

## **Urbanization**

Goal: To provide for an orderly and efficient transition from rural to urban land.

### Policies

1. The City of Monmouth shall not extend urban services beyond city boundaries unless waivers for future annexation are obtained.
2. The City of Monmouth shall review the urban growth boundary at least every five (5) years throughout the planning period. The review will direct special attention toward population increase and the projection of future land requirements.
3. Annexation to the city will be permitted if:
  - The city is able to provide adequate sewer, water, storm drainage, administration and fire protection services to the area.
  - The new area will meet city standards for all public improvements.
  - The area to be annexed is contiguous to the city and represents a logical direction for city expansion.
  - The area is within the urban growth boundary.
4. Polk County will submit to the City of Monmouth for review all proposals for partitions, subdivisions, comprehensive plan or zone changes within the urban growth boundary. Management of the area between the city limits and the urban growth boundary is viewed as a joint city/county responsibility. Decisions will be governed by the jointly adopted Urban Growth Management Agreement and the Monmouth Comprehensive Plan (included as part of the Polk County Comprehensive Plan).
5. Changes to expand or reduce the Urban Growth Boundary will be based upon consideration of the following factors:
  - Accommodation of additional population
  - Housing, employment opportunities and livability
  - Orderly and economical provision of public facilities and services
  - Maximum efficiency of land uses within and on the fringe of the existing urban area
  - Compatibility of the proposed urban use with nearby agricultural activities

## **Land Use**

Goal: To encourage efficient land use, meet future land needs to the year 2020, and to maintain land use designations appropriate for the character of the city of Monmouth.

### Policies

1. The City of Monmouth shall update and revise land use designations when necessary to accommodate demonstrated need for changing circumstances.
2. The City of Monmouth shall establish and utilize low, medium, mixed and high-density residential land use designations.
3. The City of Monmouth shall establish and utilize a commercial land use designation.
4. The City of Monmouth shall establish and utilize an industrial land use designation.
5. The City of Monmouth shall insure that new industrial uses will be compatible with surrounding uses.
6. The City of Monmouth shall, by use of land use designation and property zoning techniques, establish the downtown business district along Main Street as the primary commercial area within the city and encourage its continuation as such.
7. The City of Monmouth shall encourage the use of energy-efficient design and energy-saving technology and methods for all buildings within the city.

## **Housing**

Goal: To insure the existing and future residents of Monmouth the opportunity to live in safe and healthful housing and to provide a choice of housing types and densities.

### Policies

1. The City of Monmouth shall encourage development of housing that meets the needs of all income groups of existing and future residents.
2. The City of Monmouth shall allow for the use of new land development techniques to encourage a variety of living areas and housing types in all residential districts.
3. The City of Monmouth shall ensure that multifamily-zoned lands exist to accommodate multifamily and manufactured home park uses.
4. The City of Monmouth shall encourage the maintenance, conservation and enhancement of existing residential areas and housing stock through use of federal and state funds for low interest home rehabilitation loans and grants to households of low and moderate income.
5. The City of Monmouth shall encourage the upgrading of housing stock by private individuals.
6. The City of Monmouth shall encourage the establishment of a coordinated and cooperative effort with federal and state agencies' housing programs to assess local housing needs to assure that structurally sound and well-designed rental housing is available to meet the needs of those who cannot afford to, or who choose not to purchase a new home.
7. The City of Monmouth shall encourage the use of energy-efficient design and energy-saving technology for all buildings within the city.

## **Economic Development**

### Goals:

1. To maintain existing businesses and encourage a variety of new business activities to locate in the city.
2. To increase the short- and long-term stability of the local economy.
3. To foster commercial and/or industrial activities to meet the expressed needs of the residents.
4. To encourage development of a sound economic base through diversified industries.
5. To increase and broaden employment opportunities for area residents and stimulate growth of retail and service-related activities.
6. To utilize Western Oregon University's training opportunities for existing firms in the community and to utilize Western Oregon University as a source of new employees who meet the needs of local employers.
7. To promote the development of a unified and cohesive downtown Main Street.
8. To implement the Monmouth Urban Renewal District Plan.

### Policies:

1. The City shall promote the retention and expansion of existing business activity while promoting the recruitment of new commercial small business activity, including the development of the business license process.
2. The City shall utilize public and private capital improvements funding to stimulate business development in downtown.
3. The City shall create a favorable climate to attract new commercial uses that will benefit the community.
4. Commercial development in areas outside of downtown and Highway 99W shall be oriented to serve neighborhood needs.
5. The City will develop neighborhood commercial standards.
6. The City shall reduce the community tax burden by fostering diversification and broadening the tax base.
7. The City shall seek to attract and expand industries to provide employment opportunities for City residents.

