

# PLAN MAP & GUIDELINES



## PLAN MAP CLASSIFICATION DESCRIPTIONS

The Plan map classification descriptions below indicate the purposes and intents of the various plan classifications shown on the Paisley Land Use Plan map.

Rural Community: To provide areas suitable and desirable for those uses and activities generally found in rural communities. Such classification is intended to allow single-family residential development outright and commercial, some industrial, multiple residential and public uses after a public hearing and upon Council approval.

Commercial: To provide areas suitable and desirable for a variety of commercial uses outright, and new residential and industrial development after a public hearing and Council approval. The commercial downtown area has been so designated to encourage the concentration of commercial growth.

Industrial: To provide areas suitable and desirable for those wood processing and related industrial activities that may be needed for the economic well-being of the community. In addition to the area around the mill west of the City which is intended to encourage and allow related industrial development outright, the above Rural Community classification also provides for some (limited) industrial uses.

Residential: To provide areas suitable and desirable for residential development where water and sewerage services can be provided and where property owners will have some assurance that no incompatible uses will be allowed in the area. The hill property south of the City is reasonably well-suited for new residential development. Home occupations may be allowed in the residential area if found to meet zoning ordinance requirements.

Public: To provide areas for local, State and Federal uses and activities which involve substantial public investment and should be recognized for such. Smaller public uses can generally be approved in any other area upon hearing and Council approval.

Urban Growth Boundary: Area for which City services will be planned. Present City limits are Urban Growth Boundary, but possibility of future expansion to encompass industrial uses to the west, commercial development (and possibly the USFS compound) to the east, and/or residential development to the southwest is recognized, providing need arises and services are adequate to accommodate such areas.

## GUIDELINES

The guidelines included in this Plan are intended to provide a framework for planning decisions. The three types of guidelines are (1) State planning goals, (2) general and specific Plan policies, and (3) Plan implementation recommendations.

State planning goals are those sweeping objectives that are required to be addressed in every plan. These goals merely call out those fourteen considerations which must be taken into account in preparation of land use plans. They provide some minimum requirements for consistency among all plans and serve as a checklist for evaluating plan adequacy. Goals III, agriculture preservation, and IV, forest conservation, are not applicable to the City of Paisley.

Policies are more detailed guidelines that are used either individually or collectively as the bases for making planning decisions. Specific policies are those directives which have been developed by the City, related to a particular type or site specific development. The bases of specific policies are local regulations, needs or opinions. These policies follow various State planning goals, and in turn, are followed by general policies, which are those directives that basically apply to all uses and locations. These are "common sense" guidelines generally accepted and utilized, but need to be made a matter of record. Both State planning goals and local policies are statutory and have legal standing.

Recommendations are those implementation measures which need to be undertaken by the City, County, State or other public agencies or individuals in order for the plan provisions to be accomplished. Specific area recommendations will be indicated at the beginning of the recommendation section and be followed by general recommendatory statements. The recommendations follow the goal/policy section and have also been grouped according to the fourteen State goal categories.

### I. Citizen Participation

#### A. State Planning Goal

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

#### B. Plan Policy

That opportunities will be provided for the public to respond to preliminary planning documents prior to their finalization.

#### C. Recommendations

1. That informational materials be made available to explain the Plan and planning procedures.
2. That ordinance provisions be established in order that citizens may petition for Plan review and revision.

3. That written responses be made to planning queries, and records of such responses be maintained.

## II. Planning Process

### A. State Planning Goal

To establish a land use policy framework and planning process as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

### B. Plan Policies

1. That private investments will be protected from incompatible development which might likely diminish their value or unduly increase their taxes.
2. That planning decisions will be coordinated with those of other local, State and Federal agencies that may have an effect upon, or be affected by the decision.
3. That as a condition of making plan changes, it will be determined that community attitudes and/or physical, social, economic, or environmental changes have occurred in the area or related areas since plan adoption and that a public need supports the change, or that the original plan was incorrect.
4. That in considering plan revisions, alternative sites for the proposed uses will be considered, and it will be determined that the area proposed to be changed compares favorably with other areas which might be available for the uses proposed.
5. That major plan changes such as revising the classification of a particular area, will follow a process similar to that utilized in plan preparation.
6. That minor plan changes such as corrections or boundary adjustments and realignments, will be made by the governing body at a public hearing, recognizing public testimony as the basis for the decision.
7. That findings made in the course of land use planning decisions be related to specific planning policies or background information and that such findings be documented.
8. The City will conduct a thorough review of the Plan and implementing ordinances as deemed necessary, and at least as often as required so to comply with periodic review requirements of ORS 197.640 as directed by DLCD.

