

KEY TO NUMBERING SYSTEM OF THE FOLLOWING  
GOALS AND POLICIES

All goal statements are numbered beginning with the letter "G".  
All policy statements are numbered beginning with the letter "P".  
Each goal and policy statement also indicates a letter or letters to indicate the section and a number.

Section letters are as follows:

- C - Citizens Involvement
- L - Land Use
- P - Public Facilities and Services
- T - Transportation
- H - Housing
- U - Urbanization
- R - Plan Review and Amendment

COMPREHENSIVE PLAN REVIEW AND AMENDMENT

G-RI: To provide for changing public policies and circumstances and to maintain the Brownsville comprehensive plan as an updated workable document for decisions and actions related to land use.

P-R1: The City of Brownsville shall review the comprehensive plan and related ordinances every three years, at which time after proper public involvement, agency contact, and hearings, revisions may be made.

P-R2: The City of Brownsville shall take action on any element of the plan (land use, public facilities, housing, transportation, urbanization) prior to the scheduled review period if it is found that circumstances have [drastically] changed which render an element or any part thereof ineffective to serve the best interest and to preserve the health, safety and general welfare of the Brownsville community. [Amended by Ord. 619 adopted April 19, 1993.]

P-R3: The City of Brownsville shall comply with Oregon law for the enactment of legislative acts when amendments to the comprehensive plan or urban growth boundary are proposed which are legislative in character.

P-R4: The City of Brownsville shall comply with Oregon law for taking quasi-judicial action when amendments to the comprehensive plan or urban growth boundary are proposed which are quasi-judicial in character.

P-R5: The City of Brownsville shall adopt rules of procedure to govern the initiation and processing of amendments to the comprehensive plan.

P-R6: The City of Brownsville shall consider amendments to the Brownsville Comprehensive Plan which are initiated by:

- A. Affected individuals, agencies and jurisdictions.
- B. The Brownsville Planning Commission.
- C. The Brownsville City Council.

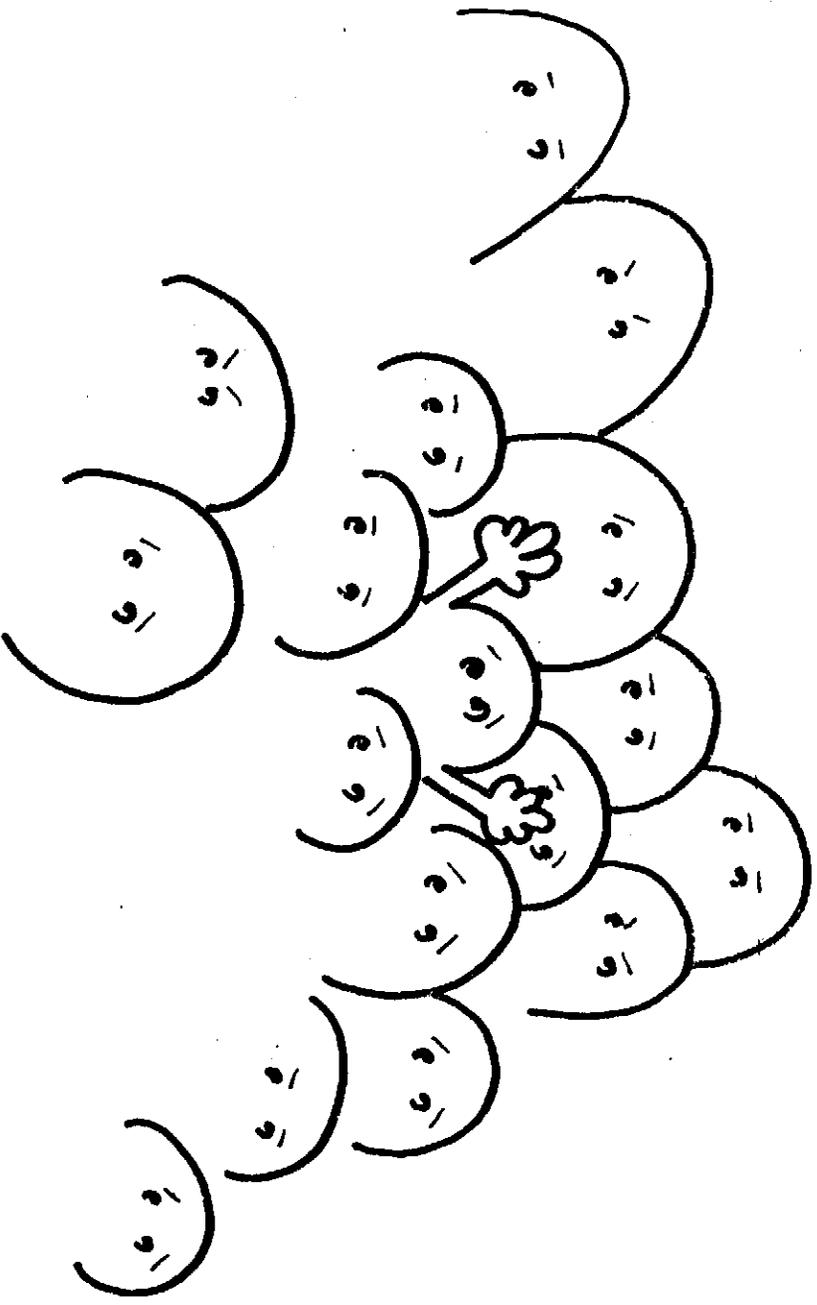
COMPREHENSIVE PLAN AMENDMENT  
FINDINGS OF FACT

1. Since the time of adoption of the original Comprehensive Plan, new planning regulations, goals and policies have been mandated by the State of Oregon. Adoption of these amendments to Brownsville's Comprehensive Plan allows the city to comply with these new requirements.
2. These amendments concern issues of the public health, safety and welfare, including public transportation and waste management, and were accomplished within the established timetable for revising the Comprehensive Plan.
3. A Comprehensive Plan must be reflective of the current conditions in its jurisdiction. Approval of these Comprehensive Plan Amendments will have the positive impact of updating the information found in the plan regarding transportation facilities provided within the city limits, among other conditions not currently reflected in the Plan.
4. The overall land use pattern of the area will not be negatively impacted. Allowing additional land within the city limits for commercial use would be a positive impact on the existing land use pattern.
5. As stated, the proposed amendments will have positive effects upon the health, safety and welfare of the citizens of Brownsville. Amended, up-to-date policies regarding the handling of hazardous and solid waste are examples of positive benefits which would result from approval of the amendments.

**CITIZEN**

**INVOLVEMENT**

**GOALS & POLICIES**



## CITIZEN INVOLVEMENT

G-CI: To achieve effective communication between the city's officials and its citizens, and develop greater opportunities for mutual information and citizen participation in all phases of community planning.

