committee for Citizen Involvement was formed and given the responsibility of ensuring citizen involvement through the use of the media, community surveys, informational material, public work sessions, and hearings. A Citizen's Advisory Committee was then created to translate the community's desires and needs into policy statements and a land use plan. After 12 months of work the Comprehensive Plan for Mt. Angel was adopted by the city on September 12, 1977. The same day the city passed Ordinance #461 adopting a new Zoning Regulation for the city and repealing previous regulations, Ordinances #282 and 322. A new Subdivision Ordinance #462 was adopted with an effective date of September 13, 1977. An ordinance of plan adoption was passed April 3, 1978. The city, by Resolution #299, July 5, 1978, entered into an urban growth boundary agreement with Marion County. The plan, urban growth boundary, zoning regulations and subdivision regulations were submitted and received by the Division of Land Conservation and Development (DLCD) on July 25, 1978 and was officially acknowledged for compliance by LCDC on October 20, 1978. Marion County by Ordinance #530 (aka UGB/CP ORD #1), February 28, 1979, adopted the Urban Growth Boundary (UGB) and Comprehensive Plan of Mt. Angel as the Marion County Comprehensive Plan for all areas within the UGB.
A new UGB and Policy agreement was entered into by the City of Mt. Angel and Marion County on April 13, 1981. This document retained the same UGB as the original agreement but provided a precise mechanism by which the city could initiate an amendment to the UGB working with the county. The city commissioned the review and update of its' comprehensive plan in accordance with provisions in the 1977 plan. The Mt. Angel Comprehensive Plan, 1981 Update was completed in June, 1981. As expressed in the text of that document, it did not supersede the 1977 comprehensive plan, rather it added, deleted or changed the main document and was adopted as an element of the original document. All plan goals, objectives and policies from both documents were included in the 1981 Update. The 1981 Update revised the UGB and an appendix to that update is specifically an "Exceptions Statement" which added 39 acres of property to the UGB area and designated it for industrial use. On June 27, 1981, after extensive hearings, the City of Mt. Angel passed Resolution #361 expressing an intent to amend the comprehensive plan and UGB and requesting Marion County's concurrence using the procedures agreed upon on April 13th. On September 30, 1981, Marion County, after hearing, adopted a new plan for areas within the UGB under county jurisdiction, specifically cited the 39 acre addition to the UGB, and repealed Ordinance #530. The new ordinance, #611, cited Oregon Laws 1979, Chapter 772, which provided that land use decisions
may be appealed to LUBA by filing notice of intent within 30 days from date of the order. No appeal is known to have been filed.

Two changes have been made to the original Zoning Ordinance #461. In accordance with the 1981 Update, Ordinance #506, December 14, 1981, reduced the minimum lot area requirements. Ordinance #525, May 6, 1981, added provisions for Bed and Breakfast establishments.

After joint City-County hearings starting on November 20, 1985, Marion County (Ord #715, January 15, 1986) and the City of Mt. Angel (Ord #529, January 20, 1986) amended the UGB to add the 15 acre "Traeger" property. On March 18, 1986, by Ordinance #530, the City of Mt. Angel annexed and zoned 12 acres of the parcel in accordance with the comprehensive plan as amended.

PERIODIC REVIEW PROCESS

1. On September 30, 1986, the DLCD in accordance with the laws adopted by the 1981 Oregon Legislature, notified the City of Mt. Angel that it must make its periodic review of the comprehensive plan to keep the plan up to date with changes in the community, the statewide planning goals and other laws and programs affecting land use. The city was given until March 31, 1987, to present to the DLCD a "Proposed Periodic Review Order" and a notice of the date for final hearing on the order as well as any proposed comprehensive plan amendments.
2. The city initiated its periodic review process on February 2, 1987, with the approval of a tentative calendar for the periodic review. The City Council sat as a committee of the whole to review the proposals and the Mid Willamette Valley Council of Governments provided professional staff services.

3. A public meeting to discuss the draft proposed periodic review order and proposed plan amendments was conducted in accordance with the citizen involvement program by a joint meeting of the citizen advisory committee, planning commission and City Council on March 10, 1987.

4. The City Council held a Public Hearing and by Resolution approved the periodic review order for submission to DLCD on March 16, 1987. Resolution #485 set a final hearing date of June 29, 1987 for adoption of the periodic review order, this Mt. Angel Comprehensive Plan: 1987 Update, the Historic Preservation Ordinance of the City of Mt. Angel, and an amendment to the zoning ordinance regarding notification for public hearings.

1987 UPDATE
A comprehensive plan is an official statement of a jurisdiction's desires regarding the character, size and form of future development of the area. A plan sets forth goals, objectives and policies designed to make the desired end-state a reality. These goals, objectives and policies are based upon an assessment of past trends and current conditions, information that is constant-
ly changing. If the purpose of a plan is to reflect community desires as to the future form and character of the city, the plan must be dynamic and able to change with changes in trends and community opinion.

Mt. Angel has made a commitment to review and update its comprehensive plan every few years. This document is the second such update.

**USING THIS DOCUMENT**

This plan update does not supersede the 1977 Comprehensive Plan, rather it adds, deletes or changes the main document and is adopted as an element of it. It does, however, incorporate and supersede the 1981 Update in its entirety. To avoid unnecessary duplication of text, changes were made to a plan element only if new data was discovered, a change in community desires was expressed, or if recent changes in state law so required. If only a portion of a plan element was changed, then only that segment is included in this document. Where changes were more extensive, the entire element has been included.

In order that the user not have to search through several documents for policy direction, all 1977, 1981 and 1987 plan goals, objectives and policies have been included in this document. Those policies which are new or which have been amended are marked by date for identification.
There are three possible relationships between the 1977 Plan and the 1987 Update: 1) the material may be a totally new element and therefore is an addition to the 1977 plan; 2) the material may update an existing section with new data and analysis; or 3) the text may replace an entire existing section with totally new material. In cases where there is a conflict between the 1977 plan and the 1987 update, the update will be the ruling document.

As part of this process, it was determined that the Comprehensive Plan Land Use Map needed review. Therefore, a new map is adopted as a part of this update. A generalized comprehensive land use plan map has been included in this document for reference and general guidance only. For site specific direction, the larger, more detailed official map may be consulted at the city offices in Mt. Angel.
LAND USE INVENTORY AND POPULATION CHARACTERISTICS

INTRODUCTION
The land use information contained in this document is an update of the existing section of the 1987 plan update. The material is current to May, 1986.

The population data is based on the P.S.U. 1986 Projected Populations. It replaces the 1980 population counts found in the earlier 1981 plan update.

EXISTING LAND USE
The type and development pattern of existing land use in Mt. Angel is an important consideration in land use planning, aiding in determining the location and amount of land required for future needs.

An inventory of existing land uses was conducted in November of 1980, the findings of which were tabulated according to seven land use categories. The total acreage within each category is depicted in Table 1. The ratio of developed land per 100 persons is also presented below and may be used as a tool for the forecasting of total land area needs for each category.
TABLE 1
Existing Land Uses Inside City Limits
Mt. Angel, 1986

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACRES</th>
<th>ACRES/100 POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family¹</td>
<td>177</td>
<td>6.2</td>
</tr>
<tr>
<td>Multi Family</td>
<td>16</td>
<td>0.6</td>
</tr>
<tr>
<td>Commercial</td>
<td>13</td>
<td>0.5</td>
</tr>
<tr>
<td>Industrial</td>
<td>34</td>
<td>1.2</td>
</tr>
<tr>
<td>Public/Semi-Public</td>
<td>103</td>
<td>3.6</td>
</tr>
<tr>
<td>Streets/Rights of Way</td>
<td>82</td>
<td>2.9</td>
</tr>
<tr>
<td>Vacant</td>
<td>200</td>
<td>6.96</td>
</tr>
<tr>
<td>Total Developed</td>
<td>425</td>
<td></td>
</tr>
<tr>
<td>TOTAL AREA</td>
<td>625</td>
<td>21.74</td>
</tr>
</tbody>
</table>

NOTES: ¹Includes single family homes, duplexes and mobile homes.

POPULATION CHARACTERISTICS AND PROJECTION

1980 Census of the Population/PSU Population Estimates

Portland State University's Center for Population Research and Census has released a certified July 1, 1986 population of 2,875 for Mount Angel. The U.S. Bureau of Census, census count for Oregon cities and counties as of April 1, 1980, may be seen in the table below. The 1980 Census assumes the average household size of 2.65 persons per household (versus 3.26 persons per household in 1970).
TABLE 2
1980 Census Data

<table>
<thead>
<tr>
<th></th>
<th>1980 Pop.</th>
<th>1970 Pop.</th>
<th>70-80 %</th>
<th>1980 Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mount Angel</td>
<td>2,876</td>
<td>1,973</td>
<td>46</td>
<td>1,085</td>
</tr>
<tr>
<td>Marion County</td>
<td>204,692</td>
<td>151,309</td>
<td>35</td>
<td>77,242</td>
</tr>
</tbody>
</table>

The Center for Population Research's Annual Reports of certified population as of the 1st of July for each year since the 1980 census were as indicated below.

- (April 1, 1980) - 2876 (1980, U.S. Census)
- July 1, 1980 - 2885
- July 1, 1981 - 2910
- July 1, 1982 - 2890
- July 1, 1983 - 2900
- July 1, 1984 - 2900
- (July 1, 1984) - 2879 (Census, Loc. Pop. Est.)
- July 1, 1985 - 2930
- July 1, 1986 - 2875

In the seven year period indicated, 1980-1986, the population estimates from PSU Center for Population Research & Development and from the U.S. Department of Commerce, Bureau of Census indicates an absolutely flat no population change for the City of Mt. Angel with fluctuations of barely 1.8% or less than 55 persons. The same seven year period indicates fluctuations and an overall gain of 3.2% for Marion County. The MWVCOG Study anticipated an approximate 21.8% overall county growth and a 54.1% city growth for the period.
Population Projection

In 1978, the Mid Willamette Valley Council of Governments (MWVCOG), as the designated Areawide 208 Water Quality Planning Agency for Marion, Polk and Yamhill Counties, prepared a set of population projections for the tri-county area intending for there to be a coordinated, adopted set of population projections for the Mid Willamette Valley area to serve as the basis for water quality planning, sewer facility planning, housing planning and comprehensive land use planning. These projections have been adopted (or "signed-off" on) by all mid-valley jurisdictions, Mount Angel included (See Table 3).

