

ALSO SEE . . .

*FINAL REPORT*

**WILLAMINA PARKS MASTER PLAN**

Inventory, Initial & Future Needs Assessment

(January 2003)



DESIGN GROUP, INC.

**PLANNERS  
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*R. J. ...*

# Transportation

This element of the Comprehensive Plan will deal with various facets that are involved in an effective housing program; such as the inventory of existing housing (condition and type), future housing needs, and problems with providing for future housing need.

## Findings

### 1. Existing Housing

In October of 1996, the Willamina Planning Commission conducted a survey of existing housing units. The purpose of the survey was to determine location, type and condition of the existing housing stock in Willamina. The survey indicated that the predominant type of residential housing units were conventional single-family dwelling units, as it is in most of Oregon's cities. Also, the use of the manufactured home continues to serve as an important alternative to conventional frame construction. The following table lists the city's current housing inventory by number and type of dwelling units. It should be noted that duplex units were not categorized until 1996. Consequently, in previous years that type of unit was categorized as either a single or multiple-family unit.

**Table 1**  
**Willamina Existing Housing Supply**

Year	Total Housing Units	Number of Single-Family Units (inc. mobile homes)	Number of Two-Family Units	Number of Multiple-Family Units
1978	578	509	NA	69
1987	619	543	NA	76
1996	656	568	12	76

Source: 1978 Windshield survey by Yamhill County Planning Commission;  
1987 Windshield survey by Givens/Talbot Assoc., Inc.;  
1996 Windshield survey by MWVCOG staff.

### 2. Housing Construction

The record of new housing construction for Willamina reveals that single-family homes are preferred in this area. The record of permits shows that during the period of time from January 1988 through December 1995 there were 33 permits issued for single-family or manufactured homes. During this same period, there was 1 permit issued for the construction of a duplex. The following table shows the number of permits issued by category of home for each year.

in the region. The recommended mix of housing units is 75% single-family units, 5% two-family dwelling units, and 20% multiple-family dwelling units. The calculations for needed housing units presented in Table 3 are based upon the recommended percentages.

**Table 3  
Willamina Housing Needs Projections**

Year	Additional Needed Housing Units	Single-Family Units	Two-Family Units	Multiple-Family Units
2000	27	21	1	5
2005	98	73	5	20
2010	176	132	9	35
2015	263	197	13	53

Source: 1987 Willamina Comprehensive Plan;  
1990 U.S. Census;  
1995 Population projections adopted by Council;  
1996 Windshield survey by MWVCOG staff

Table 3 clearly shows a projected increase in the total number of available housing units needed to meet Willamina's projected population growth. The following table shows the balance of additional housing needed by 2015 to meet the projected housing demand shown above.

**Table 4  
Additional Needed Housing by 2015**

	Additional Needed Housing	Single-Family Units (75%)	Two-Family Units (5%)	Multiple-Family Units (20%)
Existing (1996)	656	568	12	76
Needed (2015)	919	765	25	129
Balance	263	197	13	53

Source: 1987 Willamina Comprehensive Plan;  
1990 U.S. Census;  
1995 Population projections adopted by Council;  
1996 Windshield survey by MWVCOG staff

As shown in Table 4, Willamina will need to develop 263 total housing units by 2015 to meet the housing demand created by the projected population growth. These figures are based upon the assumptions of a 3.0% vacancy rate and that the 1990 average of 2.98 persons per housing unit for Willamina remains constant over the planning period.

Policies:

- A. Housing densities should be consistent with the suitability of the land to support development and should avoid natural hazards such as unstable soils, steep topography, flood/slide hazard areas and soils with poor drainage.
- B. Through the Plan and implementing regulations, the City should encourage retainage of any existing natural vegetation and should establish requirements for planting in all new residential developments.
- C. The City should require that all utilities be placed underground to improve the visual amenities of new development.
- D. The City shall encourage developers to make all new residential developments as energy-efficient as possible, including consideration of renewable fuel sources.

Goal #5: *To ensure that all new housing developments be provided with services (streets, sewer, water, ambulance, police and fire) and that future developments will not overburden the City's ability to provide such services. Further, to ensure that the cost of extending such services will be borne by the developer.*

Policies:

- A. Residential development should be located in areas that can be served by public facilities and services. The extension of public facilities and services shall be paid by the developer.
- B. Residential development should be directed into areas currently platted and close to the city center before utilizing large blocks of vacant land and land presently devoted to agriculture.
- C. Multiple family dwellings should be located near commercial activities to offer more people non-motorized access to commercial services.

Goal #6: *To cooperate with all federal, state, regional, and local agencies in developing and implementing housing programs to meet the needs of Willamina residents.*

Policies:

- A. The City should encourage programs for increasing the city's housing

# Housing Element

**Table 2**  
**Willamina Issued Construction Permits**

Year (Jan. 1 - Dec. 31)	Total Issued Permits	Number for Single-Family Dwellings (inc. mobile homes)	Number for Two- Family Dwellings	Number for Multiple-Family Dwellings
1988	8	8	0	0
1989	1	1	0	0
1990	4	4	0	0
1991	3	3	0	0
1992	1	1	0	0
1993	5	5	0	0
1994	3	3	0	0
1995	9	8	1	0
Totals	34	33	1	0

Source: 1996 City of Willamina

### 3. Housing Supply

In recent years, a significant amount of development has taken place in the region creating an influx of jobs and a resulting need for affordable housing in the area. Construction of the Spirit Mountain Casino in Grand Ronde and the Federal Prison in Sheridan are prime examples of such development. Willamina, along with other communities in the region, will need to develop additional affordable housing units in order to accommodate this growing need.

Currently the overall quality of housing in Willamina appears to be in fair condition.

### 4. Projected Housing Need

As its population continues to grow, Willamina will continue to face an increasing need for available housing. The following table shows the total projected housing needs by category through the year 2015. The needs were determined by synthesizing the population projections adopted by the Council in 1995 with the number of actual housing units currently existing in the city. Calculations for total needed housing units were based on the assumptions of a 3.0% vacancy rate and a constant ratio of 2.98 persons per housing unit as established for Willamina in the 1990 U.S. Census. A 3% vacancy rate was incorporated into the housing projections in the 1987 Comprehensive Plan.

The percentages of single-family, duplex and multiple-family housing units per total available housing units for 1996 are 86.59%, 1.83% and 11.58% respectively. The Department of Land Conservation and Development has encouraged the City to plan for

## Proposed Goals and Policies

Goal #1: *To take steps to ensure that Willamina residents are provided with safe and sanitary housing.*

Policies:

- A. The City should investigate funding opportunities for street lighting improvements in existing residential areas. The cost of providing street lighting in newly developed areas shall be borne by the developer.