### C. Recommendations

1. That the factual bases used in preparing the Plan be updated periodically and new data included as available.
2. That a file of suggested Plan map and text alterations be maintained by the Planning Commission and/or Council,

and that such revisions be considered as part of the Plan review procedure.

3. That an official copy of the Plan be kept on file by the City Council and a second copy be available for review.

### III. Agriculture Land Preservation

- A. State Planning Goal - Not applicable within the Paisley Urban Growth Boundary

### IV. Forest Lands - Not applicable within the Paisley Urban Growth Boundary.

### V. Open Space, Scenic and Historic Areas and Natural Resources.

#### A. State Planning Goal

To conserve open space and protect natural, cultural, historical and scenic resources.

#### B. Plan Policies

1. That remodeling and recycling of older structures will be encouraged.
2. That sites or structures that have local, regional, statewide or national historic or cultural significance will be protected to the extent practical. Relative thereto, the City's Zoning Ordinance shall be amended to include an Historic Resource Combining Zone (HR) intended to provide for the maximum feasible protection and preservation of such resources.
3. That the City Council review historic sites or structures that may be identified at a later date, including possible alternatives for preservation when and if a use conflict develops. An Historic Inventory has recently been completed for the City and the results of such inventory are incorporated herein as a summary listing of identified and designated historic resources. Such is set forth as Appendix A to the Background Information document of the Comprehensive Plan.
4. The City will encourage the USFS to consider preservation alternatives for historic structures at the Paisley Ranger Station when and if use conflicts develop.
5. That the following concerns will be taken into account in protecting area visual attractiveness:
  - a. Maintaining vegetative cover wherever practical.
  - b. Using vegetation or other site obscuring methods of screening unsightly uses.
  - c. Minimizing the number and size of signs.
  - d. Siting developments to be compatible with surrounding area uses, and to recognize the natural character-

istics of the location.

6. That parks, campgrounds and similar private and public open space facilities will be developed where demand exists and where land resources are not unduly diminished or damaged.
7. That development will maintain or enhance attractiveness of the area and not degrade resources.
8. That removal of gravel from waterways will be encouraged where flood hazards will be reduced.
9. That the City coordinate with County, State or Federal agencies having fish management plans.

C. Recommendation

1. That local units of government and area individuals actively participate in EPA non-point discharge studies and programs.

VI. Air, Water and Land Resources Quality

A. State Planning Goal

To maintain or improve the quality of air, water and land resources.

B. Plan Policies

1. That planning decisions will recognize immediate and long-range effects on the quality of natural resources, and those uses which may likely have an adverse effect on resource quality will be prohibited.
2. That all local, State and Federal agencies will be required to comply with the same air, water, and land resource quality regulations as required of private interests.
3. That alternatives to sub-surface sewerage treatment systems will be encouraged.
4. That fish and wildlife habitat will be protected.
5. The Department of Environmental Quality has identified the Paisley area as being affected by a "Sensitive Aquifer". Information relative thereto, however, is inadequate to determine what, if any, action on behalf of the City is necessary to protect or minimize adverse impacts thereon. At such time as sufficient information or direction is provided by DEQ relative to said resource, the City shall formulate and enact the appropriate Plan and implementing ordinance provisions.

VII. Areas Subject to Natural Hazards and Disasters

A. State Planning Goal

To protect life and property from natural disasters and hazards.

B. Plan Policies

1. That water quality will be protected and flood hazards minimized by preventing encroachment into or filling or obstructing natural drainways or waterways.
2. That potential adverse effects of high ground water will be considered before development in such areas is approved.
3. That land developments will be provided safe and readily accessible ingress and egress for fire and emergency equipment.
4. That all new development shall be in accord with the Federal Insurance Administration provisions for complying with floodplain insurance requirements.

C. Recommendations

1. That provisions be made to insure that road and utility construction and run-off from development will not increase flood hazards.
2. That units of local government work jointly in solving floodplain problems that are inclusive of more than one jurisdiction.

VIII. Recreation Needs

A. State Planning Goal

To make provisions to satisfy the recreational needs of the County, State and visitors.

B. Plan Policies

That accessibility to and availability of recreational activities to people of all age and financial groups will be promoted.

C. Recommendation

1. That local, State and Federal government agencies work together with local individuals and civic groups in developing park and recreation projects.

IX. Economic Development

A. State Planning Goal

To diversity and improve the economy of the County and State.

B. Plan Policies

1. That the City coordinate with the County in economic development efforts including participation in the County's Overall Economic Development Program and Committee.

X. Housing

A. State Planning Goal

To make provisions for the housing needs of the citizens of the City.

B. Plan Policies

1. That areas where housing is sound will be afforded sufficient protection to prevent encroaching incompatible land uses which may lead to the deterioration of such housing.
2. That the Plan provide for a variety of housing types and locations and accommodate a range of housing prices.
3. That an adequate housing supply will be encouraged through development of new housing units, maintenance or rehabilitation of existing units and removal of units unsuitable for habitation.