P-CI: The Brownsville Planning Commission shall be designated as the Committee for Citizen Involvement, whose continuous responsibility shall be to:

- A. Hold open public meetings during the course of all planning programs in order to give community residents the opportunity to participate in various stages of the planning process.
- B. Inform the community of planning commission meetings through: the civic calendar in the local newspaper, articles in the newspaper, public hearing notices posted at city hall, the post office and the city library.
- C. Perform the duties of all committees established by this plan until:
  - a) enough community interest is shown for all committees to be appointed, and
  - b) the city council after comment and recommendation from the planning commission appoints a committee to perform specific duties
- D. Assume responsibility when an established committee was formed to work on a specific project disbanded, is dissolved, or loses interest as a committee.
- E. Record and file minutes and other pertinent information related to planning and planning commission meetings. All public information will be available for public inspection at city hall.
- F. Periodically, conduct community surveys and questionnaires to assess community attitudes and evaluate the planning commission's effectiveness in reaching the citizenry and meeting community needs; and to evaluate citizens involvement in the planning process.
- G. Encourage citizen involvement through such methods as:
  - a) neighborhood groups;

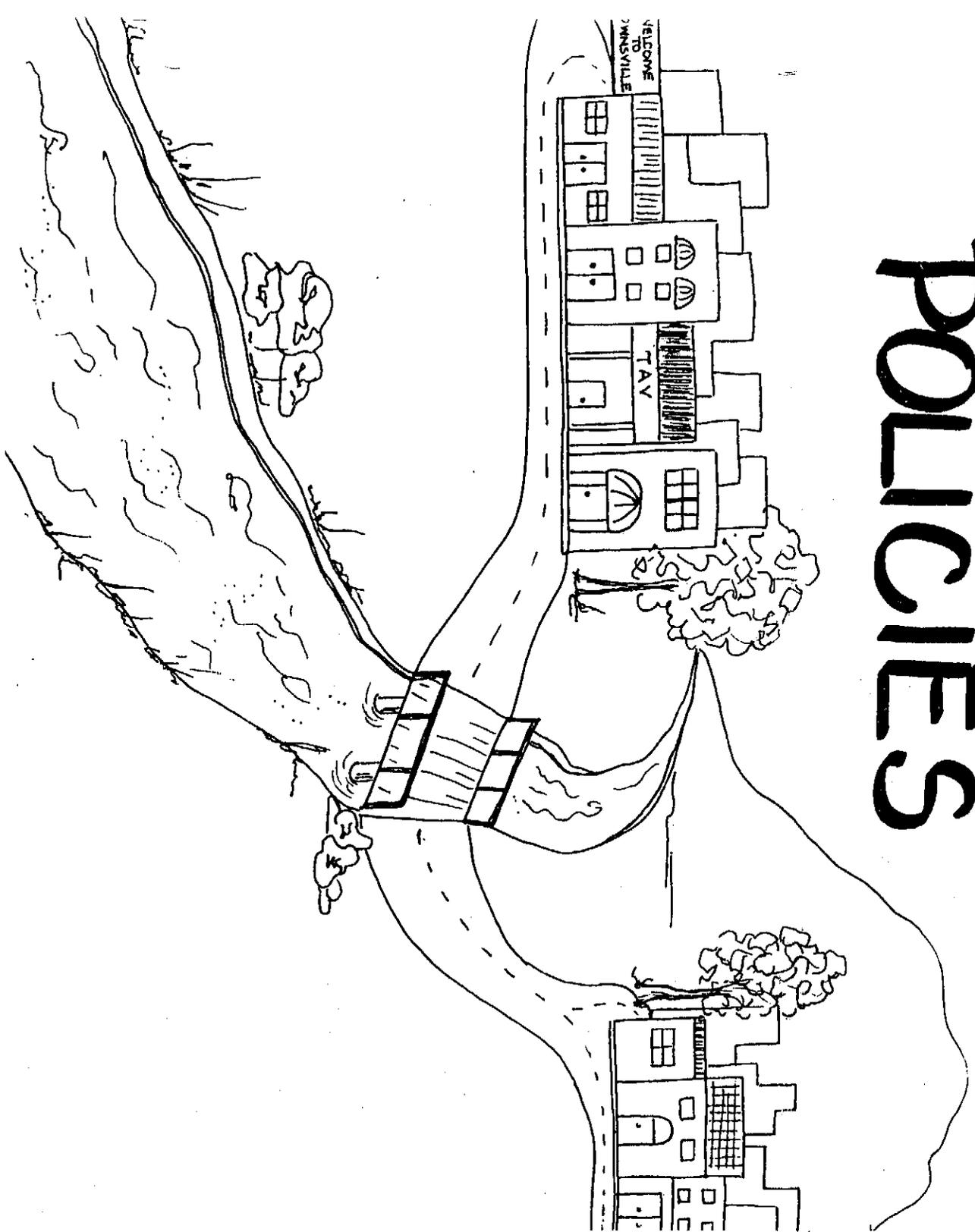
GOALS AND POLICIES - CITIZEN INVOLVEMENT

- b) internal neighborhood meetings;
  - c) cooperating with established community organizations;
  - d) providing a wide range of community interest projects.
- H. Provide the Brownsville City Council with information and recommendations on planning related issues.
- I. Work towards the realization of all goals and implementation of all policies within the Brownsville Comprehensive Plan, and to periodically review, update, fine tune and maintain the Brownsville Comprehensive Plan as a workable document for the citizens and future growth of Brownsville.

# LAND USE

# GOALS &

# POLICIES



## LAND USE

G-L1: To provide lands which are suitable for a variety of urban uses that will 1) provide optimum livability, 2) be safe from natural hazards, 3) economically provide public services, 4) be compatible with surrounding uses and 5) allow for freedom of choice in the market.

### Residential Lands

P-L1: The City of Brownsville shall recognize lands for residential use that adequately meet the projected population to the year 2000, and the lands so recognized will be consistent with the existing characteristics of the city and within the capabilities of the city to supply services.

P-L2: The City of Brownsville will continue to allow home occupations which do not distract from or interfere with the dominant use of the area in residential neighborhoods.

P-L3: The City of Brownsville shall establish areas of low density residential development with a minimum lot size of 7,500 square feet per dwelling unit. A minimum lot size of 12,000 square feet shall be required for a duplex. Low density shall be located in areas which have fewer services available than other areas of the city and which do not meet the criteria for medium or high density residential.

P-L4: The greatest number of units permitted in one structure within a low density residential area shall be a duplex.