Goal #2: *Through the Plan and implementing ordinances, to encourage the development of a range of housing types and cost levels to adequately meet the needs of its citizens.*

Policies:

- A. The City should incorporate residential land into the urban growth boundary that will permit development of housing for families of all income levels.
- B. Where feasible, residential developments should provide for recreational opportunities.
- C. The City shall investigate programs which promote the integration of low income housing with housing targeted toward other income groups.

Goal #3: *To encourage the upgrading of the existing housing stock.*

Policies:

- A. The City should solicit the aid of federal, state, and local agencies in obtaining funding for the rehabilitation of dilapidated housing in the city.
- B. The City shall solicit support for and otherwise encourage the weatherization of the existing housing stock to minimize health and economic impacts due to rising fuel cost.

Goal #4: *To ensure that all future housing developments take into consideration soil stability, topography and natural hazards in the design and density of the developments.*

supply.

- B. The City should provide for the collection and dissemination of housing information from federal, state, regional, and local sources.
- C. The City should cooperate and coordinate with federal, state, and local agencies in assisting programs for the improvement of housing stock and housing conditions.

Willamina has experienced erratic growth over the years since 1940. The Center for Population Research and Census, Portland State University has estimated that the 1994 population of Willamina is 1,755. Previous projection of populations made from a 1987 Mid-Willamette Valley Council of Governments Study and the City's 1976 Comprehensive Plan both indicate a much higher estimated figure of 1,875 and 2,165 respectively.

The significant disruption of the timber supply in the early 1990's and the economic recession during the early 1980's resulted in a slight decline in the city's population through 1990. More recently, the city's population has dropped from 1,870 people in 1989 to 1,700 people in 1990 and has since stabilized.

Historical population trends for the city are as follows:

Table 1  
City of Willamina  
**HISTORICAL POPULATION**

Year	Population	Percent Change
1940	667	---
1950	1082	6.2
1960	954	-1.2
1970	1193	2.5
1980	1749	4.7
1990	1700	-2.8
1994	1750	2.9

Source: 1990 Census Data and 1995 Sewer Master Plan

Age composition data from the 1990 Census is depicted in Table 2. Age distribution is an important factor to consider when planning the future of a community. The needs of a community can be more easily determined if the age composition is known. For example, a large proportion of young adults could point to the need for increasing job opportunities; or a substantial number of elderly people would mean that emphasis should be placed on meeting the needs of senior citizens.

Table 2  
City of Willamina  
**AGE DISTRIBUTION**

Age Group	1990 Population	1990 Percent of Population
0-4	189	11.1
5-17	399	23.5
18-64	898	52.8
65+	213	12.5

Source: 1990 Census Data

## Population Element

The Center for Population Research and Census at Portland State University projects population growth on a County wide basis and does not differentiate between individual cities. The Center has estimated the annual population growth of Yamhill County to be 2.0 percent.

Based on current development activities within the city, the construction of the Federal Corrections Facility in nearby Sheridan, and the Gambling Casino under construction in nearby Grand Ronde it is reasonable to utilize the estimated Yamhill County annual population growth of 2.0 percent up to the year 2015 as a guide.

The following table shows the projected twenty year population at a 2.0 percent growth rate using the 1994 population estimate prepared by Portland State University as the base population:

Table 3  
City of Willamina  
**POPULATION PROJECTIONS**

Year	Population (2% Growth Rate)
1994	1,755
1995	1,790
2000	1,976
2005	2,182
2010	2,409
2015	2,660

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## **Economics Element**

This element of the Comprehensive Plan is divided into the following sections:

- I. Community Description
- II. Historic and Current Economic Trends
- III. Assessment of Community Economic Development Potential
- IV. Strengths, Weakness and Potentialities
- V. Land Needs Assessment
- VI. Goals and Policies

Economics Appendix A: Map of Potential Commercial Redesignation Area

Economics Appendix B: 1992 Strategic Plan for Economic Development

### III. Assessment of Community Economic Development Potential

Goal 9 of the Statewide Planning Goals requires local planning for economic development to be based upon the consideration of services and facilities available in the planning area. This section summarizes the availability of key facilities and services available to support economic development in Willamina.

#### A. Availability of Key Facilities and Services

##### Key Public Facilities, Public Services, and Necessary Support Services

The following public facilities and support services are available to businesses and residents in Willamina:

- Fire and ambulance service by the Willamina Fire District.
- Police protection service from Yamhill County with a local substation at City Hall.
- Public schools within the UGB serve K-12 for City and Grand Ronde; bus service is provided for students.
- Television cable service provided by Stuck Electric.
- Public water system by the City of Willamina.
- Public sewer system by City of Willamina.
- Public library by City of Willamina.
- The nearest hospitals are located in McMinnville and Dallas.
- The nearest solid waste disposal and recycling facilities are located in McMinnville, Dallas and Salem.

##### Availability of key transportation facilities

Direct access to Willamina is provided by Oregon State Highway 18B (Willamina-Sheridan Highway) which connects to Oregon State Highway 18. Willamina Creek Road also serves as an access route to Willamina for rural areas north of the City. Willamina is approximately 30 miles west of Interstate 5.

The nearest airports are located in Sheridan, McMinnville and Salem. Bus service is provided by Greyhound with two stops in Willamina a day. Van and shuttle services are also provided to senior citizens and others by Yamhill County, the Confederated Tribe of Grand Ronde and the Senior Meals On Wheels program. Commuter rail service is not available in Willamina.

Freight rail access is provided east-west along a Southern Pacific Railroad line, and south along the Grande Ronde Railroad line. Over \$1 million in improvements have been implemented on the Willamina branch of the Willamette and Pacific Railroad. This

### Pollution Control Requirements

Pollution control requirements may include, but are not limited to air quality permits by the Oregon Department of Environmental Quality; and river discharge permits by the Oregon Department of Environmental Quality, the Division of State Lands, and/or the Oregon Water Resources Division.

### Educational and technical training programs

The following educational facilities are provided:

- Educational facilities for K-12 are located within the City of Willamina
- Chemeketa Community College, Sheridan Satellite Facility
- Chemeketa Community College, Salem
- Willamette University, Salem
- Linfield College, McMinnville
- George Fox College, Newberg
- Various classes are also periodically provided by the Confederated Tribe of Grand Ronde

## IV. Strengths, Weakness, and Potentialities

### A. Identified Strengths

1. The forest products industry continues to maintain a strong presence in Willamina economically and culturally.
2. Willamina's location close to on Highway 18 between the Willamette Valley and the Oregon Coast provides an opportunity to capitalize on commuter and tourism traffic.
3. Willamina is one of the few communities within commuting distance of Salem and Portland that has not experienced significant new development and still offers a rural quality of life.
4. Numerous commercially successful artists reside and work in the Willamina area.
5. Residential and commercial property is available at a relatively low cost compared to other locations in the mid-Willamette Valley.
6. Willamina schools have been innovative responding to changing community and student needs.