XI. Public Services and Facilities

A. State Planning Goal

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

B. Plan Policies

1. That development will be approved only where existing capacity or planned capability of public or private utilities and facilities can accommodate such, unless the development provides funding for the increased services which will be needed.
2. That all public agencies will observe local ordinances regarding the development of new facilities and/or services.
3. That no services will be provided beyond the practical limitations of respective service systems.

XII. Transportation

A. State Planning Goal

To encourage safe, convenient and economic transportation system.

B. Plan Policies

1. That air facilities will be protected from encroaching incompatible uses that may have a limiting effect on their future use.
2. That City road or street right-of-way and other public lands will generally not be vacated; but shall be considered for park, open space, utilities and all other possible public uses should vacations be contemplated.



3. That the City coordinate with the County and the Oregon State Highway Department in respective road maintenance and improvement responsibilities.

C. Recommendations

1. That the City coordinate with the County to support feasible programs to improve conditions for the transportation disadvantaged.
2. That the City recognize potential pedestrian and bicycle needs in planning related decisions as such are identified and funds are available.

XIII. Energy

A. State Planning Goal

To conserve energy.

B. Plan Policies

1. That the City will encourage development of alternate energy resources such as solar, geothermal, wind and biomass.

C. Recommendation

1. That the City support the County's effort to obtain an inventory of geothermal resources in the County.

XIV. Urbanization

A. State Planning Goal

To provide for an orderly and efficient transition from rural to urban use and to minimize adverse effects of growth and/or change.