It was projected that Mount Angel would witness a year 2000 population of approximately 6300 persons.

TABLE 3

Projected Population, 1985-2000
Mount Angel and Marion County

<table>
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<tr>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mount Angel</td>
<td>3,720</td>
<td>4,430</td>
<td>5,250</td>
<td>6,300</td>
</tr>
<tr>
<td>Marion County</td>
<td>240,600</td>
<td>283,700</td>
<td>329,500</td>
<td>377,000</td>
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</table>


The City of Mt. Angel has been subject to growth depressing forces common to the entire region in which it is located and this situation is not unique to Mt. Angel. Neither is the situation within the city's scope of control. The population has not, however, declined. Growth assumptions upon which this
comprehensive plan was developed are as valid today as at the
time of the plan's original development. Consequently, the same
allocations of land and resources will be required as before, but
on a delayed time schedule. Accordingly, the City of Mt. Angel
plan as based upon the projected populations indicated above, is
adjusted by five years to read:

1985 - 2875
1990 - 3720
1995 - 4430
2000 - 5250
2005 - 6300

At the time of the next scheduled periodic review, 1992, the
results of the 1990 census will be available to make further
adjustments if necessary.
SCHOOLS

As indicated in the section on population, Mt. Angel has adopted a year 2005 population of 6,300 persons; an increase of 3,424 persons, or 1,292 families. In determining possible future classroom needs, multiplier factors were utilized to ascertain an approximate number of students that would be generated by the twenty year population growth. Assuming 2.65 persons per household, that the current 4-4-4 school split (4 grades in each of the grade, middle and high schools) remains in use by the District, and that each family has the potential to generate .24 elementary, .24 junior high school and .24 senior high school students\(^1\), the following potential number of additional school aged children was arrived at:

\[
\begin{array}{ccc}
\text{Grade Level} & \# \text{ New Students} & \# \text{ New Classrooms}\end{array}
\]

\[
\begin{array}{ccc}
\text{Elementary} & 310 & 12.4 \\
\text{Junior High} & 310 & 12.4 \\
\text{Senior High} & 310 & 12.4 \\
\text{TOTAL} & 930 & 37.2 \\
\end{array}
\]

\[
\text{NOTES:} \quad 1 \quad \text{DeChiara, Joseph and Lee Koppleman, Urban Planning and Design Criteria, 1975} \\
\text{2} \quad \text{Assumed 25 students per classroom.}
\]
Table 4 indicates a potential need for approximately 37 additional classrooms in either the public or private sector to accommodate anticipated growth. Present information indicates that sufficient land is available under public or semi-public ownership to serve this purpose, and that no additional land need be designated for a future school site at this time.

PARKS AND RECREATION

The 1977 Comprehensive Plan is amended to incorporate a complete facility inventory of park and recreation sites owned and operated by the City of Mt. Angel. (See Appendix "C")

WATER AND SEWER SYSTEMS

The City of Mt. Angel is the only provider of the indicated services within the urban area. The City of Mt. Angel, Municipal Utilities Map; April, 1985, provides a total published detailed 1" = 50' photomap inventory of all water, sewer and drainage facilities within the urban area to include precise locations, sizings, type of construction and condition of facility.

The 1977 Comprehensive Plan for Mt. Angel, Oregon, indicated that the water system needed to be upgraded to increase water supply and to maintain adequate flow and pressure. The plan also stated that infiltration and inflow problems affecting the sewer system needed to be solved and the treatment system expanded and
updated. Westech Engineering, Inc., has prepared and the City has adopted the City of Mt. Angel Five Year I/I Control Plan, May, 1986, which clearly identifies all requirements to maintain the existing sanitary sewage system.

The existing sewage treatment plant has a biological capacity capable of accommodating approximately 3,500 people, based upon an estimate of 100 gallons of effluent per capita. Expanded facilities will be required to accommodate planned future growth.

The City of Mt. Angel is designated as a Sewerage Works Implementation Agency under the Section 208 Areawide Waste Treatment Management Plan, a program designed to carry out the Clean Water Act. The City has responsibility for planning, operation, maintenance and financing sewerage works.

The Mid Willamette Valley Council of Governments (MWVCOG) is the Areawide Waste Treatment Management Agency under the hierarchy of Section 208 of the Clean Water Act. MWVCOG has developed a Water Quality Management Plan which includes a Master Sewerage Plan for all jurisdictions within Marion, Polk and Yamhill Counties. The MMWVCOG Water Quality Management Plan is adopted as part of the State of Oregon's Water Quality Management Plan.

The Oregon Department of Environmental Quality (DEQ) is the designated regulatory agency for design criteria, operation and maintenance of sewage treatment works. DEQ must approve sewage treatment plant and sewer system expansion plans before construc-
tion begins. Environmental Protection Agency (EPA) sewage works grant funds are disbursed according to a DEQ priority list adopted annually. The City must obtain DEQ certification that a grant proposal conforms to the MWVCOG Master Sewerage Plan before applying to EPA for a sewerage works construction grant.

The urban development is also implemented through policies which identify how public facilities are financed, assuring new development carries its share of the cost of development with existing residents. New development creates a demand on public facilities in the area of water, sanitary sewer, parks, streets, storm drainage, schools, fire service and police service. The city must provide financing for most of these basic support facilities. Rate user payments simply cannot afford to absorb all the increased utility costs related to growth. Inflation will cause a city to increase user charges to provide funds for operation and maintenance costs. The cost of new growth, for the most part, should be borne by new growth itself.

New development, which will occur, can impose exaggerated costs for the extension of sewer and water facilities. These factors and concerns can result in higher than normal operating costs for public services, unless established guidelines, goals and objectives are adopted by the governing body involved.
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No solid waste or hazardous waste disposal sites or facilities are located in the Mt. Angel urban area. The city's discussion of the solid waste collection system is found under Solid Waste Disposal of the 1977 plan document. Solid waste from the City of Mt. Angel is disposed of at the Ogden-Martin Resource Recovery Facility in Brooks.

AIR QUALITY

The Mt. Angel urban area contains no significant point sources of air pollution such as industrial, commercial or heavy volume highways. The city is impacted by wind blown dust from neighboring agricultural operations and smoke from field burning. These do not constitute a major problem at this time, nor is it likely to increase in significance given existing state level controls.
HOUSING

EXISTING HOUSING

As of July 1, 1980, Mt. Angel's housing stock consisted of 911 dwelling units. Single family homes accounted for nearly 63 percent of the housing stock, while multiple family and mobile homes accounted for approximately 29 and 8 percent, respectively (See Table 5).

TABLE 5

Housing Stock\(^1\)
1977 - 1980

<table>
<thead>
<tr>
<th>Type</th>
<th>1977</th>
<th>% Tot.</th>
<th>1978</th>
<th>% Tot.</th>
<th>1979</th>
<th>% Tot.</th>
<th>1980</th>
<th>% Tot.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>531</td>
<td>66.71</td>
<td>559</td>
<td>66.63</td>
<td>570</td>
<td>62.36</td>
<td>573</td>
<td>62.90</td>
</tr>
<tr>
<td>Multi Family</td>
<td>226</td>
<td>28.39</td>
<td>228</td>
<td>27.17</td>
<td>268</td>
<td>---</td>
<td>268</td>
<td>29.42</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>39</td>
<td>4.90</td>
<td>52</td>
<td>6.20</td>
<td>76</td>
<td>--</td>
<td>70</td>
<td>7.68</td>
</tr>
<tr>
<td>Total</td>
<td>796</td>
<td>100.0</td>
<td>839</td>
<td>100.0</td>
<td>914</td>
<td>100.0</td>
<td>911</td>
<td>100.0</td>
</tr>
</tbody>
</table>

NOTES: \(^1\)Source: Portland State University. Figures are as of July 1 of each year except for 1980. Figures for 1980 are as of April 1 in order to coincide with census data. Any comparisons made should take into account that only nine months are represented in 1980.

HOUSING NEED

As mentioned in the section on population, Mt. Angel is expected to have a year 2005 population of approximately 6,300 persons.
reported by the 1970 census to 2.65 persons (1980 census, preliminary counts). For the purposes of updating the Mt. Angel plan to accommodate the needs of the projected population, it was assumed that the average household size of 2.65 persons per household would remain in effect over the 20 year planning period. While this comprehensive plan shall rely on the 1980 Census household size of 2.65 until new data is available from the 1990 Census, other sources such as the Northwest Power Planning Council are now using a variable figure indicating household size changes over time. The figures used by this agency are:

<table>
<thead>
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<th>Year</th>
<th>Figure</th>
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<tbody>
<tr>
<td>1985</td>
<td>2.60</td>
</tr>
<tr>
<td>1990</td>
<td>2.52</td>
</tr>
<tr>
<td>1995</td>
<td>2.45</td>
</tr>
<tr>
<td>2000</td>
<td>2.38</td>
</tr>
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</table>

The effect that these figures would have on housing needs is indicated in Table 6 and will have significant impact if verified on future plan reviews. As illustrated in Table 6, it is projected that an increase of 3,424 persons by the year 2005 will require a minimum of 1,292 dwelling units.

### TABLE 6

<table>
<thead>
<tr>
<th>Period</th>
<th>Population Increase</th>
<th>Required New dwelling units (^1) (Bur. of Census)</th>
<th>Required New dwelling units (^2) (NWPPC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1985-1990</td>
<td>844</td>
<td>319</td>
<td>346</td>
</tr>
<tr>
<td>1990-1995</td>
<td>710</td>
<td>268</td>
<td>327</td>
</tr>
</tbody>
</table>

Page 21
MOUNT ANGEL COMPREHENSIVE PLAN UPDATE
JUNE, 1987

<table>
<thead>
<tr>
<th>Year</th>
<th>1995-2000</th>
<th>2000-2005</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>820</td>
<td>1050</td>
<td>3434</td>
</tr>
<tr>
<td></td>
<td>309</td>
<td>396</td>
<td>1292</td>
</tr>
<tr>
<td></td>
<td>385</td>
<td>504</td>
<td>1562</td>
</tr>
</tbody>
</table>

1. Figures based on a constant 2.65 household size.
2. Figures based on changing household size indicated by NWPPC.

Due to rising land and housing costs, Mt. Angel is witnessing a trend in which many people are looking for more affordable types of housing than the conventional single family dwelling unit on a large lot. Smaller lots are being utilized more and more, increasing overall density and resulting in a more efficient use of the land resource. Manufactured housing and mobile homes are accounting for an increasing share of the community's housing stock, as are multi-family residential developments.