The types of small scale industry that could make sense in a community such as Willamina include secondary wood products, wood crafts, machine and other metal shops, plastics firms, and trucking/distribution firms.

## 2. Artist in Residence

Willamina has almost unparalleled opportunity to better capitalize on its existing and emerging base of commercially successful artists. Particular strengths to emphasize include:

- Metal sculptors (supported by foundry and metal working operations)
- Painters
- Potters
- Related crafts such as wood working and glass

From an economic perspective, the commercially successful artist may relate more to a national or international market rather than the local community as an outlet for their art.

Potential benefits to establishing an *artists in residence* program include:

- Providing common workshop space with reduced overhead.
- Offering a retail outlet to supplement work sold outside the local community or even outside Oregon.
- Potential to also offer other technical support services such as marketing assistance and distribution services.
- Common space for art classes as another source of supplemental income.
- Gallery space for retail sales, and establishing Willamina as a visitor destination.

## 3. Small Business Development

Given the community's proximity to Sheridan and McMinnville and distance from Highway 18, it is unlikely that major retailers will locate in Willamina in the near future. Similarly, Willamina's relatively small population combined with its limited inventory of industrial sites means that the community is not likely to attract large industries (with the potential exception of natural resource based firms).

To attract small business, it makes sense to permit uses that are a combination of manufacturer, retailer and distributor. Many of the small businesses in Willamina offering potential for expansion are involved in some or all of these

- Operations of a Willamina to Fort Hill Railroad – a one-half hour excursion train ride available for lease to a non-profit group from the current owner.
- Tours of an operating sawmill – as may become available through Willamina Lumber Company.
- Development of a year-round timber museum, well funded with quality exhibits offering a complete educational experience similar to that of the High Desert Museum in central Oregon. Much of the equipment for a museum is already available.
- Development of overnight facilities such as motels and recreational vehicle parks.

#### D. Identified Threats

##### 1. Timber Supply

Reductions in allowable cuts from national forests have inevitably led to closures of mills throughout western Oregon. Litigation affecting planned timber sales has greatly curtailed sales in many national forest regions.

The mills in Willamina may be less vulnerable to these supply reductions than in some communities elsewhere in western Oregon. This is because Willamina Lumber and Boise Cascade draw extensively from their own timberlands. However, Willamina Lumber also bids for public timber in the open market. Continued uncertainty about public timber has resulted in high log prices, making it difficult for any mill owner to compete and assure a predictable level of supply for their own operation.

On the surface, mills in Willamina would appear to be as well positioned as any to survive the current decline in the Northwest forest products industry. A number of residents interviewed felt that the “mills will always be around.”

However, survival cannot be assured for any mill. This is particularly the case if current restrictions on public lands are extended at some point to include private timberland.

Although forest products will continue to have a significant presence in Willamina, local employment in the forest products industry is projected to decrease in the near term. Long-term, there may be opportunities for increased production toward the latter part of the 1990s as supply from the regenerated Tillamook Burn begins to become available. However, competitive pressures and trends towards modernization will result in

**Table 2**  
**Commercial Land Needs Analysis**

Projection	High	Moderate
Total Projected 2015 Population	3,070	3,070
Estimated Commercial Land Ratio	.011*	.009
Net Land Needed	33.77	27.63
Total existing Commercial Land	29.89	29.89
Deduction for Environmental Constraints	NA	NA
Net Commercial Land Available Less Net Commercial Land Needed	-	-

\*Ratio of commercial land per capita in 1996.

Both land needs projections will require that the City increase the amount of Commercial land available in the City over the planning period. It is highly probable, given the layout and needs of the City, the route of Highway 18B, and the current location of the commercial core, that acquisition of commercial lands will need to be accomplished through rezoning to keep the commercial area functional. Comprehensive Plan zoning dictates that most of the rezoning will need to convert Medium Density R-2 residential lands to commercial or commercial-residential.

Willamina needs to determine the best location for the needed acreage. Given the location of the current commercial district, the City may want to consider rezoning the land south of the commercial district between Yamhill Street and Water Street from Moderate Density (MDR, C-2) to Residential-Commercial to permit mixed residential and commercial development. This rezoning would promote a commercial core atmosphere and aid in preventing commercial sprawl. It may be possible for the City to develop a waterfront commercial district along Willamina Creek between "B" Street and "D" Street. See Appendix A of the Economics Element for a map of the potential commercial re-designation area.

**B. Industrial Land**

All of Willamina's industrial lands lie along Willamina Creek or the Yamhill River and are bordered on one side by a major access route, either State Highway 18B leading to Sheridan or Main Street/Market Road. A majority of the industrial land is used by the forest products industry. Willamina has two wood products facilities currently operating in the urban growth boundary.

Willamina's projected population for the year 2015 is 3,070, an increase of 1,315 people from 1996. The 1987 Comprehensive Plan identified the need for .018 acres of industrial land per capita. The 1996 ratio of industrial land per capita was .067 acres per person. The following table provides two projections for industrial land needed over the planning period. The projection is based upon a ratio of

3. To achieve, to the extent possible, a self-sustaining local economy.

Policies

- A. Promote diversification and expansion of its economy by providing sufficient land for industrial uses.
- B. Encourage industry that will provide employment to, and balance between, a broad range of workers, including professional, skilled and unskilled labor.
- C. Give priority approval to industries that are non-polluting, energy efficient, utilize local labor and raw materials, and do not significantly conflict with the City's natural resource goals and policies.
- D. Evaluate industrial facility proposals by considering both the short and long-term social, environmental and economic impacts to the City and the surrounding area before being approved.
- E. Encourage industrial activities that will not deplete the energy resources of the area. Energy conservation and efficient utilization of energy resources shall be a primary consideration in allowing new industrial development in the City.
- F. Future industrial growth shall be directed away from existing or proposed areas of residential development.
- G. Promote and encourage small-scale "cottage" industries as a viable alternative to large, conventional business enterprises.
- H. Cooperate with appropriate, regional, state, and federal agencies which assist rural communities in the area of economic development.