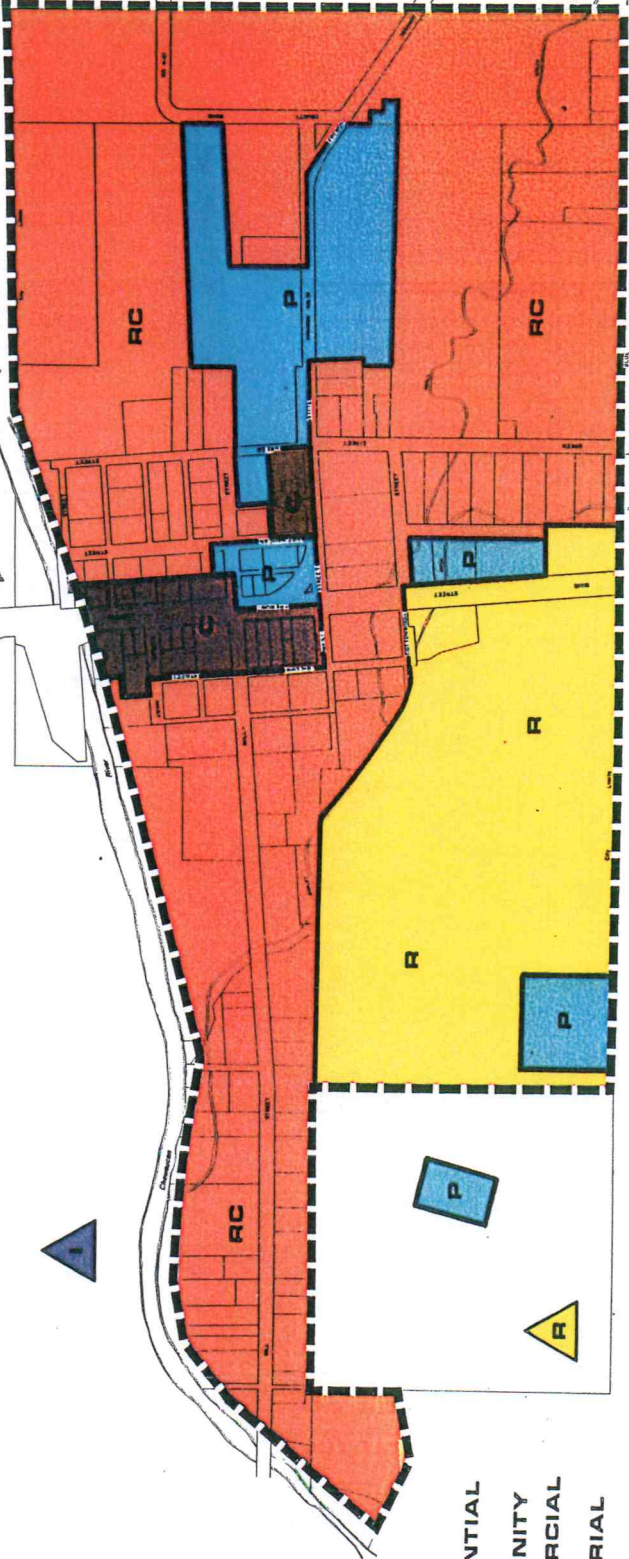
B. Plan Policies

1. That the urban growth boundary will be changed only after determining that there is a need for additional urban area and a capability for providing urban services and facilities to such area without unduly increasing the financial burden of residents within the existing boundary.
2. That change of the urban growth boundary will be based upon the following:
  - a. Demonstrated need to accommodate long-range urban population growth requirements.
  - b. Need for housing, employment opportunities, and/or commerce.
  - c. Orderly and economic provision of public facilities and services.
  - d. Maximum efficiency of land uses within and on the fringe of the existing urban area.
  - e. Retention of productive agricultural land.

- f. Compatibility of the proposed urban uses with nearby agricultural activities.
- 3. That additional growth will be encouraged by developing vacant areas within the City, before annexing additional land.
- 4. That uses with undesirable noise, smoke, odor, visual and other objectionable characteristics, may be prohibited from locating in areas where such conditions are incompatible with surrounding area development.

Urban Growth

Boundary



- R RESIDENTIAL
- RC RURAL COMMUNITY
- C COMMERCIAL
- I INDUSTRIAL
- P PUBLIC
- △ POSSIBLE FUTURE USE

# LAND USE PLAN

## CITY OF PAISLEY



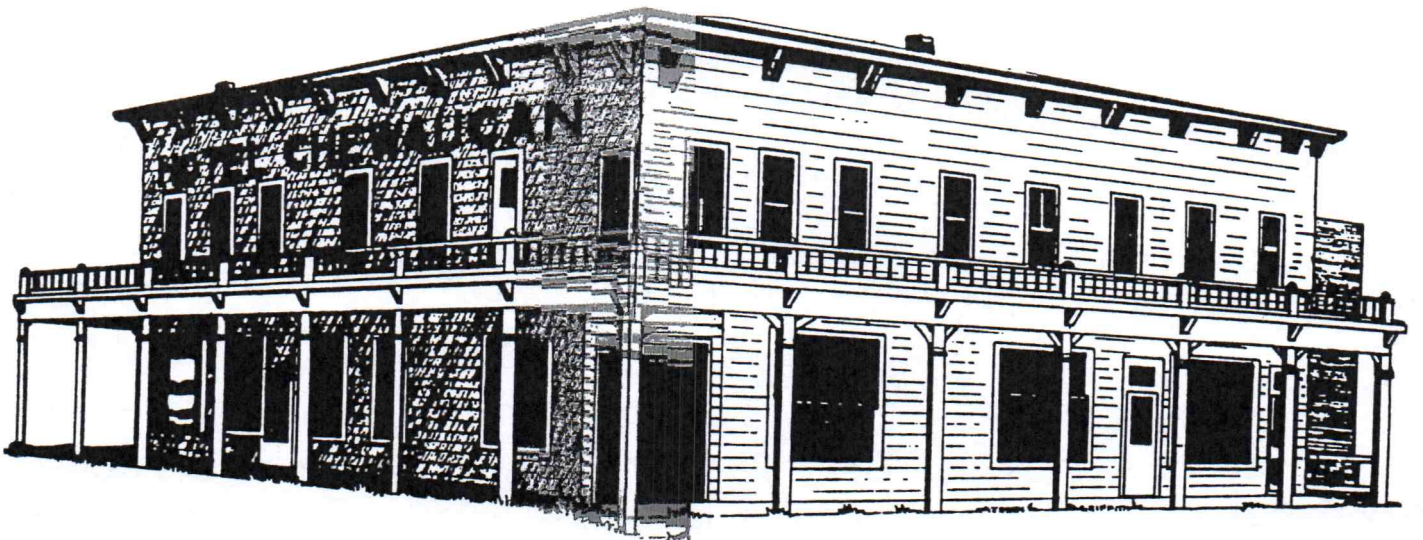
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Prepared by: L. J. ...

City of Paisley

1977

# BACKGROUND INFORMATION



## SUPPLEMENTARY INFORMATION

### GOAL I: CITIZEN INVOLVEMENT

- A. A planning committee was appointed by the Council to act in an advisory capacity on planning matters including Committee for Citizen Involvement (CCI) responsibilities. This committee has been approved by the Land Conservation and Development Commission as the CCI, along with a program for citizen involvement.
- B. Activities outlined in the Citizen Involvement Program (CIP) were well addressed in the program undertaken by the City to prepare and adopt a comprehensive plan and implementing ordinances. The following activities were included in the City's CIP:
  1. Posters and newspaper advertising were used to supplement word-of-mouth notice of work sessions and public meetings.
  2. Citizens were involved in assembling and verifying inventory information. Copies of all written and mapped material were made available for citizen review prior to finalization. Water and sewer lines, existing land use, soil capabilities and other considerations were prepared on display maps and made available for review at City Hall.
  3. Planning guidelines include a series of policies and recommendations to insure continuation of the CIP (see Section I policy and recommendation portions, respectively, of the Planning Guidelines). Both policies and recommendations in Section II ("Planning Process") address utilization of citizen involvement in updating the Plan.
  4. No actual evaluation of the CIP has taken place because nearly all of the involvement was input from the Council and planning committee.