This trend of a decreasing share of single family units and an increasing share (of the total housing stock) of mobile homes and multi-family dwelling units is projected to continue through the planning period. Table 7 indicates the anticipated housing mix, providing an adjustment to reflect an assumed vacancy rate of 2 percent for single family housing and 6 percent for multi-family units.

Tables 8 and 9 reflect total projected new housing needs, by type, and the projected total housing stock by the year 2005, respectively.
<table>
<thead>
<tr>
<th>Time Period</th>
<th>Projected Housing Mix</th>
<th>Projected Dwelling Units</th>
<th>Vacancy Adjustment</th>
<th>Total Projected Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1985-1990</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>60%</td>
<td>191</td>
<td>4</td>
<td>195</td>
</tr>
<tr>
<td>Multi Family</td>
<td>31%</td>
<td>99</td>
<td>6</td>
<td>105</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>9%</td>
<td>29</td>
<td>2</td>
<td>31</td>
</tr>
<tr>
<td><strong>Total for Period</strong></td>
<td><strong>100%</strong></td>
<td><strong>319</strong></td>
<td><strong>12</strong></td>
<td><strong>331</strong></td>
</tr>
<tr>
<td>1990-1995</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>57%</td>
<td>153</td>
<td>3</td>
<td>156</td>
</tr>
<tr>
<td>Multi Family</td>
<td>33%</td>
<td>88</td>
<td>5</td>
<td>93</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>10%</td>
<td>27</td>
<td>2</td>
<td>29</td>
</tr>
<tr>
<td><strong>Total for Period</strong></td>
<td><strong>100%</strong></td>
<td><strong>268</strong></td>
<td><strong>10</strong></td>
<td><strong>278</strong></td>
</tr>
<tr>
<td>1995-2000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>54%</td>
<td>167</td>
<td>3</td>
<td>170</td>
</tr>
<tr>
<td>Multi Family</td>
<td>35%</td>
<td>108</td>
<td>6</td>
<td>114</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>11%</td>
<td>34</td>
<td>2</td>
<td>36</td>
</tr>
<tr>
<td><strong>Total for Period</strong></td>
<td><strong>100%</strong></td>
<td><strong>309</strong></td>
<td><strong>11</strong></td>
<td><strong>320</strong></td>
</tr>
<tr>
<td>2000-2005</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>51%</td>
<td>202</td>
<td>4</td>
<td>206</td>
</tr>
<tr>
<td>Multi Family</td>
<td>37%</td>
<td>146</td>
<td>6</td>
<td>152</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>12%</td>
<td>48</td>
<td>3</td>
<td>51</td>
</tr>
<tr>
<td><strong>Total for Period</strong></td>
<td><strong>100%</strong></td>
<td><strong>396</strong></td>
<td><strong>13</strong></td>
<td><strong>409</strong></td>
</tr>
</tbody>
</table>

*Source: Oregon State Housing Division, Memo: Housing Report -- Year 2000 Commission*

*Vacancy rate standards: Single Family + 2%  
Multi Family + 6%*
TABLE 8
Projected Total New Housing Need, 1985 - 2005

<table>
<thead>
<tr>
<th>Type</th>
<th>Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>727</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>464</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>147</td>
</tr>
<tr>
<td><strong>Total New Dwelling Units Needed</strong></td>
<td><strong>1338</strong></td>
</tr>
</tbody>
</table>

TABLE 9
Mt. Angel
Projected Total Housing Stock, 1985 - 2005
(Existing Housing and Projected Need)

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family</th>
<th>Multi Family</th>
<th>Mobile Homes</th>
<th>Total Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>573</td>
<td>268</td>
<td>70</td>
<td>911</td>
</tr>
<tr>
<td>1985</td>
<td>768</td>
<td>373</td>
<td>101</td>
<td>1242</td>
</tr>
<tr>
<td>1990</td>
<td>924</td>
<td>466</td>
<td>130</td>
<td>1520</td>
</tr>
<tr>
<td>1995</td>
<td>1094</td>
<td>580</td>
<td>166</td>
<td>1840</td>
</tr>
<tr>
<td>2000</td>
<td>1300</td>
<td>732</td>
<td>217</td>
<td>2249²</td>
</tr>
</tbody>
</table>

1980 housing stock figures from Portland State University Center for Population Research and Census as of April 1, 1980.

²Cumulative housing stock figures do not take housing loss into account.
LOT SIZES
As was indicated above, there is a growing trend away from traditional single family homes on larger lots. Several years ago Mt. Angel increased its minimum lot size from 5000 to 7000 square feet. In 1981 the minimum lot size was reduced to 6000 square feet. This was based on the following reasons:
1. More affordable lot prices for home buyers.
3. Less cost for the extension of public facilities and services on a per lot basis.
4. Increased density within the urban growth boundary thereby helping to assure its stability and the protection of surrounding agricultural lands.

DEVELOPMENT OF PASSED-OVER AREAS
There is a significant amount of land in Mt. Angel that has been "passed-over" as development has occurred. These lands are generally very large lots which have one single family house near the street and an extremely large backyard. As shown on the existing land use map, usually several of these lots are next to each other and may form an entire block.

The City considers this a problem as it is a continuation of inefficient land use and a waste of urban land. Continuation of this pattern contributes to the demand for more agricultural land to be taken into the City.
Mt. Angel has determined that it is in its best interest to see these areas developed, but recognizes that financial and design constraints make it difficult. To develop these areas under conventional standards can be impossible without extensive variances.

Both Marion County and the City of Salem have adopted "mini-subdivision" ordinances that set more lenient standards for developments in these areas. Mt. Angel has considered such an ordinance, but feels that it would be inappropriate at this time without learning from the experiences of both Salem and Marion County. Therefore, it will be the policy of the City to keep track of the experiences in the other two jurisdictions and to explore adopting such an ordinance at the time of the next Plan update.

MOBILE HOMES

Mobile homes are gaining a much stronger foothold in Oregon's housing market because they have become one of the best values available to a home purchaser. While conventional single family homes are being constructed for $35.00 to $45.00 per square foot, mobile homes cost between $22.00 and $27.00 per square foot. Therefore, this plan assumes that there will be a much greater demand for this type of manufactured housing in the planning period.
Recognizing that there will be a demand and public need for mobile homes, Mt. Angel must deal with some of the traditional problems that have caused there to be a negative stigma around this housing style. The classic "trailer park" with narrow long units, aluminum siding, flat roofs and lack of landscaping has not contributed to the public's acceptance of mobile homes as viable housing types. Modern mobile homes are as well or better constructed and look as nice as the typical new single family home.

The growing trend for mobile home use is locating mobile homes within subdivisions built at traditional low density standards. These subdivisions are virtually identical to conventional stick built subdivisions, they just allow mobile homes instead of traditional housing. With the design criteria discussed in the above paragraph, these types of subdivisions will be very appropriate in Mt. Angel and will help meet a pressing housing need. Mt. Angel will be adopting a mobile home subdivision ordinance in the very near future.

AREAWIDE HOUSING OPPORTUNITY PLAN

Mt. Angel, as a member of the Mid Willamette Valley Council of Governments, is a party to the Areawide Housing Opportunity Plan (A-HOP) for Oregon District 3 (Marion, Polk and Yamhill Counties) adopted in July, 1980. There are several implications for participating jurisdictions. First and foremost of these is a
commitment by participants to actively work towards providing broader geographic housing choices for low income families and to accept a fair share of assisted housing.

To further these objectives, participants agree to evaluate the extent to which legal, administrative and other barriers to low income housing are present in their community. Participants agree to try and find solutions to the problems identified. Participants also agree to take steps to facilitate the provision of a fair share of assisted housing in accordance with the goals and policies of the A-HOP.

Mt. Angel intends to fulfill these commitments to the best of its ability. The primary thrust of the city's efforts to meet these commitments is the rehabilitation of older dwelling units. This activity serves the dual purpose of: 1) maintaining the existing housing stock; and 2) providing safe, sanitary and decent housing for low income families.

Information on specific programs for housing assistance may be obtained through the City of Mt. Angel.
TRANSPORTATION

STREETS

Existing

The principal mode of transportation in Mt. Angel is the automobile. All major streets in Mt. Angel bisect the Central Business District (Map 1). The primary road within the City is State Highway 214, which carries the heaviest traffic load. Traffic counts on this facility are given in Table 10:

**TABLE 10**

Highway 214 Traffic Counts¹

<table>
<thead>
<tr>
<th>Location</th>
<th>Traffic Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>214 at South City Limits</td>
<td>2900 vehicles/day</td>
</tr>
<tr>
<td>Intersection of 214 &amp; Church</td>
<td>4800 vehicles/day</td>
</tr>
<tr>
<td>Highway 214 &amp; Marquam</td>
<td>4400 vehicles/day</td>
</tr>
<tr>
<td>214 at North City Limits</td>
<td>3400 vehicles/day</td>
</tr>
</tbody>
</table>

¹Source: Oregon State Department of Transportation

Other heavily traveled streets which funnel commercial and industrial traffic into the downtown include: S. Main Street; E. and W. Church Streets; E. and W. Marquam Streets; Industrial Way; E. Charles Street; Humpert Lane and portions of Garfield, Palmer and College Streets.

Some streets are paved and some are fully improved. There are many streets however, that are partially or totally unimproved with half paved widths and gravel surfaces, as shown on Map 1. Most of the streets in Mt. Angel have 60 feet of right-of-way; with paved surfaces to a width of between of 16 and 34
feet. Highway 214 has a pavement width of 36 feet through most of the community. Right-of-way widths are shown on Table 11. Most of the streets have curbs and gutters.