**APPENDIX B**  
**1992 STRATEGIC PLAN FOR ECONOMIC DEVELOPMENT**

**PARCEL NW-2**

Tax Map: 5-7-36 900, 6-7-01 400

Owner: Willamina Lumber Co.  
9400 Barnes Rd. #400  
Portland OR 97225

Size: 30.89 acres (10% in floodplain)

Zoning: Heavy Industrial

Use: Lumber Mill

County: Yamhill

Location: Northwest of city limits

Adjacent Land Use: North: Agriculture  
South: Industry  
East: Agriculture  
West: City limits

Site Availability: Not available

Topography: Open, flat area

Proximity to Schools: None on access route

Proximity to Housing: None on access route

Structures: Various mill related buildings

Environmental Constraints: 100-year flood plain on 10% of land

Utilities: Water: City of Willamina  
Sewer: None  
Stormwater: None  
Electricity: Portland General Electric  
Natural Gas: Northwest Natural Gas  
Telecommunications: GTE

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5. Residential and commercial property is available at a relatively low cost compared to other locations in the mid-Willamette Valley.
6. Willamina schools have been innovative responding to changing community and student needs.
7. The business community has organized to promote economic development in Willamina and has recently implemented a program to provide low interest business loans for store front improvements.

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To attract small business, it makes sense to permit uses that are a combination of manufacturer, retailer and distributor. Many of the small businesses in Willamina offering potential for expansion are involved in some or all of these activities. A community like Willamina can facilitate more of this development with extremely flexible zoning ordinances, particularly for re-use of existing underutilized or vacant commercial properties.

Willamina may also have its share of local entrepreneurs and inventors, but they have little opportunity for capitalization.

- Development of a year-round timber museum, well funded with quality exhibits offering a complete educational experience similar to that of the High Desert Museum in central Oregon. Much of the equipment for a museum is already available.
- Development of overnight facilities such as motels and recreational vehicle parks.

#### D. Identified Threats

##### 1. Timber Supply

Reductions in allowable cuts from national forests have inevitably led to closures of mills throughout western Oregon. Litigation affecting planned timber sales has greatly curtailed sales in many national forest regions.

The mills in Willamina may be less vulnerable to these supply reductions than in some communities elsewhere in western Oregon. This is because Willamina Lumber and Boise Cascade draw extensively from their own timberlands. However, Willamina Lumber also bids for public timber in the open market. Continued uncertainty about public timber has resulted in high log prices, making it difficult for any mill owner to compete and assure a predictable level of supply for their own operation.

On the surface, mills in Willamina would appear to be as well positioned as any to survive the current decline in the Northwest forest products industry. A number of residents interviewed felt that the “mills will always be around.”

However, survival cannot be assured for any mill. This is particularly the case if current restrictions on public lands are extended at some point to include private timberland.

Although forest products will continue to have a significant presence in Willamina, local employment in the forest products industry is projected to decrease in the near term. Long-term, there may be opportunities for increased production toward the latter part of the 1990s as supply from the regenerated Tillamook Burn begins to become available. However, competitive pressures and trends towards modernization will result in reducing employment for a given level of output and to wage levels below those (in real dollars) experienced prior to the 1980s.

##### 2. Poor selection of sites for industrial development

Level sites adjacent to major transportation facilities such as highways and rail service are limited in Willamina due to existing development and surrounding topography. Most of the level sites already located in the UGB and adjacent to the Highway and rail service are developed.

**Table 2  
Commercial Land Needs Analysis**

Projection	High	Moderate
Total Projected 2015 Population	3,070	3,070
Estimated Commercial Land Ratio	.011*	.009
Net Land Needed	33.77	27.63
Total existing Commercial Land	29.89	29.89
Deduction for Environmental Constraints	NA	NA
Net Commercial Land Available Less Net Commercial Land Needed	-	-

\*Ratio of commercial land per capita in 1996.

Both land needs projections will require that the City increase the amount of Commercial land available in the City over the planning period. It is highly probable, given the layout and needs of the City, the route of Highway 18B, and the current location of the commercial core, that acquisition of commercial lands will need to be accomplished through rezoning to keep the commercial area functional. Comprehensive Plan zoning dictates that most of the rezoning will need to convert Medium Density R-2 residential lands to commercial or commercial-residential.

Willamina needs to determine the best location for the needed acreage. Given the location of the current commercial district, the City may want to consider rezoning the land south of the commercial district between Yamhill Street and Water Street from Moderate Density (MDR, C-2) to Residential-Commercial to permit mixed residential and commercial development. This rezoning would promote a commercial core atmosphere and aid in preventing commercial sprawl. It may be possible for the City to develop a waterfront commercial district along Willamina Creek between "B" Street and "D" Street. See Appendix A of the Economics Element for a map of the potential commercial re-designation area.

**B. Industrial Land**

All of Willamina's industrial lands lie along Willamina Creek or the Yamhill River and are bordered on one side by a major access route, either State Highway 18B leading to Sheridan or Main Street/Market Road. A majority of the industrial land is used by the forest products industry. Willamina has two wood products facilities currently operating in the urban growth boundary.

Willamina's projected population for the year 2015 is 3,070, an increase of 1,315 people from 1996. The 1987 Comprehensive Plan identified the need for .018 acres of industrial land per capita. The 1996 ratio of industrial land per capita was .067 acres per person. The following table provides two projections for industrial land needed over the planning period. The projection is based upon a ratio of industrial land per capita slightly higher than the 1987 needs projection.

Policies

- A. Promote diversification and expansion of its economy by providing sufficient land for industrial uses.
- B. Encourage industry that will provide employment to, and balance between, a broad range of workers, including professional, skilled and unskilled labor.
- C. Give priority approval to industries that are non-polluting, energy efficient, utilize local labor and raw materials, and do not significantly conflict with the City's natural resource goals and policies.
- D. Evaluate industrial facility proposals by considering both the short and long-term social, environmental and economic impacts to the City and the surrounding area before being approved.
- E. Encourage industrial activities that will not deplete the energy resources of the area. Energy conservation and efficient utilization of energy resources shall be a primary consideration in allowing new industrial development in the City.
- F. Future industrial growth shall be directed away from existing or proposed areas of residential development.
- G. Promote and encourage small-scale "cottage" industries as a viable alternative to large, conventional business enterprises.
- H. Cooperate with appropriate, regional, state, and federal agencies which assist rural communities in the area of economic development.