P-L5: The City of Brownsville shall establish medium density residential areas with a minimum lot size of 6,500 square feet for single family dwellings, 8,000 square feet for duplexes, 9,500 square feet for triplexes and 12,000 square feet for four-plexes. Medium density shall conform to existing established neighborhoods where public, urban, services are able to adequately handle the increased development and activity.

P-L6: The City of Brownsville shall establish the four-plex as the greatest number of attached residential living units allowed within areas designated as medium density residential.

P-L7: The City of Brownsville shall establish high density residential areas with a minimum lot size of 5,000 square feet for a single family detached dwelling. The minimum lot size for attached residential units shall be an additional 1,500 square feet for each additional attached

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residential unit up to four units. For multi-family dwellings of five or more units, the minimum lot size shall be 2,000 square feet per unit. High density residential development shall be established in close proximity to commercial development, open space, and where the streets can accommodate the traffic generated by such development.

P-L8: A change to medium or high density residential shall not damage the existing historic character of the neighborhood.

Commercial Lands

P-L9: The City of Brownsville will maintain and enhance a centralized commercial district which respects the historic "old town" character of Brownsville, new development and improvements of buildings and landscaping shall conform with the historic period of "old town" as defined by the Brownsville Historic Review Board [Committee]. Pedestrian transportation will be emphasized. [Amended by Ord. 619 adopted Apr. 19, 1993.]

P-L10: The City of Brownsville shall establish a Brownsville Historic Review Board whose duties shall include establishing compatible styles which respect the historic character prevalent in "Old Town", and reviewing all proposals for new development located in "Old Town". [Amended by Ord. 619 adopted April 19, 1993.]

- A. Site plans drawn to scale showing the dimensions, arrangements and design of all proposed buildings, construction and alterations.
- B. Shape, size and proposed location of all signs.
- C. Plans drawn to scale of all construction and improvements to streets, sidewalks and street lights.
- D. All proposed plans for landscaping, benches, tables and all other non-commercial uses.
- E. Parking provisions.

P-L11: The City of Brownsville shall recognize commercial land south of the Galapooia River for the location of businesses which generate high traffic volumes.

P-L12: The City of Brownsville recognizes the need for diverse commercial activity to support continued economic growth

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and shall develop a mechanism to identify and encourage a range of commercial activities to meet the needs of the community.  
[Section P-L12a deleted by Ordinance No. 613 adopted August 17, 1992.]

Industrial Lands

P-L13: The City of Brownsville shall encourage economic development (among other strategies) through the recognition of lands suitable for industrial development.

P-L14: The City of Brownsville shall require industrial activity to be made compatible with surrounding land uses by:

- A. Use of buffers which could include distance separation, physical barriers such as plantings, earth mounds, fencing.
- B. Encouraging use of local resources such as agricultural or city waste.
- C. Encourage the use of other techniques and methods to achieve compatibility.

P-L15: Industrial Lands shall have ease of access to major highways so that residential neighborhoods and commercial areas are not adversely affected by industrial traffic. [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-L16: The City of Brownsville shall encourage the clustering of industry.

P-L17: The City of Brownsville shall encourage industrial activities which are capable of sharing excess heat or other forms of energy, water or other resources to do so in order to conserve resources and energy.

P-L18: The City of Brownsville shall establish areas for light industry. Industrial uses in light industrial areas shall:

- A. Be compatible with the surrounding land uses.
- B. Not generate loud noise, odors, particles, vibrations or excessive light.
- C. Have all manufacturing and fabrication activity housed within an enclosed structure.
- D. Provide vegetation and landscaping in a park-like environment.

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- E. Store all materials behind sight-obscuring fences.
- F. Utilize or construct access roads which do not pass through residential neighborhoods.

Aggregate Resources

P-L19: The City of Brownsville shall cooperate with the State Department of Geology and Mineral Industries and the Division of State Lands in the review of all applications for mining within the City, urban growth boundary and planning area of Brownsville.

P-L20: The City of Brownsville shall control the hours of operation, noise levels, dust levels and access to and from the site of all mining operations.

P-L21: The City of Brownsville shall require buffering, screening and fencing of all mining operations.

P-L22: The City of Brownsville shall require reclamation plans which discuss in detail the subsequent use of the site and shall reserve the right to deny an application which does not meet the city's standards. Standards for reclamation shall be:

- A. Safety of reclaimed site.
- B. Proposed subsequent use.
- C. Re-vegetation and/or return of the site to a natural state.

P-L23: The City of Brownsville shall require development permits for all mining activity within the city, the U.G.B., and the floodway, as identified by the Federal Insurance Administration, of the Calapooia River (within the Brownsville Planning Area). Development permits shall not be issued if any phase of the mining activity will:

- A. Cause flooding in areas which have not been flooded before, and
- B. Cause a rise in flood heights above approved elevations.
- C. Cause undue hardship to existing residents or uses within the city and Urban Growth Boundary.

P-L24: The City of Brownsville shall hold public hearings prior to authorizing any mining activity within the city limits and urban growth boundary.

## GOALS AND POLICIES - LAND USE

### Special Development Areas

P-L25:

The hill north of "old town", the hill southwest of City Hall and Holloway Heights can facilitate desirable development for Brownsville. Because of soil conditions, drainage, access problems, rock outcrops and visibility, these areas cannot be developed using development standards adopted for the flat areas of Brownsville. To aid in the wise development of these areas and to provide flexibility, the following requirements shall be applied to all special development areas:

- A. Lot size shall be determined by the physical characteristics of the land, but in no case shall the density be greater than that designated for the Low Density Residential Zone. [Amended by Ordinance No. 613 adopted August 17, 1992.]
- B. Drainage and erosion problems shall be addressed by all development.
- C. Roads shall be engineered to assure access by emergency vehicles during all possible weather conditions.
- D. Extension of water and sewer lines shall adequately provide for domestic needs and proper water pressure for fire protection. Fire protection shall be based on the minimum recognized water supply requirements for fire flow as established by the Chief of the Brownsville Rural Fire Department and City Engineer.
- E. The most compatible form of development for these Special Development areas, due to their sensitive physical characteristics, will be residential and open space. [Policy P-L25(E) amended by Ord. No. 524, S3, passed September 8, 1981.]
- F. In areas where the dominant surrounding use is residential, residential use shall be encouraged.
- G. Comprehensive Development Plans shall be required for all major partitions, subdivisions and development which will utilize more land than would be required for a single residential structure.
- H. Density and type of development shall conform to city approved planning, engineering, and other criteria as adopted by the City Council.

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I. Review by the City of Brownsville shall be required for all development; and specifically in relation to the description of the intent and buildable lands analysis of the Special Development designation beginning on page 59 of the City's Comprehensive Plan. [Policy P-L25(I) amended by Ord. No. 524, S8, passed September 8, 1981.]