TABLE 11
Street Right of Way Widths

<table>
<thead>
<tr>
<th>Street</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academy</td>
<td>60'</td>
</tr>
<tr>
<td>Alder</td>
<td>40'</td>
</tr>
<tr>
<td>Birch</td>
<td>40'</td>
</tr>
<tr>
<td>Buchiet</td>
<td>40'</td>
</tr>
<tr>
<td>Charles</td>
<td>60'</td>
</tr>
<tr>
<td>Cherry</td>
<td>40'</td>
</tr>
<tr>
<td>Church</td>
<td>60'</td>
</tr>
<tr>
<td>Cindy Lane</td>
<td>50'</td>
</tr>
<tr>
<td>Clement</td>
<td>60'</td>
</tr>
<tr>
<td>Cleveland</td>
<td>60'</td>
</tr>
<tr>
<td>College</td>
<td>60'</td>
</tr>
<tr>
<td>Elm</td>
<td>40'</td>
</tr>
<tr>
<td>Fir</td>
<td>60'</td>
</tr>
<tr>
<td>Franklin</td>
<td>60'</td>
</tr>
<tr>
<td>Garfield</td>
<td>60'</td>
</tr>
<tr>
<td>Gilles</td>
<td>40'</td>
</tr>
<tr>
<td>Hiway 214</td>
<td>60'</td>
</tr>
<tr>
<td>John</td>
<td>60'</td>
</tr>
<tr>
<td>Leo</td>
<td>40'</td>
</tr>
<tr>
<td>Lincoln</td>
<td>60'</td>
</tr>
<tr>
<td>S. Main</td>
<td>60'</td>
</tr>
<tr>
<td>May</td>
<td>60'</td>
</tr>
<tr>
<td>Monroe</td>
<td>60'</td>
</tr>
<tr>
<td>Oak</td>
<td>40'</td>
</tr>
<tr>
<td>Pershing</td>
<td>60'</td>
</tr>
<tr>
<td>Railroad</td>
<td>59.6'</td>
</tr>
<tr>
<td>Sheridan</td>
<td>60'</td>
</tr>
<tr>
<td>Spruce</td>
<td>40'</td>
</tr>
<tr>
<td>St. Mary's</td>
<td>60'</td>
</tr>
<tr>
<td>Taylor</td>
<td>60'</td>
</tr>
<tr>
<td>Winchester</td>
<td>60'</td>
</tr>
</tbody>
</table>

A spring 1986 highway inventory rated the arterial (Highway 214) as having two lanes and a pavement condition north of Church Street of Fair and south of Church Street of Very Good. A June 1987 evaluation in accordance with the Highway Division's Preservation Report indicates the following number of lanes and pavement condition for each major and minor collector. All major and minor collectors are constructed as full two lane facilities. The pavement conditions were as follows:

- Marquam Rd. (West of Highway 214): Fair
- Marquam Rd. (East of Highway 214): Very Good
- Church St. (West of Highway 214): Very Good
- Church St. (East of Highway 214): Fair
- Main Street (South of Highway 214): Very Good
Main Street (Marquam to Taylor): Very Good
Alder Street (Taylor to Church): Very Poor

ACCESS MANAGEMENT
The City Council will review access management techniques at the
time an applicant applies for a road approach permit, subdivision
approval, conditional use or any other land division proposal.
Such techniques may include left turn refuge, limited driveways
on arterials, consolidation of accesses, etc. Specific proposals
will be evaluated on a case by case basis. The City shall refer
to the Oregon Department of Transportation's document entitled,
Access Management Techniques.

AIRPORTS
There are no airport facilities within Mt. Angel's Urban Growth
Boundary. Portland International Airport provides air carrier
and commuter service for Mt. Angel's residents. McNary Field in
Salem and the Aurora State Airport are heavily used general
aviation facilities, catering to the business and recreational
traffic.

RAILROADS
Mt. Angel is served by the Woodburn-Springfield branch line of
the Southern Pacific Railroad, which runs between Woodburn and
West Stayton. The Oregon Rail Plan prepared by the Oregon Department of Transportation states:

"This branch is the northern portion of a former through route between Woodburn and Springfield. Running south out of Woodburn, the line serves shippers at Woodburn, Mt. Angel, Silverton, Pratum, Aumsville, and West Stayton. The line is served six days per week out of Woodburn.

The line hauls less than one million gross tons per year of predominantly lumber and agricultural products. The track is in Class II condition from Woodburn south to the interchange with the Geer Branch east of Salem, and Class I from Geer to West Stayton. The line is weight restricted to 240,000 pounds per four axle car."

There are three street grade railroad crossings. The street crossing on Main Street was reconstructed to improve safety by installing warning devices with street widening and resurfacing.

A local farmers cooperative, WILCO, relies heavily on this rail line.

**BUS SERVICE**

**Municipal**

At this time, there is no municipally operated bus line in the Mt. Angel area.

**Commercial**

There are no private bus companies providing service to Mt. Angel. Intercity bus service operates in Salem via Greyhound and Continental Trailways. These carriers offer both passenger and express freight service.
Senior Citizen Bus
The transportation needs of the elderly or other transportation disadvantaged people are provided through the Benedictine Nursing Center, Mt. Angel Towers, Mt. Angel Training School and the Council on Aging.

BIKE PATHS
There are no established bikepaths in Mt. Angel except for a state bikelane on Highway 214. Most bicyclists use the City streets and sidewalks. During the annual Oktoberfest Festival, several streets are temporarily closed when bicycle races are held.

STREET VACATIONS
The 1977 Comprehensive Plan included several paragraphs and suggestions for specific street vacations. In this plan update the Council has determined that it is inappropriate to discuss specific street vacations unless there is an overriding public need and specific purpose for those vacations at the time of the update's adoption.

The question of vacations, however, has been a significant one for the City in that there was no cohesive street vacation policy. The City needs a program whereby it can judge when vacations are appropriate and how to go about disposing of the...
property. The goals and policies section for transportation of this update document includes new City policies for these land use actions.

STREET FINANCING
The City of Mt. Angel may participate in partial funding of residential streets, if such improvements satisfy a City-wide need. Residential streets will also be undertaken upon approval of more than 66-2/3 percent of the owners of the street frontage. The City may participate in a portion of the expense for collector or arterial streets. The degree of participation will be determined on a case by case basis.
ENERGY ELEMENT

INTRODUCTION
As the United States enters a future of restricted energy resources, a local comprehensive plan should examine the topic of energy. Energy can be looked at from both its impact on the local business and industrial economy and from its impact on the residents of the City.

Mt. Angel has a relatively large industrial, commercial and employment base. These important economic factors are dependent on the availability of vehicle fuel.

The economy of the community is also affected by the availability of energy sources other than vehicle fuel. Each of the businesses in the community must consume a certain amount of electricity and, in many instances, natural gas. These are critical to their ability to process, manufacture, and assemble their products, and to continue employing local people and contributing to the local economy.

The citizens of the City are also directly affected by energy, especially its price and availability. The cost to heat and light a home, provide hot water, go shopping and a myriad of other human activities are all on the rise. There is no long range guarantee that there will continue to be an adequate supply of energy resources to meet these needs.

Governments, businesses and people throughout the United States are rallying to meet these energy challenges. Mt. Angel
needs to develop and implement energy policies that will help its citizens, businesses and industry face these problems and prosper in the future. This plan element briefly discusses the energy situations in the City and presents a variety of policies intended to be used to initiate and respond to projects that may have some impact on energy use.

This Comprehensive Plan does not set out any major ambitious programs for energy conservation and development. At this time, and in this context, the City does not have the planning and administrative budgets to develop and support such programs. However, the policies of this Plan will help create an environment that encourages a public awareness of energy problems and opportunities, and that gives the City a framework to use in dealing with energy related issues.

AVAILABLE ENERGY
Mt. Angel obtains electricity from Portland General Electric Company. The electricity comes from the Bonneville Power Administration system and from PGE's own generation facilities, including the Trojan Nuclear Power Plant. Natural gas service is provided by Northwest Natural Gas Company.

ALTERNATIVE ENERGY SOURCES
Although Mt. Angel's energy needs are currently being met through the use of conventional sources, other sources of energy have the
potential to contribute to the overall energy supply. Of these, solar energy and energy co-generation present the most viable alternatives.

1. **Solar Energy**

Much has been written about the potential for the use of solar energy in the Willamette Valley for natural lighting, space heating, water heating, and generation of electricity. However, each of these uses is dependent upon access to solar rays. Creation of buildings, structures, or landscaping that effectively block all or a significant part of a parcel's solar access is not in the best public interest. Mt. Angel should actively support efforts by its citizens to utilize solar energy, should consider solar access when reviewing development requests, and should look to more active programs for solar energy development at some point in the future.

2. **Co-Generation**

Co-generation is the utilization of energy that is created as a by-product of some other process. For example, an office building can utilize the heat created by its lighting for space heating, rather than venting it to the outside, as is the tradition; or an industry that utilizes boilers or furnaces may be losing a significant amount of the energy that could be captured.

In Mt. Angel, there possibly are significant opportunities to utilize some of this lost energy. Several manufacturing and
processing plants may have activities that are producing energy that could be utilized. Mt. Angel should encourage business and industry to undertake programs to develop these resources.

3. Energy Conservation

The Comprehensive Plan can promote energy conservation through various techniques. Some techniques include the use of efficient land use patterns, encouraging effective housing rehabilitation and construction controls, and formulating energy efficient transportation policies, such as those encouraging bike paths, carpools and pedestrian travel. In this particular instance, the greatest potential for the consumer to conserve energy is through measures such as the use of energy efficient appliances, better management of home energy uses, home improvement programs and the recycling of domestic waste products. The consumer can also, through improved home insulation, greatly reduce home heating and cooling bills.
ECONOMIC DEVELOPMENT ELEMENT

RECENT INDUSTRIAL DEVELOPMENT

Since 1977, Mt. Angel has attracted several new industries. Highland Labs has been recently established in an old creamery building. Highland manufactures vitamins and provides employment to approximately 19 persons. The Mt. Angel Beverage Company is a recent industrial development in Mt. Angel. The company manufactures Pepsi-Cola products and currently employs approximately 25 persons. Traeger Industries, located in the southeast industrial enclave, manufactures a new generation of appliance for space heating, has 24 employes and is now Mt. Angel's third largest employer.