### GOAL II: LAND USE PLANNING

- A. The Plan map and guidelines do not include a specific listing of problems, although in the preparation of the plan discussions of various problems entered into the decision-making considerations. A number of alternative choices are provided for in the Plan both by the respective Plan descriptions and by recognition where future development may likely occur if additional land is needed. The Planning guideline description indicates that policies "are used either individually or collectively" providing policy choices. Plan recommendations which recognize the City's needs are consistent with the policies and implementing ordinances.

- B. Plan documents are on file at City Hall and are made available for review upon request. Planning was coordinated with the County as both the County Planning Administrator and Counsel participation in the Plan and ordinance preparation, attending nearly every meeting. Provision for agency comment was provided primarily through circulation of the County Preliminary Plan and supporting Atlas which included information related to Paisley.
- C. The Plan and implementing ordinances have all been adopted: Plan, June 29, 1978; Zoning Ordinance and map, December 6, 1978; Subdivision Ordinance, December 6, 1978. The Plan provides for major revision of the Plan by the Council every five years, review for changes by public hearing every two years, and review and revision by petition at more frequent intervals. Guidelines also include provisions for record-keeping to keep track of possible changes.
- D. Exceptions: see Goal III and IV description.

GOAL III: AGRICULTURAL LANDS

- A. An exception was made to this goal (determined not to apply) because a small amount of pastureland does exist within the City limits (urban growth boundary) and it is essentially the only land available for development.
- B. Notice of this exception was publicized as part of the draft guidelines and was discussed at various work sessions and hearings. Neither the Council nor planning committee saw need to attempt to preserve such land as it is entirely within the City limits and contributes very little to the area's agriculture base or economy. The published hearing notice did not make specific mention of the exception being taken to this goal.
- C. Soil capabilities were mapped.

GOAL IV: FOREST LANDS

- A. This goal is not applicable since no forest lands exist within the City limits (urban growth boundary).

GOAL V: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

- A. School and other publicly owned lands inventoried provide for existing and anticipated future land needed for open space. Present use information is shown on the City's existing land use map.

Other inventory considerations taken into account include

the following:

1. Although there is some aggregate along the Chewaucan River, any removal and utilization of such from locations within the City are not anticipated, other than for flood hazard reduction (see Policy V.B.5.).
  2. A small channelized portion of the Chewaucan River recognized as a limited fish habitat resource lies outside the City limits and the urban growth boundary. Thus, the City has no specific jurisdiction over this resource. However, since the River is adjacent to the City limits, the City will coordinate with County, State or Federal agency fish management plans.
  3. No known wilderness areas, energy sources, or ecological or scientific natural areas were identified, nor are any outstanding views or sites located within the urban growth boundary.
  4. Recognition of the potential effects of the Chewaucan River and some high groundwater areas on the east part of the City were the only water areas, wetland, watershed or groundwater considerations taken into account in preparation of Plan recommendations, other than the City well water supply which appears adequate for future growth.
  5. Historical sites have been inventoried by the State Historic Preservation Office, Parks and Recreation Branch, of the Department of Transportation. Sites recognized for their historical and/or cultural significance are included in the County inventories. The only structure so designated is the CCC-constructed Ranger Station buildings under Federal ownership. Because of Federal ownership, the City recognizes it has no jurisdiction over these structures. It is also recognized, generally, that Paisley was "once the site of a Northern Paiute village". (Lake County Atlas, p. 112). This information will be supplemented as more detailed information becomes available. The State goal is incorporated into the City's Planning Guidelines.
  6. Potential and approved Oregon recreation trails are taken into account in the County planning process. No trails or Federal or State wild or scenic waterway considerations affect this area.
- B. A number of policies have been included in the City's Planning Guidelines (Section V) to address the need for conserving open space and protecting natural and scenic resources.
- C. To date, no conflicting uses exist for utilization of waterways or other open spaces.
- D. Zoning and Subdivision ordinances have been prepared and adopted. Both ordinances require compliance with provisions

of the Comprehensive Plan. No other programs or implementation measures have been adopted to maintain present open space or address any of the other considerations of this goal.