P-L26: The City of Brownsville shall consult the appropriate public and private agencies when development proposals within special development areas are proposed to the city such as:

- A. Governmental agencies.
- B. Environmental agencies.
- C. Utilities.

Public Lands

P-L27: The City of Brownsville identifies the following properties as being public lands:

Blakely Monument Park	14	2W	6BB	#1900
City Shop	14	2W	6B	#2600
Pioneer Park	13	3W	36	#1900 & #2000
City Hall & Recreation Center	13	2W	31CB	#4300 & #4401
River Property	13	2W	31CB	#5300
City Library	13	2W	31CB	#8200
Downtown Restroom & Parking Lots	13	2W	31CB	#8400, #8500 & #9100
Corner Park	13	2W	31CB	#2700
Reservoir	13	2W	31	#1700
Pioneer Picture Gallery	13	2W	31CB	#6400

County-owned property zoned public use--

Linn County Museum	13	2W	31CB	#6900 & #8101
Moyer House	13	2W	31CB	#4400

School District property zoned public use--

Brownsville Elementary	14	2W	6BB	#6200 & #1200
	14	2W	6B	

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City-owned property outside of city limits  
and outside UGB--

South Lagoon	13 3W 36	#1500
North Lagoon	13 3W 25	#401, #403
		#404, #405
Cemetery	13 2W 32	#800, #900

[Amended by Ordinance No. 613 adopted August 17, 1992.]

Areas Subject to Natural Hazard

P-L28: The City of Brownsville shall adopt as "the official flood hazard map of Brownsville," that map which is prepared by the United States Department of Housing and Urban Development Flood Insurance Administration, for the City of Brownsville, Linn County, Oregon and which is recognized as the official flood hazard map for the city of Brownsville, Linn County, Oregon, by the Flood Insurance Administration. The official flood hazard map shall be on display in City Hall. The map included in this text shall be for reference only.

P-L29: The City of Brownsville shall continue to conform with the requirements established in resolution #46, adopted in May of 1974 by the City Council of Brownsville, which involve the City of Brownsville in the federally subsidized flood insurance program as authorized by the National Flood Insurance Act of 1968. The City of Brownsville will abide by the best available information prepared by the Flood Insurance Administration with regards to location and elevation of flooding. Resolution #46 shall remain in effect until the City of Brownsville has:

A. Been advised by the Flood Insurance Administration of the Department of Housing and Urban Development that the City of Brownsville has been converted to the regular program of flood insurance.

B. Adopted an ordinance which regulates and sets standards for areas identified by the best available information as being in a flood hazard zone.

P-L30: The City of Brownsville recognizes the potential hazard associated with the floodway and shall protect the City from economic loss while preserving and developing the natural resource potential inherent in this area.

P-L31: Development of habitable structures\* shall not be permitted in areas identified as floodway by the best

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available information prepared by the Flood Insurance Administration. Other types of development shall not be permitted unless it can be shown that:

- A. The development will not cause an increase in flood heights.
- B. Development will not cause flooding in areas which have not been flooded before.
- C. All public and private facilities shall be flood-proof.
- D. All structures shall be anchored to a foundation to prevent movement during a flood.
- E. The developer shall supply the City with certified information prepared by a registered hydrologist or engineer on:
  - 1) scientific proof that flood heights will not be increased, and
  - 2) scientific proof that flooding will not accrue in places that have not been flooded before as a result of the proposed development.

P-L31a: Development shall not be permitted in areas identified as floodplain unless it can be shown that:

- A. The lowest habitable floor of a residential structure will be elevated at least [one foot above] to base flood level. [Amended by Ord. 619 adopted April 19, 1993.]
- B. Proposed building sites will be reasonably safe from flooding. All new construction and substantial improvement shall be:
  - 1) Designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, and
  - 2) Constructed with materials and utility equipment resistant to flood damage, and

\* A habitable structure is a building partially or completely used for eating, sleeping, working, cooking, living purposes, or recreation, or any combination thereof.

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- 3) Constructed using methods and practices that minimize flood damage, and
  - 4) Either elevated (one foot or more above) to the base flood level or floodproof. [Amended by Ord. 619 adopted April 19, 1993.]
- C. Mobile homes will be anchored and tied down to prevent movement, and in new mobile home parks and subdivisions, the lowest floor of the mobile home will be at or above the base flood level, or be floodproof.
- D. Subdivisions will have drainage systems designed to reduce exposure to flood damage.

Open Space

- P-L32: Agriculture practices which do not conflict with the livability or surrounding uses within the neighborhood shall be allowed within the city limits of Brownsville.
- P-L33: The City of Brownsville encourages land owners who are able to meet the requirements of farm deferral and wood lot deferral to actively pursue such tax deferral programs.
- P-L34: The City of Brownsville will provide and maintain open space and recreational opportunities to meet the needs and provide livability in the City.
- P-L35:
- P-L36: The City of Brownsville will cooperate with state and local agencies as well as private citizens and organizations to protect and improve existing habitat for fish and wildlife within the Brownsville area.
- P-L37: The City of Brownsville shall view vegetation cover on the banks of the Calapooia River in the area identified as Floodway to be sensitive habitat for the maintenance of fish and wildlife, and shall prohibit the wholesale removal of river bank vegetation without prior city approval.
- P-L38: The City of Brownsville shall coordinate all activity within the city limits (of all individuals, groups and governmental agencies within the Floodway of the Calapooia River) which involve:

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- A. Removal of snags;
- B. Alteration of the river channel;
- C. Construction or extension of public and private services and facilities;
- D. Development and;
- E. Maintenance of rip-rap.

P-L39: The City of Brownsville views hillside vegetation as sensitive habitat for wildlife as well as an important element of the city's character and shall maintain as much of the existing hillside vegetation as possible, by:

- A. Review of all development proposals;
- B. Initiating landscaping requirements, and;
- C. Requiring site plans to identify vegetation which will be removed and that which will stay.

P-L39a: Brownsville shall cooperate with the State Department of Fish and Wildlife in the protection of the riparian vegetation along the Calapooia River through the review of all development proposals. [Policy P-L39a added by Ord. No. #524, S2, passed September 8, 1981.]

Historic Preservation and Enrichment

P-L40: The City of Brownsville shall cooperate with interested individuals, groups and organizations to inventory, identify, preserve and upgrade historic areas, sites, structures and objects.

P-L41: The City of Brownsville shall establish a Brownsville Historic Review Board [Committee] whose responsibility shall be: [Amended by Ord. 619 adopted April 19, 1993.]