INDUSTRIAL LAND SUPPLY

An indicated in the Land Use Element, Mt. Angel will require a minimum of approximately 76 acres of industrial land to accommodate its projected year 2005 population of 6,300 persons. The total amount of industrial land within the urban growth boundary is 94 acres.

ECONOMIC DEVELOPMENT ACTIVITY

Mt. Angel is a party to the Marion County Overall Economic Development Plan (OEDP), which is updated on an annual basis. The plan provides a factual base and a development strategy through which priorities are determined for economic development.
projects. The OEDP also serves as the pre-requisite for the obtaining of certain types of state and federal economic development assistance.

Mt. Angel has an active local development organization, the Mt. Angel Area Development Corporation. The corporation has committed itself to attracting and screening prospective new industries.
INTRODUCTION
Map 2 shows the physical arrangement of land uses for the Mt. Angel Comprehensive Plan. The Urban Growth Boundary establishes the land area in which all future urban development will take place. The land uses are arranged to emphasize future commercial development in the existing business center, generally bordered by the Southern Pacific Railroad line on the west, Marquam Street on the north, Cleveland Street on the east, and Church Street on the south. An industrial area is designated at the northern extent of the city, as well as recognition of other existing industrially developed sites. The balance of the land is set aside for residential development except for certain public facilities as noted on the Plan.

The land use plan is responsive to the city's and LCDC's goals, guidelines and policies. It is based upon careful consideration of the elements of the Comprehensive Plan, community desires as expressed by the residents of Mt. Angel through the Committee for Community Involvement community surveys, and projected land are needs. Table 12 shows the projected land area needs.

URBAN GROWTH BOUNDARY
The Mt. Angel Urban Growth Boundary has been expanded by 54 acres, from 816 acres (as established by the 1977 Comprehensive Plan...
Plan) to 870 acres. The expansion of the northernmost portion of
the urban growth boundary and also to the southeast has provided
for the inclusion of needed additional industrial land. An
Exceptions Statement was prepared and accepted to explain the
need for expansion of the 1977 urban growth boundary. One was
adopted as a part of the 1981 Update for 39 acres and the other
adopted and filed under Ordinance #530 in March of 1986.

PROJECTED LAND NEEDS

1. Residential Acreage Needs

A previous section calculated the need for housing, by type of
dwelling unit, for the period 1985-2005. In taking the housing
need projection and translating it into a future land use
pattern, two land use plan designations will be utilized. **Low
Density Residential** is designed to accommodate a land use pattern
of 3 to 6 dwelling units per acre, while **High Density Residential**
is designed to accommodate multi-family and other higher density
residential developments in the range of 6 to 12 dwelling units
per acre.

The Comprehensive Plan map designates approximately 574
acres for residential use. The amount of acreage in residential
use in 1980 was added to the acreage projected as being needed to
accommodate future housing demand (illustrated below). An
additional 15 percent was added to the projected acreage need to
accommodate fluctuations in the housing market place.

Page 42
### TABLE 12
Acreage of Land Use Plan Designations

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (^1),  (^2)</td>
<td>574</td>
</tr>
<tr>
<td>(Low)</td>
<td>(503)</td>
</tr>
<tr>
<td>(High)</td>
<td>(71)</td>
</tr>
<tr>
<td>Commercial</td>
<td>40</td>
</tr>
<tr>
<td>Industrial</td>
<td>94</td>
</tr>
<tr>
<td>Public/Semi-Public</td>
<td>162</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>870</strong></td>
</tr>
</tbody>
</table>

**NOTES:**

\(^1\) Includes 25% provision for streets and right-of-ways in new residential development.

\(^2\) Includes 15% market surplus.

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### a. Low Density Residential - Land Consumption

- Single family 3 - 6 dwelling units/acre
  - Using 4 dwelling units/acre
  - 727 additional dwelling units needed 1985-2005
  - 182 additional acres needed for dwelling units
  - 46 additional acres needed for streets, rights-of-way, etc.

- Mobile Home (subdivision) 3 - 6 dwelling units/acre
  - Using 4 dwelling units/acre
  - 147 additional dwelling units needed 1985-2005
  - 37 additional acres needed for dwelling units
  - 9.25 additional acres needed for streets, rights-of-way, etc.

### Totals and Market Surplus

- 874 additional dwelling units needed
- 219 additional acres needed for dwelling units
- 55.25 additional acres needed for streets, rights-of-way, etc.
- 274.25 acres + 15 percent market factor = 315.39 acres

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### b. High Density Residential - Land Consumption

- Multi-family 6 - 12 dwelling units/acre
- Using 12 dwelling units/acre
- 464 additional dwelling units needed 1985-2005
- 39 additional acres needed for dwelling units
- 9.75 additional acres needed for streets, rights-of-way, etc.

Totals and Market Surplus
- 48.75 acres + 15 percent market factor = 56.06 acres.

2. Commercial Acreage Needs

The 1980 land use inventory found the City to have approximately 13 acres of land designated for commercial use. Commercial land use acreage needs for the twenty year planning period were projected utilizing the same ratio of acres to persons, a ratio desirable to the community-at-large. As a result, 40 acres of land have been designated for commercial use on the comprehensive plan map.

3. Industrial Acreage Needs

Mt. Angel was found to have approximately 48 acres of land designated for industrial use in 1980. With the lack of historical labor force and employment data making certain forms of analysis impossible, a standard of 12 acres per 1000 population was utilized which projected a need of at least 76 acres of industrial land for the year 2005. Approximately 46 additional acres have been designated on the plan for this purpose, providing a total of 94 acres over the 1977 plan.

4. Public and Semi-Public Acreage Needs

Public and semi-public land uses occupy a large amount of land within the Mr. Angel urban area, much of it owned by the Benedic-
The Regional Parks and Recreation Agency has established a standard of 2.5 acres of "local community park" per 1000 population. Utilizing this standard, Mt. Angel will require a total of 16 acres of parks by the year 2005, an increase of approximately 5 years over the planning period. The City will need to acquire six additional acres of park land at some point during the planning period.

GOALS, OBJECTIVES AND POLICIES

STATEMENT OF PURPOSE

The goal, objective and policy statements that follow are the Comprehensive Plan of Mt. Angel. They set the tone and direction for City planning activity in the future. They, and the Comprehensive Plan Land Use Map that is a representation of them, are a clear and direct statement of City policy and purpose.

The statements are responsive to the needs for physical development of the Community. These needs were identified in the inventory and analysis of data presented in the earlier chapters of this document.

Before stating the goals, objectives and policies of this Plan, it is necessary to define and establish the interrelationships of these statements.

GOALS: Are broad statements of conditions to be achieved. Since they are meant to safeguard health and welfare, protect the environment and enhance the economy, goals are generally independent of changing technology and, therefore, are not measurable.

OBJECTIVES: Are specific targets to be achieved. They are usually stated so that it is possible to measure the extent to which they have been achieved.

POLICIES: Are guidelines for action directed toward the achievement of objectives.

This element of the Comprehensive Plan 1987 Update includes all adopted goals, objectives and policies. This means that all of
the official City statements, from both the 1977 plan and the 1981 update, are in one document. This will greatly aid the reader in gaining a total understanding of the City's planning program. All policies marked (1981) are those which were new or which were amended as part of the City's 1981 update process. Policies marked (1987) are those which are new or amended as part of the 1987 update process.
LAND USE AND HOUSING ELEMENTS

Land Use Planning

GOAL:

1. To ensure that the Mt. Angel Comprehensive Plan reflects the desires and needs of city residents. (1981)

OBJECTIVES:

1. Provide the opportunity for continual public input to local decision making. (1981)

2. Periodically review the comprehensive plan to ensure that the plan continues to reflect the wishes and needs of the Community. (1981)

POLICIES:

1. Maintain an active citizen involvement program to provide for continued public input into planning decision making. (1981)

2. Maintain a schedule for the review and updating of the Comprehensive Plan to ensure its currency. The City will adhere to a time frame within which minor plan changes are to be considered in order to provide consistency upon which to base decision making. (1981)

Residential Land Use and Housing

GOALS:

1. To assure that residential areas are pleasant, healthy and safe places in which to live.

2. To assure that all existing and future residents of the community have the opportunity to acquire safe and sanitary housing affordable to all income and age groups.

3. To maintain, conserve and enhance housing units in the city.

OBJECTIVES:

1. Encourage the use of new land development and design techniques to allow for a variety of living areas and housing types, and which promote the development of odd-
shaped lots or underutilized residential land, and which may bring about significant cost reductions to housing.

2. Adopt a subdivision ordinance which will assure development to urban standards and provide necessary services and easements, and also allow for a relaxation of standards to encourage development of odd-shaped lots and underutilized land.

3. Assure that sufficient acreages of single family and multiple family zoned land exist to accommodate the projected proportion of single family and multi-family housing units.

4. Develop an informational system that encourages participation of eligible households for low-cost federal, state and local funds to finance new housing and home rehabilitation, and to refinance existing housing.

5. Identify housing units that are suitable for home rehabilitation loans and grants.

6. Develop a process for periodic identification and subsequent condemnation and demolition of residential structures no longer occupied or beyond the potential of being suitable for rehabilitation.

7. Adopt a housing code.

8. To assure continued enforcement and compliance with the building, housing and zoning codes.

POLICIES:

1. Require all subdivisions to be developed with curbs, gutters and sidewalks and other appurtenances in accordance with capital improvement standards.

2. Development may take place within the flood hazard area identified by HUD if appropriate safeguards are provided to protect the property and adjacent properties from damage.

3. High density developments should have good access to arterial and collector streets and be located close to employment and shopping areas.

4. Allow for the use of mobile home planned unit-developments and subdivisions in residential areas having access to an
arterial or collector street, and that have sufficient land area to provide parking and landscaping.

5. Encourage development of housing which meets the needs of all income levels of existing and future residents of the city.

6. Encourage a mixture of low and moderate cost housing to avoid an undue concentration in any one area.

7. Encourage city participation in a regional subsidized housing allocation program to bring about a more equitable balance of subsidized housing among communities in the region.

8. Encourage the maintenance, conservation and enhancement of existing residential areas and housing stock within the community through use of federal and state funds for low-interest home rehabilitation loans and grants to households of low and moderate income.

9. Encourage a coordinated and cooperative effort with housing programs of federal and state agencies to assure that structurally sound and well-designed rental housing is available to meet the needs of those who cannot afford to purchase a new home.