**APPENDIX B**  
**1992 STRATEGIC PLAN FOR ECONOMIC DEVELOPMENT**

**PARCEL NW-2**

Tax Map:	5-7-36 900, 6-7-01 400
Owner:	Willamina Lumber Co. 9400 Barnes Rd. #400 Portland OR 97225
Size:	30.89 acres (10% in floodplain)
Zoning:	Heavy Industrial
Use:	Lumber Mill
County:	Yamhill
Location:	Northwest of city limits
Adjacent Land Use:	North: Agriculture South: Industry East: Agriculture West: City limits
Site Availability:	Not available
Topography:	Open, flat area
Proximity to Schools:	None on access route
Proximity to Housing:	None on access route
Structures:	Various mill related buildings
Environmental Constraints:	100-year flood plain on 10% of land
Utilities:	Water: City of Willamina Sewer: None Stormwater: None Electricity: Portland General Electric Natural Gas: Northwest Natural Gas Telecommunications: GTE

## Urbanization Element

This element of the Comprehensive Plan is divided into the following sections:

- I. Buildable Lands Inventory
- II. Possible Vacant Land Restrictions
- III. 20-Year Land Needs Analysis
- IV. Urbanization Goals and Policies

Urbanization Appendix A: Methodology for Needed Dwelling Units  
Urbanization Appendix B: Map Amendments  
Urbanization Appendix C: Land Use Inventory Worksheets  
Urbanization Appendix D: Willamina Community Planning Project: Industrial Lands  
Inventory and Site Study (Commercial Lands Analysis included)

on a two (2) acre lot. In the inventory we would note that the existing single-family dwelling occupied 0.25 acres of the parcel and that 1.75 acres is vacant.

In the case of land designated other than residential, vacant land is not separated out. Further analysis to determine needed lands for these designations is based on overall supply rather than an availability of vacant lands.

Table 1  
Summary of Land Supply

Comprehensive Plan Designation	Developed (in acres)	Vacant (in acres)	Total	% of Total
Low Density Residential (LDR)	89.1	65.1	154.2	28.4%
Moderate Density Residential (MDR)	53.1	73.2	126.3	23.3%
Medium Density Residential (MR)	19.9	34.0	53.9	9.8%
Residential Lands Totals	162.1	172.3	334.4	61.5%
General Commercial (C)	*	*	19.9	3.7%
Residential-Commercial (RC)	*	*	10.6	2.0%
Industrial (I)	*	*	117.9	21.7%
Public Open Space (P)	*	*	17.9	3.3%
Public Assembly/Inst. (PAI)	*	*	41.9	7.7%
Total	*	*	542.5	99.9%

Source: MWVCOG

\* Developed/Vacant comparison not applicable as need is based on number of acres per person regardless if land is vacant or developed.

Residential: Approximately 334.4 acres are currently designated residential (LDR, MDR, MR) within the Urban Growth Boundary (UGB). It is estimated that 172.3 acres are vacant, and 162.1 acres are developed. Of the 542.5 total acres within the Willamina UGB, sixty one and one half percent (61.5%) is designated residential. Ninety-three percent (93%) of the 185.64 vacant acres available are designated residential.

Commercial: Approximately 29.9 acres are currently designated commercial (C, RC) within the UGB. The total includes 10.6 acres of residential-commercial designation which allows for conversion of residential use to commercial use. Of the 542.5 total acres within the Willamina UGB, just over five and one half percent (5.7%) is designated commercial. Approximately two percent (2%) of the vacant land available for development is designated commercial.

Industrial: Approximately 117.9 acres are currently designated industrial (I) within the UGB. Slightly under twenty two percent (21.7%) of the 542.5 total acres within the UGB are designated industrial. Approximately five percent (5%) of the vacant land available for development is designated industrial.

Willakenzie silty clay loam (WeF) soil is generally associated with slopes of from 30-45% and for this reason the building potential is limited. Peavine silty clay loam has severe building limitations due to a high slide hazard, according to the Soil Survey of Yamhill Area, Oregon, prepared by the USDA-SCS, January 1974.

Soil Type	Symbol	Limiting Characteristic
McAlpin silty clay loam	10A	High Water Table
Hazelair silty clay loam	HcB/HcD	High Shrink-Swell Potential
Peavine silty clay loam	PcC	High Landslide Hazard
Willakenzie silty clay loam	WeF	Steep Slopes
Terrace escarpments	Te	Steep Slopes/High Slide Hazard
Bellpine silty clay loam	310F	Steep Slopes

Source: Soil Survey of Yamhill Area, Oregon, Prepared by the USDA-SCS, January, 1974.

### Conclusion

It is known that portions of land within the Willamina Urban Growth Boundary are subject to natural hazards, such as floodways, wetlands, steep slopes and soil hazards. During the update of the Natural Resources Element of the Comprehensive Plan as part of the periodic review process, environmental constraints will be further analyzed and, if necessary, modifications through later periodic review tasks or a separate comprehensive plan amendment to this section will be made accordingly. Willamina's current zoning and development ordinance provides for regulations on how building can take place on land that is subject to natural hazards.

## II. 20-Year Land Needs Analysis

The future land needs for residential, commercial, industrial, and public lands are based upon trends and projections for population growth, economic development, and the calculation of acreage of land needed to support that population.

### A. Review of Population and Housing Needs Projections

In 1996, the City Council approved updated population projections through the year 2015. The forecasted population for 2015 at that time was a total of 2,660 persons and was based upon a 2.00% growth rate using the 1995 population estimate prepared by Portland State University as the base year for the projections. Since the time of the City Council approval, the Grand Ronde-Willamina Regional Problem Solving project (RPS) has revised the forecasted increase in population for Willamina based in part on a regional allocation of expected growth for the Grande Ronde-Willamina area. This revised population forecast has been approved by the City Council, and projects a growth in population from 1755 persons in 1996 to 3,070 persons in 2015, or a total increase of 1,315 persons.

Table 2  
**Housing Units by Mix**

Low Density R-1	75%	304 units
Moderate Density R-2	5%	20 units
Medium Density R-3	20%	81 units
TOTAL	100%	405 units

Source: MWVCOG, Willamina Housing Element , adjusted for RPS population figures

Estimated Residential Land Need

The following table illustrates the needed gross acres to accommodate each type of projected residential development at an average density that corresponds with the density permitted by the Willamina Development Code.

Table 3  
**Projected Housing Supply By Type**

Type	Designation	Projected Ratio by Housing Type	Needed Units	Permitted Density (units/acre)	Needed Gross Acres
Single-Family	LDR	75%	304	4.35	69.9
Two-Family	MDR	5%	20	approx. 5.5	3.6
Multi-family	MR	20%	81	12	6.8
TOTALS:			405 Units		80.3

Residential Land Surplus/Deficit

The City has three residential designations on the Comprehensive Plan map that permit residential development. LDR permits single-family dwellings, MDR permits two-family dwellings, and MR permits multi-family dwellings. The following is an analysis of residential land needs. It should be noted however, that single family homes are allowed within the multi-family zoning districts. Therefore, the amount of needed land for single family housing land can remain at a deficit, and yes the city can still supply the necessary land for single family housing through its multi-family districts.