8. Industries shall be required to adhere to applicable Federal and State air, land and water quality standards.
9. The City shall designate additional industrial land after the majority of the existing supply is developed.
10. The City shall require industries to provide landscaping to buffer the visual effect of expansive buildings or paved areas, to improve the streetscape along collector and arterial streets, and to screen adjoining non-industrial areas.
11. Using Western Oregon University's assistance, the City will recruit technological-based industries by encouraging a link between research industries and Western Oregon University.
12. The City shall establish reciprocal liaisons with Western Oregon University.
13. The City supports opportunities for Western Oregon University faculty and their spouses to live and work in the community.
14. The City will continue to support the development of the Monmouth-Independence Network (MINET) as a means of fostering economic development.
15. The City will work to place one or more industrial properties on the list of Oregon Certified Industrial Sites.
16. The City will structure the standards and criteria of the Zoning Ordinance to assist commercial and industrial developers in determining the feasibility of a potential project. The City will emphasize the importance of a rapid review process, avoiding unnecessary delays in processing applications for developments.

## **Transportation\***

Goal: To provide for and encourage a safe, convenient and economical transportation system, which includes adequate accessibility to all planned land uses, alternatives to the automobile, and good infrastructure maintenance.

### Policies

1. Monmouth will develop and maintain a Transportation System Plan that encourages alternatives to, and reduces reliance upon the automobile.
2. Monmouth will develop land use regulations and subdivision ordinances that allow needed transportation facilities and improvements and encourage development patterns that enhance opportunities for pedestrian travel, bicycle travel, and forms of public transportation.
3. Monmouth shall strive to coordinate planning actions, provide transportation services and implement the ODOT State Transportation Improvement Program (STIP) with affected jurisdictions in order to best serve the city's residents.
4. Monmouth shall utilize the Transportation System Plan for guidance in all land use planning and project development activities.
5. Monmouth shall protect transportation facilities, corridors, and sites for the functions Identified in this plan.
6. Monmouth will plan its transportation system recognizing the fiscal constraints in constructing and maintaining transportation facilities; some transportation issues may be most economically addressed through actions other than those that add capacity to the roadway system.

\* From the Monmouth Transportation System Plan, 2009.

## **Public Facilities and Services**

### General

1. It shall be the policy of the City of Monmouth to investigate the feasibility of cooperation and coordination with other government and quasi-governmental agencies in planning and providing public facilities and services. Wherever feasible, cooperative projects should be promoted to insure the most economic and efficient provision of services to the citizens of the City of Monmouth.
2. The sizing and location of sewer, water and storm drainage lines is to reflect the requirements of desired land use arrangements and densities of the service area.
3. The installation, repair or resizing of municipal service lines should be done prior to, or concurrent with, street improvements.

### Water Service

The provision of water service can be used effectively to guide and promote timely development in Monmouth. Therefore, it is the policy of Monmouth that:

1. The City of Monmouth will implement the water facilities plan adopted in 2007.
2. Extension of water service shall be contained to areas within the corporate limits of the city; and
3. All land use developments are required to install distribution lines that will provide at least, minimum water pressure and flow for the proposed land use and future land uses.
4. Waterlines and fire hydrants serving a subdivision or new development and connecting it to city mains shall be installed at developers' expense. The installation shall take into account provisions for extension beyond the subdivision or development to adequately grid the city system.
5. The City shall encourage water conservation and the development of a water conservation education program.
6. The City shall actively participate in efforts to develop regional or shared water system facilities.

### Sewage Disposal System

The extension of sewer services in Monmouth is essential to the City's future development since most of the soil is unsuitable for septic tank drain fields. Therefore, it is the policy of Monmouth that:

1. The City of Monmouth will implement the sewer water facilities plan update adopted in 2007.
2. Extension of sewer service shall be limited to areas within the corporate limits of the city, unless a recognized public health emergency necessitates otherwise.
4. Preference shall be given to development proposals adjacent to existing sewage mains.
5. The City will further investigate alternatives for sewer system improvements needed to accommodate planned future population growth. A Capital Improvements Program will be prepared to guide and schedule needed improvements.
6. New subdivisions and areas of development shall pay for the cost of sanitary sewers installed to serve the subdivision and to connect the subdivision to existing mains.
7. The sizing and location of wastewater lines shall meet requirements of the desired land use arrangements and densities of the service area.