10. It is the policy of the city to further promote energy conservation by encouraging the conversion of residential structures (especially those that have historic or architectural significance) into a higher order land use when threatened with demolition or further deterioration.

11. Mt. Angel shall amend its zoning and subdivision ordinances so that the minimum lot size in the low density zone is 6000 square feet instead of its current 7000 square feet. (1981)

12. The City of Mt. Angel will adopt revised design criteria for mobile home placement and construction for use in parks, planned unit developments and subdivisions. (1981)

13. Mt. Angel will adopt a mobile home subdivision ordinance that allows subdivisions to be created with the same criteria as a conventional single family subdivision. These subdivisions are appropriate in low density areas for the exclusive use of mobile homes. (1981)

14. Mt. Angel will monitor the experiences of Marion County and the City of Salem in the use of their mini-subdivision
ordinances. If it appears that the ordinances create developments that are in the public interest and do not degrade the community then Mt. Angel will adopt such an ordinance. (1987)

Commercial Land Use

GOALS:

1. Maintain the existing business center as the dominant area of commercial activity.

2. To develop a business center that is easily accessible, convenient and a pleasant place in which to shop.

OBJECTIVES:

1. Avoid "strip" commercial development by designating land of sufficient dimensional size to allow a "clustering" of development.

2. Develop an ordinance provision for landscaping interior and peripheral areas of commercial activities, and for controlling the height, area and location of business signs.

3. Repair broken sidewalks and provide sloped curb crossings for senior citizens and the handicapped.

4. Organize a committee made up of business people, lay-citizens and city officials to develop a conceptual plan of the business center as both a commercial and community activity center.

POLICIES:

1. Maintain and enhance the business center as the commercial and community activity center.

2. Discourage "strip" commercial development.

3. Encourage the aggregation of commercial land in specific locations, thus providing the opportunity for unified site development.

4. New or expanding businesses are to provide off-street parking, and landscaping that is complementary to the area.
5. To promote energy conservation and to lessen future traffic and parking congestion, pedestrian and bicycle travel should be emphasized through provision of adequately surfaced sidewalks, sloped curb crossings and bicycle racks.

6. Vehicle oriented businesses should be clustered along the major traffic route and the number and location of accesses be controlled so as not to impair traffic flow.

7. Street vacations and extensions noted on the traffic circulation plan should be accomplished as funds or the opportunity presents itself so as to improve traffic circulation in and around the business center.

**Industrial Land Use**

**GOAL:**

1. To maintain and encourage the development of a sound economic base having a diversity of industry, retail and wholesale establishments and service related industries.

**OBJECTIVES:**

1. Designate prime industrial sites and reserve suitable land for new industrial development prior to actual demand.

2. Take full advantage of Mt. Angel's railroad frontage by utilizing adjacent land that is suitable for industrial and warehousing uses.

3. Require industrial development to adhere to applicable federal and state air, land and water quality standards.

4. Insure that the appropriate facilities and services are available and adequately sized to meet the requirements of future industrial development.

**POLICIES:**

1. Require all industries to meet existing and future environmental standards.

2. Encourage only those industries with minimal sewage requirements.

3. Prohibit the encroachment of non-industrial uses in lands reserved for industrial uses.
4. Require all industries to provide landscaping to better the visual effect of expansive building or paved areas, and to buffer adjoining non-industrial uses.

5. New primary industries should be of the nature that provide diversification of the economic base of the Community.

6. The City of Mt. Angel shall designate or appoint a committee or existing public body to review and study OAR Chapter 660, Division 9; the data provided by the Oregon Economic Trends Project; and such other sources as are found appropriate to develop recommendations to comply with the intent of OAR Chapter 660, Division 9, and for inclusion within the comprehensive plan at its next amending. (1987)

HISTORIC PROPERTIES

GOAL:

1. Provide the Mt. Angel community with a reasonable opportunity to have input into the preservation of structures, sites and areas within the urban area that are of historic interest. (1987)

OBJECTIVES:

1. Identify structures, sites and areas that may qualify because of their historic or cultural value for inclusion on a community inventory of historic structures. (1987)

2. Provide guidelines for the protection of archeological sites.

3. Provide the community and individual property owner the maximum possible opportunity to economically and socially benefit from the existence, continuation and preservation of the historic sites and structures in the community. (1987)

POLICIES:

1. The City of Mt. Angel recognizes that historical and architectural resources constitute a valuable community resource that contributes to the social cohesion of the community; contributes to a livable environment; and can and does significantly benefit the economy of the community by making it an area of state and regional interest. (1987)
2. The City of Mt. Angel shall, within 12 months of the adoption of the historic preservation ordinance initiate and prepare an inventory list of structures and sites meeting criteria set by ordinance. (1987)

3. The City of Mt. Angel shall adopt a Historic Preservation Ordinance which provides a reasonable balance between public interest and private property rights. (1987)

4. No property shall be placed on a historic property list except after notice to the property owner/resident and public hearing. (1987)

5. An opportunity will be provided prior to destruction or significant alteration of any listed historic site, if preservation is not feasible, for qualified documentation through photography, mapping or similar means. (1987)


8. The City of Mt. Angel shall notify the State Historic Preservation Office of any archeological or potential archeological site discovered by or brought to the attention of the City during construction or other activity. (1987)

9. All properties listed on the National Register of Historic Properties shall be listed and made a part of this Plan by reference and inclusion as "Appendix A". (1987)

10. It shall be the policy of the City of Mt. Angel to in all public activities preserve the general view and visual quality of those outstanding views and sites inventoried by the comprehensive plan inventory of scenic views and sites included in this plan as "Appendix B".

11. In the approval of new developments the city shall consider the effect on the general view and visual quality of inventoried scenic views and sites. (1987)

12. Strategies, such as street alignment to "point" toward inventoried scenic views and sites, placement of structures, and landscaping shall be used. (1987)
PUBLIC FACILITIES AND SERVICES ELEMENT

Schools

GOAL:

1. To assure that the schools are maintained and enhanced as the center for quality educational opportunities, and as a recreation and activity center.

OBJECTIVE:

1. Coordinate school facilities planning with land use planning and zoning so that the quality of educational opportunities and the schools as a recreation and activity center are not sacrificed due to the lack of land use and facilities planning.

POLICIES:

1. Allow residential development to occur around schools to lessen walking distance and busing needs, and to promote the "neighborhood concept" of schools.

2. Insure that subdivision design allows for mid-block access to school grounds.

3. Minimize vehicle and pedestrian traffic conflicts near school facilities.

4. Plan and develop school facilities expansion according to growth trends and projected population growth.

Parks and Recreation

GOAL:

1. To conserve and protect the communities natural and scenic resources, and to provide for a variety of recreational needs for Mt. Angel's residents and visitors.

OBJECTIVES:

1. Prepare a day use recreation facilities plan for each of the three parks and utilize available funds from federal and state sources.

3. The subdivision Ordinance #462 shall be amended to require subdividers of property annexed to the City subsequent to the adoption of this update to pay the city at the time of the final approval of a subdivision plat, or any phase thereof, a sum of money equal to five percent of the market value of the land comprising said subdivision, or any phase thereof, as shown on the final plat. The market value of said land is determined by the Marion County Assessor. (1981) (1987)

4. The existing and new or equivalent park lands shall be preserved as a minimum land resource desirable for open space within the Mt. Angel urban area. (1987)

POLICIES:

1. Development of existing park land should be of first priority with available funds first being targeted for development of the community park.

2. Require subdivisions to provide mid-block pedestrian access adjacent to schools and parks.

3. Encourage the continued utilization of the schools in a manner that results in the increased availability of recreational opportunities.

4. Tree preservation and landscaping to separate conflicting uses and provide scenic and recreational opportunities will be encouraged.

5. Scenic and historic sites and structures are encouraged to be preserved and utilized in the development of parks, recreation and open space.

6. Drainageways, floodplains and other identified non-buildable sites are to be utilized as open space.

7. Promote use of a planned unit development concept where natural hazards occupy portions of a land development site.

8. The City will cooperate with Marion County in its efforts to implement the Statewide Comprehensive Outdoor Recreation Plan. (1987)

Sanitary Sewer, Water and Storm Drainage Systems

OVERALL SYSTEM GOAL:
1. To provide and develop a timely, orderly and efficient arrangement of community facilities and services to serve as a framework for urban and rural development.

OVERALL SYSTEM OBJECTIVES:

1. Direct new development to locations where facilities and services exist.

2. To maximize on existing investment, consider service line extension policies that encourage infilling within the city.

3. Consider a differential sewer and waterline connection fee between development in the city, and development of land currently outside the city.

OVERALL SYSTEM POLICIES:

1. Utilize the provision of community facilities and services as a guide to urban development.

2. Encourage development of vacant and partially developed lands within the city prior to urbanization of rural land.

3. Sizing and location of sewer, water and storm drainage lines is to reflect the requirements of desired land use arrangements and densities of the service area.

4. The installation, repair or resizing of municipal service lines should be done prior to, or concurrent with street improvements.

Sanitary Sewer System

GOAL:

1. To provide a continuing program for sanitary sewer service to the community at the lowest possible cost.

OBJECTIVES:

1. Strive for the most cost effective approach to provide sewage treatment capacity that accommodates the projected year 2000 sewerage flows, and that meets the objectives of DEQ's state water quality management plan.

2. Where possible, urban development should be confined to the limits of the gravity flow sewer system.
POLICIES:

1. The review of any development proposal should be balanced against any impact on the treatment system and other line operation and maintenance costs, and desired direction and type of growth.