Table 4  
**Residential Land Needs Analysis**

Type	Designation (Zone)	Needed Units	Density units/acre	Needed Acres	Vacant Acres Available	Surplus/ <Deficit>
Single Family	LDR (R-1)	304	4.35	69.9	65.2	<4.7 acres>
Multi-Family	MDR (R-2)	20	approx. 5.5	3.6	73.2	69.6 acres
Multi-Family	MR (R-3)	81	12.2	6.8	34.0	27.2 acres
Total		405		80.3	172.4	92.1 acres

Source: MWVCOG

C. Commercial Land Needs Assessment

Willamina's commercial district lies predominately on State Highway 18B past Water Street and extends eastward beyond Oaken Hills Drive. A large residential-commercial section straddles State Highway 18B from James Street to the

land is used by the wood products industry. Willamina has two wood products facilities currently operating in the urban growth boundary. In addition there is a former plywood mill with associated property totaling 37 acres that is partially used as storage for trucks and partially vacant. Additional small lot industrial sites are also available along West Main Street.

The largest manufacturing firms in or near Willamina are: Willamina Lumber Co. which employs an average of 200 employees; Boise Cascade Corp., located between Sheridan and Willamina, employs an average of 76 persons; and, Grim Brothers, Inc. is a logging company that employs approximately 38 persons.

Willamina's projected population for the year 2015 is 3,070, an increase of 1,315 people from 1996. The 1987 Comprehensive Plan identified the need for .018 acres of industrial land per capita. The 1996 ratio of industrial land per capita was .067 acres per person. The following table provides a projection for industrial land needed over the planning period. The projection is based upon a ratio of industrial land per capita used by other cities in the region. The ratio of 0.040 acres per capita has been used for industrial land needs projections in Gervais, Sublimity, Hubbard and other small Willamette Valley cities.

Table 6  
Industrial Land Needs Analysis

Total Projected 2015 Population	3,070
Estimated Industrial Land Ratio	.040
Land Needed	122.8
Total existing Industrial Land	117.9
Industrial Land Available Less Industrial Land Needed	-4.9

This gives the city a surplus of available industrial lands of approximately 4.9 to meet its needs through the year 2015. There appears to be adequate industrial land to meet the city's requirements over the planning period. An additional point for consideration is that the timber industry which the city relies upon for much of its industry is a land intensive industry. Should industrial land develop faster than planned, Willamina will need to determine the best location for the needed acreage. The Industrial land needs analysis in Appendix B of the Economic Element, lists several areas outside the Willamina's UGB currently zoned Industrial by the County. These properties should be reviewed for possible inclusion in an expansion of the UGB.

- E. Public Assembly/Institutional Land Needs (PAI)  
PAI lands were not inventoried as potentially developable. The School District 30J owns 33.2 acres of land designated LDR on the previous Comprehensive Plan map. This land currently contains an elementary and middle school. Plans for the

information, there is little reason for the City to consider a UGB expansion at this time. The land designations do need to be adjusted however, and these are discussed in Section III of this document.

Table 8  
Willamina Land Needs Summary, Before Changes

Plan Designation	Needed Lands	Vacant Land Available	Surplus/ <Deficit>
Low Density Residential	69.9 acres	65.2 acres	<4.7 acres>
MDR R-2	3.6 acres	73.2 acres	69.6 acres
MDR R-3	6.8 acres	34.0 acres	27.2 acres
Residential-Commercial	See Commercial Category	See Commercial Category	See Commercial Category
Commercial	27.6 acres	29.9 acres*	2.3 acres
Industrial	122.8 acres	117.9 acres*	<4.87 acres>
Public Open Space	12.7 acres	0 acres	<4 acres>
Public Assembly/Inst	33.2 acres	0 acres	0 acres
Total	276.6 acres	320.2 acres	43.6 acres

Source: MWVCOG

\* All land within designation: developed/vacant comparison not applicable as final need is based on number of acres per person regardless if land is vacant or developed.

### III. Summary of Adjustments to Map Designations

This document has presented several changes that increase the amount of Public Open Space and Public Assembly land available in the city.

Redesignation of School Property From LDR to PAI: This revision re-designates the 33.2 acres owned by School District 30J (see appendix C for map) from LDR to PAI to more accurately reflect existing and proposed uses of the property. See Urbanization Appendix B, map 1 for a map identifying re-designated area.

Public Open Space Issues: This revision re-designates the 8.7 acres of land north of Lamson Street that was donated to the City from LDR to P to more accurately reflect the proposed uses for the property. See Urbanization Appendix B, map 1, for map identifying redesignated area.

Redesignation of property to Low Density Residential (LDR) property: The above actions relating to redesignating land as P and PAI have removed approximately 41.8 acres from the supply of LDR land. In addition, the inventory of residential land has already identified a 4.7 acre deficit in LDR land. Together these create a 46.5 acre deficit in land exclusively zoned for single family development. Single Family/Low Density residential development is an allowed use within R-2 and R-3 lands, of which the city has a large surplus. Given this situation, the City sees no need at the present time for redesignation of residential lands, except as mentioned above.

## IV. Goals and Policies

### Residential Land Use

#### *Goals:*

1. To provide adequate long term supply of land to service the needs of the projected population to the year 2015, and to insure the conversion of these lands to urban uses in an orderly, timely manner.
2. To establish a land use planning framework for application of the goals, policies, and proposals of the Willamina's Comprehensive Plan.
3. To ensure that all new residential developments be provided with services, and that future developments will not overburden the City's ability to provide such services. Further, to ensure that the costs of extending such services will be born by the developer.

#### *Policies:*

- A. Designate sufficient residential land of all types to meet the need of present and future residents
- B. Rezone higher density residential lands as identified over time to provide needed low density lands.
- C. Higher density development should be located near commercial activities to offer more people pedestrian and bicycle access to commercial services.
- D. Encourage all new residential construction to be as energy-efficient as possible, including consideration of renewable energy sources.

### Commercial Land Use

#### *Goals:*

1. To allow for commercial types and amounts of activities to adequately meet the needs of the City and its immediate surrounding area.
2. To encourage the development of an attractive and competitive commercial core that provides a variety of services.

#### *Policies:*

- A. Designate sufficient area on the Plan map for commercial uses.
- B. Provide for expansion of the commercial corridor as the currently designated area is utilized over time.

## Industrial Land Use

### *Goals:*

1. To diversify and improve the City's economy.
2. To encourage desired economic growth, develop a stable, community based economy, promote greater employment opportunities for Willamina citizens, and provide efficient, orderly and convenient industrial development.
3. To achieve, to the extent possible, a self-sustaining local economy.