GOAL VI: AIR, WATER AND LAND RESOURCES QUALITY

- A. All air, water and land quality information for the County is in the Lake County Atlas. No specific information was available for the City areas itself. Airshed and river basin concerns are relatively unimportant to the City.
- B. Water supply and sewage disposal systems meet minimum State and Federal requirements. The City is participating in the County's Solid Waste Management Plan. No carrying capacities of air, water or land resources has been established.
- C. Neither the Plan nor implementing ordinances have provisions that would allow development that would be detrimental to these resources. Coordination will be made with 308 (river basin) plans and 208 (non-point source) plans at such time as they are prepared and assistance is needed.
- D. The Department of Environmental Quality (DEQ) identifies the Fremont Sawmill in the vicinity of Paisley as a "major industrial activity noise source". The City recognizes such factors, but also notes that said facility is located outside the City and is therefore not subject to City regulation. Relative thereto, the City will continue to coordinate with the County and the DEQ in regards to the impacts associated therewith on land uses in the vicinity of such activity.

GOAL VII: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

- A. The City addressed minimizing potential hazards in the policy section of the Plan and referenced such in both the Zoning and Subdivision Ordinance. A flood hazards map is enclosed.
- B. The Federal Insurance Administration of the U.S. Department of Housing and Urban Development has provided the City with new flood hazard regulations and a new Flood Insurance Rate Map (FIRM), Community Panel Number 410117 0001B, dated 1988. Relative thereto, the City has adopted a new Flood Hazard Ordinance (City Ordinance No. 137, and adopted the new FIRM Map by reference thereby.

High groundwater and other soil limitations are recognized in Plan policies. Soil types were mapped and related (OR1 Sheets) information assembled and discussed in preparation of the Plan.



- C. The Plan and Zoning Ordinance allow for development in areas of known high groundwater with the stipulation that the effects of such be considered in determining suitability for proposed use(s).

GOAL VIII: RECREATIONAL NEEDS

- A. Recreation areas were included as public areas in the existing land use inventories. In the Plan preparation discussions and in the State recreational planning work, no specific recreation needs were identified.
- B. The size of the City and related characteristics was not felt sufficient to need or demand any recreation facilities beyond those existing or planned.
- C. The Plan and Zoning Ordinance include provisions to allow for development of recreation, park or other similar uses to be developed if and when demand arises.

GOAL IX: ECONOMY OF THE STATE

- A. Paisley's economic base information (along with population) is included in that portion of such information which can be identified as rural non-farm in the Lake County Plan. The only sizeable industrial employer in the area is the mill, shown as Industrial on the County Plan map including an expansion area. A small locally operated electronics firm, agriculture and businesses providing goods and services to the surrounding area, in addition to the school and U.S. Forest Service make up the balance of employment opportunities in the area. Appropriate provisions have been made in both the Paisley and County Plans for continuation and expansion of such industries/employment as demand occurs.

In that Paisley's economic information cannot be separated from overall County (or County rural non-farm as applicable) census data, the City can only anticipate the economy to continue as approximately 4% of the County. No adjustment of the amount of commercial or industrial land provided in the Plan is necessary to accommodate that growth. The urban growth boundary adoption resolution and Plan policy provide for coordination with the County.

The Zoning Ordinance and Plan have provided for industrial growth and occur both (1) within the City (if compatible and in accord with the intent of the Plan) and (2) outside of the City in the vicinity of the mill.

- B. Because of the limited population, no specific information (separate from that available for the County) was assembled

for economic base, labor force, or any of the other considerations related to industrial development (see earlier discussion).

- C. Suitable sites for economic growth and expansion are indicated on both the City and County's Plan maps.
- D. Coordination and primary effort in economic growth has been in Paisley's involvement in preparation of the County's Overall Economic Development Plan (OEDP).

GOAL X: HOUSING

- A. A buildable lands inventory (see Urbanization Findings) has shown that about 50% of the land within the City limits (and urban growth boundary) remains to be developed: 121.5 acres are developed and 122.1 acres developable. Of the developable acreage, 81.4 acres is designated community, 34.8 acres is recreational, and 5.9 acres is commercial. In addition to the buildable lands, there are 8.6 vacant acres of floodplain and 15 acres of land with excessive slopes (over 20%).
- B. Housing Characteristics and Conditions. A limited housing survey was conducted in December, 1979, for Paisley in conjunction with a U.S. Department of Housing and Urban Development grant application. Information collected and interpreted includes:

Housing Type - 65% of the housing units in Paisley were single family dwellings; 32%, mobile homes; and 3%, duplexes.

Housing Tenure - Renter occupancy accounts for 25% of the housing units compared to 75% owner occupancy.

Household Size - 60% of the homes in Paisley have at least two people living in them.  
- 49% of the existing housing supply have at least 3 bedrooms.