2. Mt. Angel recognizes and will cooperate with the Mid Willamette Valley Council of Governments (MWVCOG) as the Areawide Waste Treatment Management Agency under Section 208 of the Clean Water Act. (1981)

3. The city will ensure that any sewer construction grant proposal conforms to the MWVCOG Master Sewage Plan prior to making any full application. (1981)

4. The City will further investigate alternatives for sewer system improvements needed to accommodate planned future population growth. A Capital Improvements Program will be prepared to guide and schedule needed improvements. (1981)

5. New subdivisions and areas of development shall pay for the cost of sanitary sewers installed to serve the subdivision and to connect the subdivision to existing mains. If required facilities serve property outside the subdivision, provisions will be included in any ordinance for a share of the costs to be borne by the benefitted property. (See Ord. #462) (1987)

6. The city shall continue the policy of paying the cost of maintaining and improving the existing distribution system with funds derived from user fees. (1987)

Water System

GOALS:

1. To maintain and enhance the quality of water service to all customers.

2. To conserve water and encourage its wise use.

OBJECTIVE:

1. Investigate the cost for providing additional reservoir storage (to about 1.0 mg) and water supply (about 400 gpm) against the cost of providing additional water supply and distribution lines, increased fire protection and more uniform pressures in the distribution system.
POLICIES:

1. Discourage the development of land uses that require a high water consumption.

2. All land use developments are required to install distribution lines that will provide at least minimum water pressure and flow for the proposed land use and future land uses.

2. To maintain adequate water flow and pressure, the city is encouraged to continually strive for a loop system and standard pipe size.

4. Develop supply, storage and distribution facilities that are able to satisfy insurance fire flow requirements and provide a given reserve for maximum daily use and emergency needs.


6. The city shall continue the policy of paying the cost of maintaining and improving the existing water system with funds derived from user fees. (1987)

7. Waterlines and fire hydrants serving a subdivision or new development and connecting it to city mains shall be installed at developers expense. The installation shall take into account provisions for extension beyond the subdivision or development to adequately grid the city system. (Ord. #462) (1987)

**Storm Drainage**

GOAL:

1. That existing and future developed areas be provided with an adequate storm drainage system.

OBJECTIVES:

1. Adopt and implement a storm drainage plan.

2. Eliminate flooding from stormwater runoff within the service area.

POLICIES:
1. All storm drainage will be channeled into an effective storm drainage system.

2. Drainage facilities shall be provided in subdivisions and developments and connected to drainage ways and storm sewers outside the subdivision at developers expense. The design shall consider the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision. (Ord. #462) (1987)

3. Storm drainage improvements through already improved lands will be accomplished as the need arises using resources of bond issues or other funds depending upon the scope and expense of the project. (1987)

Solid Waste Disposal

POLICY:

1. Support a regional solid waste management program.

Environmental

POLICIES:

1. All new public and private developments as well as expansions of existing facilities will be reviewed with particular consideration of noise impact on existing residential, nursing home or other group living facilities. (1987)

2. All development within the City of Mt. Angel must comply with applicable state and federal environmental rules, regulations and standards. New developments will be coordinated with federal and state environmental regulations and regulating agencies. (1987)
Sanitary Sewer, Water and Storm Drainage Systems

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1. To provide and develop a timely, orderly and efficient arrangement of community facilities and services to serve as a framework for urban and rural development.

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1. Direct new development to locations where facilities and services exist.

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2. Eliminate flooding from stormwater runoff within the service area.

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2. All development within the City of Mt. Angel must comply with applicable state and federal environmental rules, regulations and standards. New developments will be coordinated with federal and state environmental regulations and regulating agencies. (1987)
TRANSPORTATION ELEMENT

GOAL:

1. To provide and encourage a safe, convenient and economic transportation system to serve the needs of the citizens of Mt. Angel.

OBJECTIVES:

1. Identify streets, curbs and sidewalks that need repair/construction and then prioritize and program their improvement into a capital improvements program and budget.

2. Consider a relaxation of street standards to encourage development of odd-shaped lots and under-utilized land.

3. Where and when possible, acquire land on the west side of South Main Street to allow for future right-of-way connection with West Church Street.

4. Consider vacation of streets that result in improved traffic movement, consolidation of developable land, and reduction of unnecessary street repair/construction and maintenance costs.

5. Utilize setback or design techniques to protect established rights-of-way along arterial and collector streets. (1981)

POLICIES:

1. Maintain and upgrade the overall transportation system within the City to meet present and future needs. (1981)

2. The design of new roads, streets and thoroughfares shall preserve and enhance natural and scenic resources. (1981)

3. The City shall take full advantage of public investment in the existing streets. New streets shall be developed to improve traffic circulation and relieve traffic volume on existing streets. (1981)

4. The City shall participate with federal, state and regional agencies to promote an efficient transportation system within Mt. Angel, to include in particular the implementation of the ODOT Six-Year Highway Improvement Plan. (1981) (1987)
5. The City, at the next plan update, shall work to prepare a Master Road Plan and Traffic Circulation Plan that will be adopted by City Resolution. (1981)

6. The City shall encourage the segregation of residential and non-residential types of street usage, thus maximizing the livability, housing and economic development factors. (1981)

7. Promote use of new street development techniques and standards to encourage development of odd-shaped lots and under-utilized lands which can help to reduce housing costs. (1981)

8. The City shall maintain the "restricted access" along Highway 214 from Garfield Street south. Commercial development could receive access to the City streets on the east. (1981)

9. The City shall encourage access management techniques in order to increase traffic flow, reduce congestion and improve the safety condition of the City streets. The Oregon Department of Transportation publication, "Guidelines for Access Management", shall provide the framework for this process. (1981)

10. The City shall explore a variety of options for financing improvements for the street system, and should select those options most applicable to the City. The program shall be implemented within one year of plan's adoption. (1981)

11. The City will continuously upgrade its existing street system through a variety of funding sources. (1981)

12. The City may participate in partial funding of residential streets, if such improvements satisfy a City-wide need. Residential streets will also be undertaken upon approval of a percentage of the owners of the street frontage as set forth in the City Charter. The City may participate in a portion of the expense for collector or arterial streets. The degree of participation will be determined on a case by case basis. (1981)

13. The creation of new major trip generating land uses shall be discouraged unless an equitable means for financing the necessary street improvements is undertaken. (1981)

14. The City will seek outside governmental assistance in the
funding, design or construction of streets jointly owned by Mt. Angel and other jurisdictions. (1981)

15. The City will establish a street reserve fund for capital improvement of streets, sidewalks and drainage. Whenever possible, the allocation of this money will be linked to priorities established in the Master Road Plan. (1981)

16. The City is supportive of the concept of the creation of a county wide transit program; however, the City must evaluate any specific proposal to determine the cost and socio-economic benefits to the community. Such regional transportation plans affecting the City of Mt. Angel can promote the transportation accessibility to low income, senior and handicapped individuals. (1981)

17. The City encourages the retention and continued maintenance of the Woodburn-Springfield branch line of the Southern Pacific Railroad which serves the economic needs of Mt. Angel. (1981)

18. Additional surface-level railroad crossings will be discouraged. (1981)

19. The City encourages a private transit carrier to provide regularly scheduled and/or chartered passenger and freight service to residents of Mt. Angel, both within the community and between Mt. Angel and surrounding cities. (1981)

20. Mt. Angel supports the use of bicycles as a viable mode of alternative transportation and will continue to support the existence and maintenance of a statewide bikelane on Highway 214. (1981)

21. The following policies are established for evaluating and dealing with street vacations:

   a. Street vacations may be initiated by petition of individual property owners or by the City. (1981)

   b. Vacations will only be granted where it is shown that there will be no detrimental effect on the safe and efficient movement of present or future traffic in the area. (1981)

   c. Generally, a right of way will be split down its center line and transferred to the adjacent property owners. In certain instances the City Council may determine that this is not appropriate or desirable and that
other dispositions should be made of the property. This may be handled on a case by case basis. (1981)

d. The City shall be reimbursed for the right of way by the property owners that it transfers to. This reimbursement will be at fair market value on a per square foot basis. (1981)

e. The City shall immediately develop and adopt an ordinance that covers each of these points with specifics for criteria and procedure. (1981)

22. The isolated industrial enclave in the extreme southeast corner of the urban area shall have access limited to East College Road with no access to the essentially rural/residential Humpert Lane. (1981)

23. All streets within a new subdivision or development shall be fully improved to city standards or provide a waiver from remonstrating to improvement. (See Ord. #462). (1987)

24. The owners of property proposed for a new subdivision which borders or abuts a street not improved to city standards, shall improve that street to city standards. (1987)

25. In the improvement of unimproved streets the city shall, subject to budgetary constraints, pay:

   20% of the cost of residential streets

   35% of the cost of collector streets

   60% of the cost of arterial streets. (1987)
ENERGY ELEMENT

GOAL:

1. To promote the conservation, development of alternative sources and the efficient use of energy. (1981)

OBJECTIVES:

1. To guide land use decisions in such a way so as to make a more efficient use of energy resources. (1981)

2. To promote activities which reduce the use of non-renewable energy resources. (1981)

POLICIES:

1. Future commercial, industrial and residential development within and adjacent to the City of Mt. Angel shall progress in the most efficient and logical manner possible. (1981)

2. The majority of residential development shall occur in urban areas where it is less expensive and less energy is consumed in providing public facilities and services. (1981)

3. Housing shall be located near commercial and industrial employment centers in order to reduce the amount of energy consumed in transportation between home and job. (1981)

4. Commercial services shall be located within or adjacent to residential areas to limit the energy consumed between residential and commercial areas. (1981)

5. Development shall progress in an orderly manner. It is more energy efficient to develop vacant lands within or contiguous to the existing Mt. Angel urban area rather than to allow continued "leap-frog" development patterns. (1981)

6. Residential, commercial and industrial development shall be energy efficient in design, siting and construction. (1981)

7. In an effort to conserve energy, the development of recycling facilities and the use of recycled materials shall be encouraged where applicable. (1981)

8. Mt. Angel shall actively support efforts by its citizens to utilize solar energy, shall consider solar access when reviewing development requests for new and existing struc-
tures, and shall look to more active programs for solar energy development at some point in the future. (1981)

9. Mt. Angel shall encourage any business or industry in the Community to undertake programs to develop co-generation resources. (1981)

10. The City shall not discourage the exploration for gas in the area, as long as environmental and land use protection is maintained. (1981)

11. Water conservation can be adopted as a city policy through rate structures and encouragement of water saving devices. (1981)
APPENDIX A

NATIONAL REGISTER OF HISTORIC PROPERTIES

1. Queen of Angels Priory

OWNER: Benedictine Sister's of Mt. Angel
840 South Main Street
Mt. Angel, Oregon 97362

DETAILS:
A site of 9.5 acres is included in the registry.
The main block of the priory was constructed in 1888.
The North wing was added in 1902.
The South wing was added in 1913.
Howard Hall was added to the site in 1913.