### Storm Drainage

1. The City shall develop a stormwater master plan for the Monmouth urban area.
2. All storm drainage is to be channeled into an effective storm drainage system.
3. All new developments shall install engineered and City-approved storm drainage facilities along with other improvements.
4. Drainage facilities shall be provided in subdivisions and developments and shall connect to drainage ways and storm sewers outside the subdivision at developers' expense. The design shall consider the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision.
5. Storm drainage improvements through already improved lands will be accomplished as the need arises using resources of bond issues or other funds depending upon the scope and expense of the project.

## Schools

Recognizing the need for identifying additional school sites is important to the planning process. It is critical to reserve adequate acreage in a suitable location in order to have the site available when needed. Therefore, the following policies have been formulated as a guide to the future location of schools:

1. The City of Monmouth recognizes the need and the ability of the Central School District to plan all elements of the services they provide. However, the City shall encourage and promote cooperative planning between the city and the district regarding any development or program having a direct bearing on school location or city services.
2. The location of future school sites should be planned to provide locations apart from existing schools and as near the center or residential neighborhoods as possible. Locations should be accessible from collector or arterial streets, however, should be set back far enough to protect the teaching environment from noise and pollution and the student population from dangerous pedestrian-vehicular traffic conflicts.
3. Future school sites should be sufficiently large to provide school facilities that may be expanded as the need arises. Encouragement should be given to multi-uses of school property such as open space and neighborhood parks.
4. Wherever possible, schools should be planned to serve multiple community purposes. In addition to normal school operations, schools can be used for other activities such as meetings of various types of community and civic groups and as a place to hold various community functions such as public meetings, charitable events, theater presentations, etc.

## Solid Waste

The amount of solid waste generated in Monmouth warrants management. To achieve the proper disposal of solid wastes and keep environmental hazards to a minimum, it is the policy of the City of Monmouth to:

1. The City shall conserve natural resources and reduce the solid waste requiring disposal by supporting and encouraging recycling of solid waste.
2. The City shall support the regional solid waste program administered by Polk County.

## Police, Fire Protection and Ambulance Service

Police, fire protection and ambulance services are crucial factors for the safety and well being of the citizens of Monmouth. Therefore, it is the policy of Monmouth that:

1. Public Safety services shall be maintained at a satisfactory level to protect the citizens of Monmouth; and
2. Mutual aid agreements and other types of cooperative public safety agreement shall be continued at their present level and expanded in the future where feasible; and
3. New developments shall be carefully evaluated to determine the effects the development may have on public safety services. Should the development have more than a minimal effect on public safety services, the development shall not be approved.

### Library Services

Library services play an important role in the well-being of the community by affording all citizen access to reading materials and other library related services. Therefore, it is the policy of Monmouth that:

1. The City will encourage use of the library and its facilities; and
2. The City will continue to support the Chemeketa Cooperative Regional Library Service in its efforts to improve library service in the region.

## **Natural Hazards**

Goal: To protect life and property in Monmouth from natural hazards and disasters.

Policies:

1. Monmouth will adopt the Polk County Multi-Jurisdictional Hazard Mitigation Plan Update, which includes natural hazard mitigation goals and actions.
2. Monmouth will designate a Hazard Mitigation Planning Team Leader to convene the hazard mitigation planning group. The planning group shall monitor implementation of the Hazard Mitigation Plan and shall submit a written progress report to the City Council.
3. Monmouth will continue to participate in the National Flood Insurance Program. Monmouth will apply the floodplain overlay zone standards to development that occurs within designated 100-year floodplains.

## **Air, Land, and Water Resources**

Goal: To maintain and improve the quality of air, water, and land resources in Monmouth.

Policies:

1. All development and activities within the city shall adhere to applicable federal, state, and local air, water, and land quality regulations and standards.
2. In cooperation with appropriate agencies, Monmouth shall manage its air, water and land resources to ensure their protection, conservation, restoration, or enhancement.
3. Monmouth shall use “best management practices” for air, land, and water resources in all City operations and capital projects.
4. Monmouth will contribute to, or comment upon, regional water quality improvement planning and fish recovery plans undertaken by state and federal agencies by reviewing and responding to proposed policies and plans.
5. Monmouth will promote solid waste recycling, reuse and disposal options by providing for the licensing and permitting of persons engaged in these activities as part of franchise agreements.
6. As water system capacity is increased, Monmouth will protect significant groundwater resources by developing a wellhead protection plan.
7. Monmouth will continue to implement the Stormwater TMDL Implementation Plan for Ash Creek.
8. Monmouth will continue to support the regional solid waste management program.