- A. Identify and map all historic and prehistoric structures, objects and sites in the city, U.G.B. and planning area.
- B. Prepare written reports and photograph each structure, object and site.
- C. Investigate methods and funding sources to safely enhance, improve and highlight all structures, objects and sites and make information available to the public through educational means. [when

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requested, realizing that attention to a structure, object or site could create unwanted problems.] [Amended by Ord. 619 adopted April 19, 1993.]

D. Work with any consultant contracted by the city for the purpose of developing historic or prehistoric information.

E. Provide guidance, when requested, as to the procedures for placement of structures and sites on the federal and state historic registers, and provide assistance to property owners, upon request, concerning proper techniques for restoration and alteration of historic structures. [Amended by Ord. 619 adopted April 19, 1993.]

F. Make recommendations to the Planning Commission to establish and maintain an "Historic Resources Inventory." [Amended by Ord. 619 adopted April 19, 1993.]

P-L42: The City of Brownsville shall recognize all state and federal laws regarding the willful destruction of historic and prehistoric structures, objects and sites.

P-L43: The City of Brownsville shall cooperate with Linn County in the operation and improvement of the County Museum and Moyer House. [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-L44: The Brownsville Historic Committee shall establish a compatible style which reflects the historic architecture prevalent in "old town". A compatible style shall be based on the exterior elements of historic architecture which are present in the older buildings in "old town", such exterior elements include:

- A. Building height.
- B. Window size and location.
- C. Building materials.
- D. The site of the structure on the property.

P-L45: The City of Brownsville shall review all proposals for new development and all proposals for exterior improvements and additions to existing structures located in the area identified as "Old Town". The city shall [determine if] require that the proposal meets the established compatible style. [If the proposal does not meet the established compatible style, then the city

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shall suggest changes to help the proposal be compatible with the desired style.] [Amended by Ord. 619 adopted April 19, 1993.]

P-L45a: The City of Brownsville will complete its Goal 5 process for historic resources, including adopting an "Historic Resources Inventory", by June of 1995. The city shall review exterior remodeling projects requiring a building permit for any structure contained in the inventory. [Added by Ord. 619 adopted April 19, 1993.]

P-L46: The City of Brownsville shall investigate erecting informational devices to guide visitors in seeing historical structures, objects, and sites. Informational devices could be incorporated with the "Welcome to Brownsville" signs located along Highway 228 or on public bulletin boards at key locations throughout the community. Informational devices could include a mounted pictorial map, suggested historical tour route, and points of historic interest.

P-L47: The City of Brownsville shall strive to make viewing Brownsville's past more readily available through the establishment of view points and by making walking through Brownsville more desirable.

A. View points should be considered in special development areas.

B. A pedestrian way which follows a historic tour route through Brownsville should be given a high priority for improvement under pedestrian ways.

P-L48: The City of Brownsville shall actively pursue programs for the rehabilitation of historic structures and shall make every effort to inform the community of the availability of such programs.

P-L48a: The City of Brownsville shall address the possible cultural mound within the Brownsville U.G.B., north of the Calapooia River (shown on Figure 10.5), through the Goal 5 process in the post-acknowledgement period. [Policy P-L48a added by Ord. No. 524, S15, passed September 8, 1981.]

General Development Policies Related to Air, Land, Water and the Quality of Life in Brownsville

P-L49: The City of Brownsville shall recognize the standards set by the State Department of Environmental Quality (D.E.Q.) and the Federal Environmental Protection Agency (E.P.A.)

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for air and water point source pollution, vibration, odor, noise, and solid and hazardous waste, and shall request the support of the D.E.Q. and E.P.A. in the enforcement of these standards. [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-L49a: The City of Brownsville shall consider Planned Unit Developments throughout the City. [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-L50: The City of Brownsville shall require adequate buffering and screening between industrial or commercial and residential uses to reduce the adverse effects of noise from one use area onto the other. The responsibility of providing the buffer shall rest with the use which comes in after one use is established.

P-L51: The City of Brownsville will participate where appropriate in any state established committee which regulates field burning.

P-L52: The City of Brownsville shall participate in the regulation of those uses which would reduce the quality of the Calapooia River by recognizing water quality standards of:

- A. The State Department of Environmental Quality.
- B. The State Department of Fish and Wildlife.
- C. The State Department of Geology and Mineral Resources.
- D. The State Department of Forestry.
- E. Other similar agencies.

And the city shall request support of the above agencies in the enforcement of the standards.

P-L53: The City of Brownsville shall require specific details on any industrial, commercial, public, agricultural, or transportation activities which utilize pesticides or which store materials identified by the State Department of Environmental Quality and/or the Federal Environmental Protection Agency as being potentially harmful to the public health, safety, welfare and the environment, and the city shall reserve the right to prohibit the use and/or storage within the city limits or U.G.B. Specific details shall include:

- A. Location of storage or use.

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- B. Type of material stored or pesticide used.
- C. Time and date of use or storage.
- D. Perceived effect of storage or use.
- E. Duration of storage or use.

P-L54:

The City of Brownsville shall encourage a citizen or citizens to actively report or protest the use or storage of hazardous materials such as pesticides, other chemicals, radiological materials or other substances which the citizen(s) feels is or may be harmful to the public health, safety and welfare. Upon receiving notice of such activity, the city shall report all information to the Department of Environmental Quality and request an immediate investigation.

P-L55:

The City of Brownsville shall review all subdivisions, major partitions and conditional uses for the following factors:

- A. Will all public facilities (water, sewer, streets) be built to City standards?
- B. Will the proposed development adversely affect the surrounding uses?
- C. Will the proposed development adequately meet pedestrian and non-motorized vehicle needs?
- D. Will all private utilities be available to the entire development?
- E. Will adequate fire protection be available? (Functional hydrants, proper water pressure and vehicle access.)
- F. Will the proposed development meet all requirements of the zone in which it is located?
- G. Is landscaping a part of the site plan?
- H. Is drainage and erosion addressed in the site plan?
- I. Will the proposed development remove, damage or be detrimental to any identified historic or prehistoric structure, object, site or a city landmark?
- J. What effect will the proposed development have on existing traffic circulation?

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- K. Will the proposed development have a negative visual impact on the community or the immediate vicinity?
  - L. Can water and sewer lines be extended to the proposed development economically?
  - M. Will sufficient lighting be provided?
  - N. Are there any possible geologic or flood hazards?
- P-L56: The City of Brownsville shall contact pertinent public and private agencies and request comments on all subdivisions and major partitions. Such agencies shall include:
- A. Schools.
  - B. Utilities.
  - C. Transportation.
  - D. Engineers.
  - E. Linn County Soil and Water Conservation District.
  - F. Linn County Surveyor.
  - G. Other pertinent public and private agencies.

P-L57: The City of Brownsville shall establish an economic development program with help from the Oregon District 4 Council of Governments and the State Department of Economic Development.