ENTERED ON REGISTRY: July 8, 1982.

2. St. Mary's Church

OWNER: Archdiocese of Portland
2838 East Burnside
Portland, Oregon 97214

DETAILS:
Considered of statewide significance.
Constructed in 1912.

ENTERED ON REGISTRY: October 22, 1986.

3. Windischar's General Blacksmith Shop

OWNER: Louis Weissenfels, et al
Mt. Angel Towers, 15A
Mt. Angel, Oregon 97362

DETAILS:
Location -- Northerly corner of Charles and Sheridan.
Constructed in 1905.

ENTERED ON REGISTRY: November 7, 1980.
"APPENDIX B"

OUTSTANDING SCENIC VIEWS AND SITES

1. Mount Angel Benedictine Abbey

LOCATION: Sections 11 and 14, Township 6 South, Range 1 West, Willamette Meridian and lying immediately adjacent to the Mt. Angel urban area to the southeast.

GENERAL DESCRIPTION: The Mount Angel Benedictine Abbey was located here in 1884 by Father Adelhelm Odermatt of Switzerland who, after a nationwide search, settled on Lone (Graves) Butte near the Town of Fillmore and named the site Mt. Angel. Since that time the 485' butte with its abbey buildings has been an aesthetic landmark to the City of Mt. Angel and the surrounding area. It is visible for up to five miles or more from all directions, but most predominantly from the Mt. Angel urban area. While located outside of the urban area, it is the single most dominant visual landmark to the community as well as for a significant portion of Marion County. It is of state level significance.

QUALITY: At this time the view of the abbey from the entire Mt. Angel urban area is essentially unhampered and can be subjectively evaluated as attractive and pleasing, without significant blemish when observed from that distance.

2. St. Mary's Church

LOCATION: Located on the south side of Church Street between Leo and Oak Streets, it is near the center of the urban area.

GENERAL DESCRIPTION: Between 1880 and 1912 this site was occupied by four successive church structures, each outgrown and replaced. The fourth existing church's cornerstone was laid in 1910 and was completed in 1912. The church, with its towering steeple, is the focal point of the community and the most dominant single structure in the urban area. It is also on the National Register of Historic Places.

QUALITY: The church is visible from every point in the community and is seen upon approaching the community from many
miles away. The overall effect has been compared to that of approaching some of the historic villages and towns of Europe. The building is outstanding in both its dominant size and beauty.
"APPENDIX C"

PUBLIC PARKS AND RECREATION SITES

1. John B. Humpert Park

LOCATION: Between Alder and Birch Streets in eastern portion of Mt. Angel community.

QUALITY: This park is improved with restrooms, picnic shelter/tables and playground equipment.

QUANTITY: 1.87 acres (est.)

2. Fisher Memorial Park

LOCATION: The northwest corner of Fir and May Streets in the southwestern portion of the community.

QUALITY: The park is developed with picnic shelter/tables, and playground equipment.

QUANTITY: 1.16 acres (est.)

3. Ebner Community Park

LOCATION: North of Marquam Road near Spruce Street in the northwestern portion of the community.

QUALITY: This park is improved with picnic shelter/tables, restrooms, playground equipment, and lighted ball field.

QUANTITY: 8.00 acres (est.)

4. Berchtold Memorial Park

LOCATION: East of City Hall at Charles and Church Streets in the downtown area.

QUALITY: Fully landscaped with gazebo and restrooms.
5. (Unnamed Area)

LOCATION: At junction of John and Main Streets in downtown area.

QUALITY: Maintained with picnic tables.

QUANTITY: 0.18 acres (est.)

6. (Unnamed Area)

LOCATION: At triangle formed by Church, Main and Silverton Highway.

QUALITY: Fully landscaped with fountain.

QUANTITY: 0.04 acres (est.)
"APPENDIX D"

PLAN REVISION SCHEDULE

The value of a Comprehensive Plan as a statement of public policy for the growth and development of Mt. Angel is measured, in part, by the ability of the Plan to reflect the changing needs and desires of the community. Continued growth and development will present new problems and issues which will need to be addressed and resolved. Therefore, the Plan and implementing measures are to be evaluated and revised when public needs and desires change, and when development occurs at a different rate than projected by the plan.

MAJOR CHANGES

Major changes to the Plan are those that would result in a widespread and significant impact beyond an immediate local area. A major Urban Growth Boundary amendment required for the siting of an industrial use is an example of such a major change, as is a plan map change from residential use to industrial use. Major changes are not normally to be made more frequently than every two years.

MINOR CHANGES

Minor changes to the Plan which do not have significant effect beyond the immediate area are not to be made more frequently than once a year. Minor plan map changes, such as medium density residential to high density residential, are not considered to have any significant impact. However, the minor change must be compatible with adjoining existing or future land uses, that streets of sufficient capacity exist or are planned, and that sewer and water service is readily available.

Proposals for minor changes to the Plan are to be reviewed collectively at a set time period each year. The once a year process is important for maintaining the public's confidence in the Plan and credibility of daily decision making. Changes to the Plan are to be based on special studies or other resource data and used as a factual basis to support the change. The public need and justification for a change must be justified and documented.

PERIODIC REVIEW

In accordance with ORS 197.640(2), the next periodic review of this comprehensive plan shall be conducted during calendar year
1992 unless it is found that substantial changes in circumstances should cause the comprehensive plan or development ordinances to not comply with the state planning goals.

ADOPTION AND NOTIFICATION

Major revisions and minor changes to the Plan and implementing ordinances must be adopted by the city council following the forwarding of a recommendation by the Planning Commission based upon citizen involvement, and coordination with other governmental units and agencies. Property owners within 500 feet of an area subject to change are to be notified by mail of proposed changes as is specified by the zoning ordinance.
Solid Waste Disposal

POLICY:

1. Support a regional solid waste management program.

Environmental

POLICIES:

1. All new public and private developments as well as expansions of existing facilities will be reviewed with particular consideration of noise impact on existing residential, nursing home or other group living facilities. (1987)

2. All development within the City of Mt. Angel must comply with applicable state and federal environmental rules, regulations and standards. New developments will be coordinated with federal and state environmental regulations and regulating agencies. (1987)
Storm Drainage

GOAL:

1. That existing and future developed areas be provided with an adequate storm drainage system.

OBJECTIVES:

1. Adopt and implement a storm drainage plan.

2. Eliminate flooding from stormwater runoff within the service area.

POLICIES:

1. All storm drainage will be channeled into an effective storm drainage system.

2. Drainage facilities shall be provided in subdivisions and developments and connected to drainage ways and storm sewers outside the subdivision at developers expense. The design shall consider the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision. (Ord. #462) (1987)

3. Storm drainage improvements through already improved lands will be accomplished as the need arises using resources of bond issues or other funds depending upon the scope and expense of the project. (1987)
Water System

GOALS:
1. To maintain and enhance the quality of water service to all customers.
2. To conserve water and encourage its wise use.

OBJECTIVE:
1. Investigate the cost for providing additional reservoir storage (to about 1.0 mg) and water supply (about 400 gpm) against the cost of providing additional water supply and distribution lines, increased fire protection and more uniform pressures in the distribution system.

POLICIES:
1. Discourage the development of land uses that require a high water consumption.
2. All land use developments are required to install distribution lines that will provide at least minimum water pressure and flow for the proposed land use and future land uses.
3. To maintain adequate water flow and pressure, the city is encouraged to continually strive for a loop system and standard pipe size.
4. Develop supply, storage and distribution facilities that are able to satisfy insurance fire flow requirements and provide a given reserve for maximum daily use and emergency needs.
6. The city shall continue the policy of paying the cost of maintaining and improving the existing water system with funds derived from user fees. (1987)
7. Waterlines and fire hydrants serving a subdivision or new development and connecting it to city mains shall be installed at developers expense. The installation shall take into account provisions for extension beyond the subdivision or development to adequately grid the city system. (Ord. #462) (1987)
Sanitary Sewer System

GOAL:

1. To provide a continuing program for sanitary sewer service to the community at the lowest possible cost.

OBJECTIVES:

1. Strive for the most cost effective approach to provide sewage treatment capacity that accommodates the projected year 2000 sewerage flows, and that meets the objectives of DEQ's state water quality management plan.

2. Where possible, urban development should be confined to the limits of the gravity flow sewer system.

POLICIES:

1. The review of any development proposal should be balanced against any impact on the treatment system and other line operation and maintenance costs, and desired direction and type of growth.

2. Mt. Angel recognizes and will cooperate with the Mid Willamette Valley Council of Governments (MWVCOG) as the Areawide Waste Treatment Management Agency under Section 208 of the Clean Water Act. (1981)

3. The city will ensure that any sewer construction grant proposal conforms to the MWVCOG Master Sewage Plan prior to making any full application. (1981)

4. The City will further investigate alternatives for sewer system improvements needed to accommodate planned future population growth. A Capital Improvements Program will be prepared to guide and schedule needed improvements. (1981)

5. New subdivisions and areas of development shall pay for the cost of sanitary sewers installed to serve the subdivision and to connect the subdivision to existing mains. If required facilities serve property outside the subdivision, provisions will be included in any ordinance for a share of the costs to be borne by the benefitted property. (See Ord. #462) (1987)

6. The city shall continue the policy of paying the cost of maintaining and improving the existing distribution system with funds derived from user fees. (1987)
Sanitary Sewer, Water and Storm Drainage Systems

OVERALL SYSTEM GOAL:

1. To provide and develop a timely, orderly and efficient arrangement of community facilities and services to serve as a framework for urban and rural development.

OVERALL SYSTEM OBJECTIVES:

1. Direct new development to locations where facilities and services exist.
2. To maximize on existing investment, consider service line extension policies that encourage infilling within the city.
3. Consider a differential sewer and waterline connection fee between development in the city, and development of land currently outside the city.

OVERALL SYSTEM POLICIES:

1. Utilize the provision of community facilities and services as a guide to urban development.
2. Encourage development of vacant and partially developed lands within the city prior to urbanization of rural land.
3. Sizing and location of sewer, water and storm drainage lines is to reflect the requirements of desired land use arrangements and densities of the service area.
4. The installation, repair or resizing of municipal service lines should be done prior to, or concurrent with street improvements.