Age of Housing - 54% of the existing housing units were 50+ years old compared to 25%, 30-49 years old; 13%, 20-29 years old; and 7%, 11-19 years old.

- Rehabilitation programs to improve existing housing are likely to be important to Paisley because of the number of older homes.

Cost of Housing - As a rule-of-thumb no more than 25% of annual income should be spent on housing costs. 30% of those answering the survey had annual incomes of \$10,000 or less, however, 58 of the respondents live in housing affordable by that income group, indicating that there may not be sufficient dwelling units available to upgrade housing conditions (or might also indicate housing costs are relatively low).

- General
- 67% of the population felt their present housing was adequate.
  - The major reasons for dissatisfaction with present housing conditions include: size (too small), no foundation, paint bad, no insulation, poor heating, age (too old), exterior poor, poor roof. Note: Many of these conditions could be alleviated through a housing rehabilitation program (or by increasing the housing inventory).
  - 76% of the total population responding to the survey indicated they do not want to move and are satisfied with their present living conditions.
  - 77% of the population expressed a preference for single family dwellings compared to 21% for mobile homes and 2% for duplexes.

B. Housing Needs. Using Lake County's population projection (from Portland State University, Center for Population Research and Census) of 9,500 by the year 2000 with Paisley being 4% of that, the population projection for the year 2000 for the City would be 380 people. This increase of 80 people would require approximately 7 acres for additional residential land (developed to 4 dwellings per acre). As shown in the buildable lands inventory, the Plan provides 34.8 acres of developable "Residential" land and 81.4 acres of developable "Rural Community" land, which is more than adequate to accommodate projected development. Again, using a percentage of Lake County's housing figures, approximately 13 houses would be replaced between now and the year 2000 and an additional 36 house would be constructed in the same period. Duplexes currently provide for the City's multi-family housing needs and it is anticipated that duplexes will continue to provide these needs in the future.

C. Mobile homes are permitted outright in the Residential and

Rural Community Zones and by conditional use approval in the Commercial Zone. Additional subdividing in the area, coupled with the mobile home flexibility, is anticipated to provide for a range of types, prices and homesites in the community. The community recognizes its role as a rural center and anticipates continuing to provide housing for employees working in surrounding area jobs.

- D. One and two family dwellings are allowed outright in the Residential and Rural Community Zones and by conditional use approval in the Commercial Zone. In the event there may be a need at some future date for multi-family housing beyond duplexes, the Zoning Ordinance provides for multi-family dwellings by conditional use approval in both the Rural Community and Commercial Zones.

Density provisions provide for adequate numbers of affordable housing units, but still without diminishing the rural character of the community (5,000 square feet for a single family dwelling, 7,500 square feet for two-family dwelling and 1,000 square feet for each unit over two).

#### GOAL XI: PUBLIC FACILITIES AND SERVICES

- A. The City completed a sanitary sewerage system and major water system improvements in 1970. The sewerage system is composed of 21,500 feet of 4, 6 and 8 inch transit sewers and a sewage lagoon treatment plant designated to dispose of effluent through land irrigation with a monthly pumping capacity of .05 million gallons per day. The water system is composed of two existing wells and a 200,000 gallon storage tank designed to deliver 1,000 gallons per minute with a residual pressure of 40 psi. Both systems provide for design capacities for an estimated population of 500. Detailed information about both systems is available in the engineering studies on file at City Hall. Both systems are adequate for the projected population at the current rate of growth.
- B. Paisley school enrollment has remained relatively constant over the last 10 years, fluctuating in the 160-200 range. Estimated 1980 enrollment is 220 and capacity is 245.
- C. The City of Paisley has a fire rating of 8 with a 30-member volunteer fire department. Its one tanker and one pumper are anticipated to be adequate for any future fire protection needs. Police protection is provided by the County and State.
- D. Other City facilities include the City Hall (complete with turn-of-the-century jail) and library.
- E. Paisley participates in the County's Solid Waste Management

Program.

- F. The City receives an annual rainfall of 11.33 inches. Historically, existing street design has been adequate to handle present drainage needs. There is no need at the present time for additional programs other than the design standards included in the City's Subdivision/Partition Ordinance.
- G. Summarily, the public services and facilities in Paisley are adequate for present and anticipated future needs of the community and surrounding vicinity. There are policies in the Plan that assure coordination of services with the type(s) of development anticipated in the future.