### *Policies:*

- A. Promote diversification and expansion of its economy by designating sufficient land for industrial uses.
- B. Encourage industry that will provide employment to, and balance between, a broad range of workers, including professional, skilled and unskilled labor.
- C. Give priority approval to industries that are non-polluting, energy efficient, utilize local labor and raw materials, and do not significantly conflict with the City's natural resource goals and policies.
- D. Evaluate industrial facility proposals by considering both the short and long-term social, environmental and economic impacts to the City and the surrounding area before being approved.
- E. Encourage industrial activities that will not deplete the energy resources of the area. Energy conservation and efficient utilization of energy resources shall be a primary consideration in allowing new industrial development in the City.
- F. Future industrial growth shall be directed away from existing or proposed areas of residential development.
- G. Promote and encourage small-scale "cottage" industries as a viable alternative to large, conventional business enterprises.
- H. Cooperate with appropriate, regional, state, and federal agencies which assist rural communities in the area of economic development.

**APPENDIX B  
MAP AMENDMENTS**

**APPENDIX D**  
**WILLAMINA COMMUNITY PLANNING PROJECT:**  
**INDUSTRIAL LANDS INVENTORY AND SITE STUDY**

## Urbanization Element

This element of the Comprehensive Plan is divided into the following sections:

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Urbanization Appendix D: Willamina Community Planning Project: Industrial Lands  
Inventory and Site Study (Commercial Lands Analysis included)

single-family dwelling occupied 0.25 acres of the parcel and that 1.75 acres is vacant.

In the case of land designated other than residential, vacant land is not separated out. Further analysis to determine needed lands for these designations is based on overall supply rather than an availability of vacant lands.

Table 1  
Summary of Land Supply

Comprehensive Plan Designation	Developed (in acres)	Vacant (in acres)	Total	% of Total
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Residential Lands Totals	162.1	172.3	334.4	61.5%
General Commercial (C)	*	*	19.9	3.7%
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Industrial (I)	*	*	117.9	21.7%
Public Open Space (P)	*	*	17.9	3.3%
Public Assembly/Inst. (PAI)	*	*	41.9	7.7%
Total	*	*	542.5	99.9%

Source: MWVCOG

\* Developed/Vacant comparison not applicable as need is based on number of acres per person regardless if land is vacant or developed.

**Residential:** Approximately 334.4 acres are currently designated residential (LDR, MDR, MR) within the Urban Growth Boundary (UGB). It is estimated that 172.3 acres are vacant, and 162.1 acres are developed. Of the 542.5 total acres within the Willamina UGB, sixty one and one half percent (61.5%) is designated residential. Ninety-three percent (93%) of the 185.64 vacant acres available are designated residential.

**Commercial:** Approximately 29.9 acres are currently designated commercial (C, RC) within the UGB. The total includes 10.6 acres of residential-commercial designation which allows for conversion of residential use to commercial use. Of the 542.5 total acres within the Willamina UGB, just over five and one half percent (5.7%) is designated commercial. Approximately two percent (2%) of the vacant land available for development is designated commercial.

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30-45% and for this reason the building potential is limited. Peavine silty clay loam has severe building limitations due to a high slide hazard, according to the Soil Survey of Yamhill Area, Oregon, prepared by the USDA-SCS, January 1974.

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McAlpin silty clay loam	10A	High Water Table
Hazelair silty clay loam	HcB/HcD	High Shrink-Swell Potential
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Source: Soil Survey of Yamhill Area, Oregon, Prepared by the USDA-SCS, January, 1974.

### Conclusion

It is known that portions of land within the Willamina Urban Growth Boundary are subject to natural hazards, such as floodways, wetlands, steep slopes and soil hazards. During the update of the Natural Resources Element of the Comprehensive Plan as part of the periodic review process, environmental constraints will be further analyzed and, if necessary, modifications through later periodic review tasks or a separate comprehensive plan amendment to this section will be made accordingly. Willamina's current zoning and development ordinance provides for regulations on how building can take place on land that is subject to natural hazards.

## II. 20-Year Land Needs Analysis

The future land needs for residential, commercial, industrial, and public lands are based upon trends and projections for population growth, economic development, and the calculation of acreage of land needed to support that population.

### A. Review of Population and Housing Needs Projections

In 1996, the City Council approved updated population projections through the year 2015. The forecasted population for 2015 at that time was a total of 2,660 persons and was based upon a 2.00% growth rate using the 1995 population estimate prepared by Portland State University as the base year for the projections. Since the time of the City Council approval, the Grand Ronde-Willamina Regional Problem Solving project (RPS) has revised the forecasted increase in population for Willamina based in part on a regional allocation of expected growth for the Grande Ronde-Willamina area. This revised population forecast has been approved by the City Council, and projects a growth in population from 1755 persons in 1996 to 3,070 persons in 2015, or a total increase of 1,315 persons.

According to the U.S. Census there were 2.98 persons per household in 1990. Based upon the new RPS population growth estimates, the assumption that the

Low Density R-1	75%	304 units
Moderate Density R-2	5%	20 units
Medium Density R-3	20%	81 units
<b>TOTAL</b>	<b>100%</b>	<b>405 units</b>

Source: MWVCOG, Willamina Housing Element , adjusted for RPS population figures

Estimated Residential Land Need

The following table illustrates the needed gross acres to accommodate each type of projected residential development at an average density that corresponds with the density permitted by the Willamina Development Code.

Table 3  
**Projected Housing Supply By Type**

Type	Designation	Projected Ratio by Housing Type	Needed Units	Permitted Density (units/acre)	Needed Gross Acres
Single-Family	LDR	75%	304	4.35	69.9
Two-Family	MDR	5%	20	approx. 5.5	3.6
Multi-family	MR	20%	81	12	6.8
<b>TOTALS:</b>			<b>405 Units</b>		<b>80.3</b>

Residential Land Surplus/Deficit

The City has three residential designations on the Comprehensive Plan map that permit residential development. LDR permits single-family dwellings, MDR permits two-family dwellings, and MR permits multi-family dwellings. The following is an analysis of residential land needs. It should be noted however, that single family homes are allowed within the multi-family zoning districts. Therefore, the amount of needed land for single family housing land can remain at a deficit, and yes the city can still supply the necessary land for single family housing through its multi-family districts.

Table 4  
**Residential Land Needs Analysis**

Type	Designation (Zone)	Needed Units	Density units/acre	Needed Acres	Vacant Acres Available	Surplus/ <Deficit>
Single Family	LDR (R-1)	304	4.35	69.9	65.2	<4.7 acres>
Multi-Family	MDR (R-2)	20	approx. 5.5	3.6	73.2	69.6 acres
Multi-Family	MR (R-3)	81	12.2	6.8	34.0	27.2 acres
<b>Total</b>		<b>405</b>		<b>80.3</b>	<b>172.4</b>	<b>92.1 acres</b>

Source: MWVCOG

C. Commercial Land Needs Assessment

Willamina's commercial district lies predominately on State Highway 18B past Water Street and extends eastward beyond Oaken Hills Drive. A large residential-commercial section straddles State Highway 18B from James Street to the Yamhill River. The commercial district is largely composed of local businesses which cater to the needs of the local residents. There are some vacant or partially vacant parcels and buildings.

used as storage for trucks and partially vacant. Additional small lot industrial sites are also available along West Main Street.