Energy Conservation

G-L11: The City of Brownsville shall strive to reduce its per capita energy consumption from external sources.

P-L59: The City of Brownsville shall develop an energy plan which includes:

- A. Energy audits.
- B. The development of local energy sources such as solar, wind, biomass and hydro.
- C. The conservation of all external energy through education, (Consumer Information, informing the public of available funding programs); insulation;

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and reduced dependence on the automobile and other fossil fuel users.

D. The encouragement of building designs which will reduce heating and cooling requirements.

E. The planting of trees on vacant lots to:

- 1) blend the vacant areas of the city with developed and more vegetated areas.
- 2) selectively cut to make way for development allowing for shade.
- 3) for use as fire wood.
- 4) lower winter wind speed and reduce wind chill factors.

F. Actively pursue methods of becoming self-sufficient with regards to employment, medical care, consumer goods.

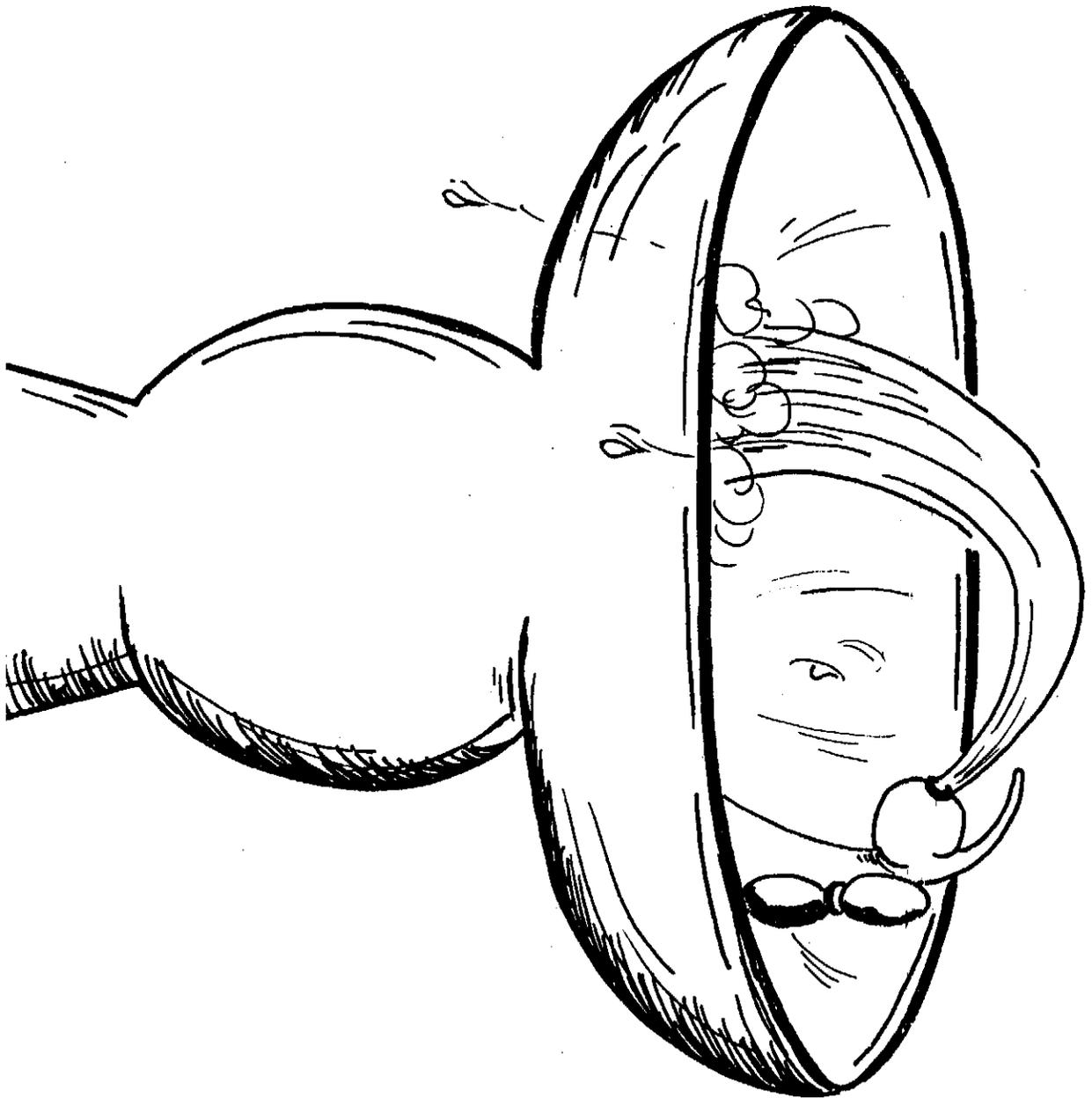
P-L60: The City of Brownsville shall encourage the use of sunlight as an alternative energy form for all development both existing and proposed and shall not allow access to sunlight to be impeded or eliminated by new structures, development or landscaping.

P-L61: Brownsville will cooperate with the State and Federal agencies which regulate environmental quality and shall adhere to the standards established by these agencies when the city is issuing permits. This policy is intended to cover discharges and solid and hazardous waste disposal which may impair air, water, or land quality, or exceed the established standards for noise or other emissions. [Policy P-L61 added by Ord. No. 524, S5, passed September 8, 1981.] [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-L62: The City of Brownsville has no inventoried wetlands as shown on the current U. S. Fish and Wildlife Service National Wetlands Inventory (Exhibit A). Wetlands are classified IB (not enough information to complete the Goal 5 planning process) and the City will reconsider wetlands resources when an updated wetlands inventory is available. [Added by Ordinance NO. 613 adopted August 17, 1992.]

P-L63: The City of Brownsville will review all proposals in identified wetland areas and shall notify the Division of State Lands of any such proposal. [Added by Ordinance No. 613 adopted August 17, 1992.]

# PUBLIC FACILITIES AND SERVICES GOALS & POLICIES



PUBLIC FACILITIES AND SERVICES

G-PI: To deliver the highest level of public and private services to the citizens of Brownsville.

G-PII: The City of Brownsville will improve the existing water and sewage facilities to meet the present and future needs of the community.

G-PIII: The City of Brownsville will explore ways to reduce the costs of improvement and development in order to avoid accelerating the rising cost of housing.

G-PIV: The City of Brownsville will pursue methods which will provide the highest level of total health care and social services for the community.

G-PV: *The City of Brownsville shall allow the extension of city services under the following circumstances; but only concurrent with development.*

The development is completely within the city limits; or  
The development is within the U.G.B., and the applicant has agreed to immediately annex to the City upon contingency; or

In the event of a hazard to health identified by the State Department of Environmental Quality. Whereupon the City: a) Considers the need to include the area in the U.G.B., and b) Requires immediate annexation where contiguous.