#### GOAL XII: TRANSPORTATION

- A. Because of the size of Paisley, the highway and location, and physical constraints (river and hillside), transportation planning in Paisley is relatively insignificant. Paisley is limited to the automobile, bicycle and pedestrian modes of transportation. State Highway 31, a minor arterial under the State highway classification system, runs in a north-southeasterly direction through the City. In addition, both Mill Street (minor collector) and Blue Street (local road) are within the County Road system. The City has worked with the County and Oregon State Highway Department in decisions involving their respective road improvement responsibilities. Both the State and County have inventoried needs in their respective planning processes. Any City street improvement plans will be coordinated with the State and County. A local street improvement inventory was undertaken as part of the assembly of the Plan information base taken into account in the planning process. Provisions were made in the Subdivision/Partition Ordinance for extension of existing streets and coordination of all subdivisions with the provisions of the Comprehensive Plan. A State-owned public airstrip is located approximately one mile north of Paisley on State Highway 31. There is no commercial air, bus, taxi, rail or motor freight services in Paisley. Mass transit, water, rail and pipeline transportation modes are not feasible in Paisley.

Because of the size of the community and lack of appropriate alternative transportation modes, there is little choice in utilizing differing combinations of transportation modes and subsequently no differences in social consequences. In the same light, the City has no alternative but to rely upon vehicular transportation. In addition to the above reasons, recognizing the limited amount of transportation development likely to occur in the City in the foreseeable future, factors 5-8 of Goal XII have little if any application or signif-

icance to the City or is beyond the City's jurisdiction.

- B. The County has prepared a County-wide transportation Plan that addresses all transportation needs. That, plus the County and City planning guidelines will cover any transportation-related concerns that may arise in the vicinity.

#### GOAL XIII: ENERGY CONSERVATION

- A. Because of its small size and isolation, the City recognizes the relatively small amount that it can do to implement an energy conservation goal. The City has incorporated the State goal of conserving energy into the Plan. There is the potential for wind, solar, and biomass energy conversion. A portion of Paisley falls within the boundaries of the Summer Lake KGRA (Known Geothermal Resource Area) with the closest known hot springs some 5-6 miles northwest of Paisley.
- B. The fact that the City supports containing growth within the present City limits, supports enforcement of the Uniform Building Code for energy conservation in new construction, and encourages participation in weatherization programs for existing structures, are contributions to energy conservation.

#### GOAL XIV: URBANIZATION

- A. The City has provided for growth of all types and coordinated such with the availability of public facilities, services and access. Such provisions are consistent with the LCDC goals as outlined and documented above. Planning guidelines have been adopted to insure that such growth will be orderly and efficient.
- B. Because of the size of the City (267 acres), it has not been possible to provide a buffer or transition between urbanization and agricultural lands. However, since most of the surrounding area is utilized for pasture or grazing, such a transition is not essential to separate the two types of possible future uses.
- C. Based upon an analysis of population projections, land needs, and buildable lands available, the City determined that the present City limits was adequate for projected growth and there is no justification for extending the urban growth boundary beyond the present City limits at this time.

#### Summarily,

1. In 1979, the population of Paisley was reported at 300. By 1986, the City's population had increased to 315, or an annual average growth rate of just less than 1.0%.

Utilizing this same growth rate, the City's population is projected through the year 2010 as follows:

1990 - 325	2005 - 366
1995 - 338	2008 - 375
2000 - 352	2010 - 381

Originally the City's population through the year 2000 was projected to be 380, and the projection of housing needs and buildable lands was based on and determined adequate for that level. Therefore, with the adjustments in the projected population now projecting that such a level will not now be reached until the year 2010, there is no identified need to reassess the City's housing or buildable land needs. Further, there is no need identified for a reallocation of land uses by Plan and/or zoning designation at this time.

2. Half of the City is presently developed (121.5 acres) and half undeveloped (122.1 acres).
3. Land needs for residential development is approximately 7 acres.
4. Buildable lands include 35 acres designated specifically for residential development and 81 acres designated "Rural Community" which provides for residential use.
5. In addition to the area designated specifically for commercial uses, provisions are made for additional commercial (and industrial) uses to be approved in conformance with Plan policies and ordinance criteria as future needs are identified.
6. New housing needs projected to the year 2000 include 74 units (including replacements). Land available within the present City limits is more than ample to provide for this number of additional units.
7. Employment opportunities can be accommodated in the City and adjacent County "industrial" area as demand arises.

The Plan has recognized desirable directions for development if and when additional land is needed for expansion. This, however, would require changes in the urban growth boundary and in the County's Plan and Zoning Ordinance before it could be realized. Policies are provided for making changes in the urban growth boundary.

D. Below is the Paisley Buildable Lands Inventory.

BUILDABLE LANDS INVENTORY

Classification	Total Zoned (Incorp. Acres)	Flood Hazard	Slope	Acreage Developed	Devel- opable Acreage
Rural Community	195.5	8.6	-	105.5	81.4
Residential	58.8	-	15.0	9.0	34.8
Commercial	12.9	-	-	7.0	5.9
Total	267.2	8.6	15.0	121.5	122.1