The largest manufacturing firms in or near Willamina are: Willamina Lumber Co. which employs an average of 200 employees; Boise Cascade Corp., located between Sheridan and Willamina, employs an average of 76 persons; and, Grim Brothers, Inc. is a logging company that employs approximately 38 persons.

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Table 6  
Industrial Land Needs Analysis

Total Projected 2015 Population	3,070
Estimated Industrial Land Ratio	.040
Land Needed	122.8
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Industrial Land Available Less Industrial Land Needed	-4.9

This gives the city a surplus of available industrial lands of approximately 4.9 to meet its needs through the year 2015. There appears to be adequate industrial land to meet the city's requirements over the planning period. An additional point for consideration is that the timber industry which the city relies upon for much of its industry is a land intensive industry. Should industrial land develop faster than planned, Willamina will need to determine the best location for the needed acreage. The Industrial land needs analysis in Appendix B of the Economic Element, lists several areas outside the Willamina's UGB currently zoned Industrial by the County. These properties should be reviewed for possible inclusion in an expansion of the UGB.

E. Public Assembly/Institutional Land Needs (PAI)

PAI lands were not inventoried as potentially developable. The School District 30J owns 33.2 acres of land designated LDR on the previous Comprehensive Plan map. This land currently contains an elementary and middle school. Plans for the construction of a high school are proposed for this site. The City re-designates the 33.2 acres from LDR to PAI to more accurately reflect existing and proposed uses of the property. Once the new high school has been constructed, the

Table 8  
Willamina Land Needs Summary, Before Changes

Plan Designation	Needed Lands	Vacant Land Available	Surplus/ <Deficit>
Low Density Residential	69.9 acres	65.2 acres	<4.7 acres>
MDR R-2	3.6 acres	73.2 acres	69.6 acres
MDR R-3	6.8 acres	34.0 acres	27.2 acres
Residential-Commercial	See Commercial Category	See Commercial Category	See Commercial Category
Commercial	27.6 acres	29.9 acres*	2.3 acres
Industrial	122.8 acres	117.9 acres*	<4.87 acres>
Public Open Space	12.7 acres	0 acres	<4 acres>
Public Assembly/Inst	33.2 acres	0 acres	0 acres
Total	276.6 acres	320.2 acres	43.6 acres

Source: MWVCOG

\* All land within designation: developed/vacant comparison not applicable as final need is based on number of acres per person regardless if land is vacant or developed.

### III. Summary of Adjustments to Map Designations

This document has presented several changes that increase the amount of Public Open Space and Public Assembly land available in the city.

Redesignation of School Property From LDR to PAI: This revision re-designates the 33.2 acres owned by School District 30J (see appendix C for map) from LDR to PAI to more accurately reflect existing and proposed uses of the property. See Urbanization Appendix B, map 1 for a map identifying re-designated area.

Public Open Space Issues: This revision re-designates the 8.7 acres of land north of Lamson Street that was donated to the City from LDR to P to more accurately reflect the proposed uses for the property. See Urbanization Appendix B, map 1, for map identifying redesignated area.

Redesignation of property to Low Density Residential (LDR) property: The above actions relating to redesignating land as P and PAI have removed approximately 41.8 acres from the supply of LDR land. In addition, the inventory of residential land has already identified a 4.7 acre deficit in LDR land. Together these create a 46.5 acre deficit in land exclusively zoned for single family development. Single Family/Low Density residential development is an allowed use within R-2 and R-3 lands, of which the city has a large surplus. Given this situation, the City sees no need at the present time for redesignation of residential lands, except as mentioned above.

## IV. Goals and Policies

### Residential Land Use

#### *Goals:*

1. To provide adequate long term supply of land to service the needs of the projected population to the year 2015, and to insure the conversion of these lands to urban uses in an orderly, timely manner.
2. To establish a land use planning framework for application of the goals, policies, and proposals of the Willamina's Comprehensive Plan.
3. To ensure that all new residential developments be provided with services, and that future developments will not overburden the City's ability to provide such services. Further, to ensure that the costs of extending such services will be born by the developer.

#### *Policies:*

- A. Designate sufficient residential land of all types to meet the need of present and future residents
- B. Rezone higher density residential lands as identified over time to provide needed low density lands.
- C. Higher density development should be located near commercial activities to offer more people pedestrian and bicycle access to commercial services.
- D. Encourage all new residential construction to be as energy-efficient as possible, including consideration of renewable energy sources.

### Commercial Land Use

#### *Goals:*

1. To allow for commercial types and amounts of activities to adequately meet the needs of the City and its immediate surrounding area.
2. To encourage the development of an attractive and competitive commercial core that provides a variety of services.

#### *Policies:*

- A. Designate sufficient area on the Plan map for commercial uses.
- B. Provide for expansion of the commercial corridor as the currently designated area is utilized over time.
- C. Encourage all commercial activities to locate in the commercial core

## Industrial Land Use

### *Goals:*

1. To diversify and improve the City's economy.
2. To encourage desired economic growth, develop a stable, community based economy, promote greater employment opportunities for Willamina citizens, and provide efficient, orderly and convenient industrial development.
3. To achieve, to the extent possible, a self-sustaining local economy.

### *Policies:*

- A. Promote diversification and expansion of its economy by designating sufficient land for industrial uses.
- B. Encourage industry that will provide employment to, and balance between, a broad range of workers, including professional, skilled and unskilled labor.
- C. Give priority approval to industries that are non-polluting, energy efficient, utilize local labor and raw materials, and do not significantly conflict with the City's natural resource goals and policies.
- D. Evaluate industrial facility proposals by considering both the short and long-term social, environmental and economic impacts to the City and the surrounding area before being approved.
- E. Encourage industrial activities that will not deplete the energy resources of the area. Energy conservation and efficient utilization of energy resources shall be a primary consideration in allowing new industrial development in the City.
- F. Future industrial growth shall be directed away from existing or proposed areas of residential development.
- G. Promote and encourage small-scale "cottage" industries as a viable alternative to large, conventional business enterprises.
- H. Cooperate with appropriate, regional, state, and federal agencies which assist rural communities in the area of economic development.

**APPENDIX B  
MAP AMENDMENTS**

**APPENDIX D**  
**WILLAMINA COMMUNITY PLANNING PROJECT:**  
**INDUSTRIAL LANDS INVENTORY AND SITE STUDY**