The following list identifies locations (by owners names of record and the Lin County Tax Assessor's Map Numbers) where exceptions to the above rules were known to exist on November 9, 1998, and where City sanitary sewer and/or water services were known at that time to be provided outside of the UGB. The City recognizes these as legally existing exception areas with respect to this Goal of the City of Brownsville:

Water Only

Lawrence M. and Mary Lou Neher                    T. 13 S., R. 2 W., Sec. 32C, TL 900, Ref. No. MF463-23

Clyde R. and Maydell E. McClain                    T. 13 S., R. 2 W., Sec. 32C, TL 300, Ref. No. 242-516

Thomas L. and Helen L. Case                            T. 13 S., R. 2 W., Sec. 32C, TL 700, Ref. No. MF251-560

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

Robert J. and Sharon K. Babcock      T. 13 S., R. 2 W., Sec.  
31DA, TL 600, Ref. No.  
MF61-630C

Clinton B. and Nancy C. Taskinen      T. 13 S., R. 2 W., Sec.  
32C, TL 600, Ref. No.  
MF480-451

Floyd F. and Dona L. Davis      T. 13 S., R. 2 W., Sec.  
31DA, TL 800, Ref. No.  
MF633-06

Kristie F. (Kirk) Farley      T. 14 S., R. 2 W., Sec.  
6B, TL 2800, Ref. No.  
MF518-975

Pioneer Plaza      T. 13 S., R. 3 W., Sec.  
36D, TL 3000, Ref. No.  
MF761-758

Sanitary Sewer Only

Brownsville Baptist Church      T. 13 S., R. 3 W., Sec.  
25, TL 407, Ref. No.  
MF539-512

Water and Sewer

Daniel V. and Wanda K. Crannell      T. 13 S., R. 2 W., Sec.  
31DA, TL 1000, Ref. No.  
MF714-316

Stephanie Babcock      T. 13 S., R. 2 W., Sec.  
31DA, TL 900, Ref. No.  
MF606-512

No further exceptions will be allowed to Goal G-PV in the City of Brownsville, and the future provision of any City services shall be wholly consistent with this Goal as well as with other applicable City standards, ordinances, and policies. The City shall continue to provide water service and/or sewer service to the above properties to the extent to which it was provided on November 9, 1998, but no increase in the level of service shall be provided. Any existing structure currently receiving services on the above properties may be replaced in the event of its destruction, accidental or intentional, but no additional structures located on the above properties or their subsequent subdivisions or partitions shall be provided City services. [Amended by Ordinance No. 662, adopted December 21, 1998]

## GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

### City Water

P-P1: The City of Brownsville shall work towards making the following improvements to the city's water system based on a capital improvements program and within the financial capabilities of the city.

- A. Revise water system maps to make them:
  1. Up to date.
  2. Easy to read.
  3. Accurate as to size and type of pipe and location.
  4. Easy to store and retrieve.
  5. Reproducible.
  6. Expandable to accommodate the city's growth.
- B. Upgrade the total distribution system with appropriately sized water line.
- C. Loop dead-end lines. The City should not extend a single line so that it dead-ends. All water lines should be tied into a grid system to maintain even pressure throughout the City. Looping of water lines in a grid system will better meet domestic needs and provide better city-wide fire flow for fire protection.
- D. Add more functional fire hydrants. Fire hydrants should be placed so that all parts of the City can have full service of a functional fire hydrant.
- E. Improve and expand the existing water storage reservoir with a larger capacity water storage reservoir. Location and size of the reservoir should be based on capability to serve all parts of the City for a minimum of three days.
- F. Provide an additional river crossing with at least a 10" line. The river could be crossed under the bridge on Main Street or south of Kirk Avenue using a pedestrian bridge. This would provide access between north and south Brownsville and also bring city water to an area that is in need of water, a crossing at this point could easily be tied into the South Brownsville Distribution System completing the loop.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

P-P3: The City of Brownsville shall evaluate the city's water supply and delivery system as a part of the Comprehensive Plan Review Program. The evaluation shall determine the system's ability to provide the necessary level of service to the community. If it is found that population increases are greater than projected or if a new use or activity requires more water than previously considered, then the city shall initiate immediate action for improvements to the water supply system.

P-P4: The City of Brownsville shall cooperate with the State Department of Water Resources and the Calapoola Irrigation District to protect the flow of the Calapoola River and its related ground water resources. Continued reduction in the flow of the Calapoola River during summer and fall months could adversely impact the City's water supply.

P-P5: The City of Brownsville shall consider the use of the Warren Creek, Cochran Creek or Courtney Creek watersheds as a potential source of community water supply, and shall initiate hydraulic studies when it is found that the existing community water source will not meet projected community water demands.

P-P6: Forest and agricultural activities within the watershed of the Calapoola River utilize pesticides which may be entering the city's water supply. To determine if such chemicals exist, the city shall periodically conduct chemical analysis of city water. Analysis and correction shall be a cooperative venture between the city and the appropriate state and county regulatory agencies and the Calapoola Irrigation District.

P-P6a: The City recognizes the potential for groundwater contamination due to the existence of a shallow alluvial aquifer present throughout the low-lying areas of Brownsville. Groundwater impacts shall be a consideration when reviewing new development proposals. [Added by Ordinance No. 613 adopted August 17, 1992.]

Sanitary Sewer

P-P7: The City of Brownsville intends to make the following improvements to the City sewer system based on a capital improvements program and within the financial capabilities of the city.

A. Revise sanitary sewer system maps to make them:

1. Up to date.
2. Easy to read.

## GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

3. Accurate as to size and type of pipe and location.
  4. Easy to store and retrieve.
  5. Reproducible.
  6. Expandable to accommodate the City's growth.
- B. Complete all improvements to the lagoons.
- C. Complete all work on the collection system to stop infiltration and inflow.
- D. Extend collection system into undeveloped areas of the City as development is approved or as development takes place.
- E. Accommodate the south and east sections of Brownsville by providing a collection system that is:
1. Supplemented by a lift station; or
  2. Tapped into the existing system where a proper grade for gravity flow can be accomplished.
- F. Extend sewer lines into the industrial area of east and west Brownsville when necessary.

P-P9: The City of Brownsville shall require a chemical analysis of all industrial waste proposed to be put into the City's sanitary sewer by an industry prior to the industry hooking up to the sanitary sewer system. The chemical analysis shall be reviewed by the State Department of Environmental Quality to determine if the industrial waste is compatible with Brownsville treatment facilities. The City shall require pre-treatment if necessary to protect the city's sewage treatment facility.

P-P10: The City of Brownsville shall evaluate the sanitary sewer collection and treatment facilities as a part of the Comprehensive Plan Review Program. The evaluation shall determine the system's ability to provide the necessary level of service to the community. If it is found that population increases are greater than projected or if a new use or activity is generating more waste than was previously considered, then the City shall take immediate action to improve the system.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

- P-P10a: The City of Brownsville shall consider alternative systems for sewage treatment which could:
- A. Increase the operating life of the existing system, and/or
  - B. Save water and energy, and/or
  - C. Utilize waste as a resource.

Drainage

- P-P11: The City of Brownsville shall take positive action towards the elimination of drainage problems in the city by:
- P-P12: The City of Brownsville shall require all new structures without basements to have the base of the foundation above street level to prevent water from collecting under the structure, or show how ponding will be prevented from collecting under the structure.
- P-P13: The City of Brownsville shall adopt standards for drainage facilities including:
- A. Grates.
  - B. Catch basins.
  - C. Dry wells.
  - D. Storm drains.
  - E. Culverts.
  - F. Other.
- P-P14: Wherever the public health, safety and welfare are not endangered, natural drainage ways, open ditches and retention ponds will be incorporated into drainage plans.

Streets

- P-P15: When possible, the City of Brownsville shall coordinate street improvements and development, with utility improvements and extensions, to minimize cost.
- P-P16: Improvements, extensions and development of streets shall be coordinated with city storm drainage programs.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

P-P17: The City of Brownsville shall establish standards for streets with respect to:

- A. Street function;
- B. Right of way;
- C. Surface width;
- D. Surface cover and composition;
- E. Base composition and compaction;
- F. Curbs and gutters;
- G. Cul-de-sac length and radius;
- H. Curb cuts for driveways;
- I. Sidewalks and bikeways;
- J. Wheelchair ramps;
- K. Maximum curve;
- L. Maximum grade;
- M. Speed limit;
- N. Other.

P-P18: The City of Brownsville shall request the Linn County Road Department to cooperate in the repair and improvement of all streets in the City of Brownsville which are legally or technically county roads.

P-P19: The City of Brownsville shall work toward making the following improvements to city streets based on a capital improvements program and within the financial capabilities of the city:

- A. Reconstruct Templeton Street from Blakely Avenue to Kislung Avenue.
- B. Reconstruct Averill Street from Spalding Avenue to Kirk Avenue, and widen Averill Street from Stanard Avenue to Spalding Avenue.
- C. Reconstruct Park Avenue from Main Street to Pioneer Park.
- D. Reconstruct Washington Avenue from Washburn Street to the Elementary School.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

E. Reconstruct Fisher Street from Park Avenue to Walnut.

F. Reconstruct Ash Street from Walnut Avenue to Depot.  
[Amended by Ordinance No. 619 adopted April 19, 1993.]

P-P20: The City of Brownsville shall work toward bringing all streets and avenues up to city standards.

P-P20a: Investigate methods to construct existing platted but unopened city streets.

P-P21: The City of Brownsville shall develop a capital improvement program within the financial capabilities of the City for street improvements, repair and extension. A time frame for improvement projects shall be as follows:

A. All projects involving streets in "Old Town" shall be tied into an "Old Town" improvement project which should be initiated before 1990.

B. Improvements on all other city streets shall be prioritized, with improvements beginning as soon as the City is in a financial position to begin such improvements and only after specific improvement projects are on an adopted capital improvement program.

C. New street development and extension shall be the financial responsibility of the principals behind the development project for which the street is being built or extended to serve. A systems development charge may be used to oversize a street such as a collector.  
[Amended by Ordinance No. 613 adopted August 17, 1992.]

P-P22: The City of Brownsville shall coordinate all street improvements, development, and extension with the improvement and extension of public and private utilities to minimize the cost of improvements. The City shall notify all utility companies operating in Brownsville of the City's plans for improvements by sending copies of the adopted capital improvement program to the utility companies.

P-P23: The City of Brownsville shall periodically develop a method to continuously monitor and evaluate all streets for: volume of traffic, maximum capacity of use, surface condition, width of right of way, visual clearance at intersections, hazards, access problems and community concerns in order to prioritize street improvements. [Amended by Ordinance No. 613 adopted August 17, 1992.]

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

P-P24: The City of Brownsville shall only consider streets and alleys or any parts of a street or alley for vacation when it can be shown that:

- A. The street or alley is not important to the overall traffic circulation of the City.
- B. The vacation of the street or alley will not create land locked parcels.
- C. Access to large parcels of land will not be adversely affected.
- D. The street or alley is not a part of the transportation plan.
- E. All property owners abutting the street or alley are in agreement with the vacation.
- F. Utility easements are assured.

P-P25: The City of Brownsville shall develop a sidewalk improvement program for all existing sidewalks. The program shall include:

- A. An inventory of all sidewalks.
- B. Identification of those sections of sidewalk in need of repair.
- C. The removal of architecture barriers.
- D. Secure funding.
- E. Notification of land owner(s) whose property fronts a sidewalk in need of repair that it is the land owner's responsibility to repair the sidewalk.
- F. Advising land owners of possible funding.

P-P26: The City of Brownsville shall develop a program to extend sidewalks through developed areas of the city which do not have sidewalks or other pedestrian ways.

Private Utilities

P-P27: The City of Brownsville shall require in all franchise agreements that all private utility companies inform the City prior to:

- A. Digging

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

- B. Turning off a utility
- C. Cutting vegetation
- D. Spraying vegetation
- E. Blocking a street
- F. Erecting poles within the City Limits and Urban Growth Boundary.

P-P28: The City of Brownsville shall require all utilities in new development to be underground, where technically feasible.

P-P29: The City of Brownsville shall explore methods to replace overhead utility wires in all parts of the city with underground utility wires.

Fire and Police

P-P30: The City of Brownsville considers fire protection to be a primary essential service and shall make improvements to the city water system based on present and projected needs to provide optimum fire protection.

P-P31: The City of Brownsville and the Brownsville Rural Fire District shall cooperate in the review of all development proposals within the city and Urban Growth Boundary to assure the maximum level of fire protection.

P-P32: The City of Brownsville shall review all new development for proper fire protection. Proper fire protection shall be based on a written comment from the Chief of the Brownsville Rural Fire District assessing such factors as:

- A. Proximity of the proposed development to a functional fire hydrant.
- B. Adequate road widths and grade.
- C. On-site sprinklers.
- D. Water pressure.

P-P33: The City of Brownsville shall secure the best available level of police protection and service. The level of protection and service shall be based on the community's need and economic resources and will be reviewed periodically to assure quality.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

Solid Waste

- P-P34: The City of Brownsville shall work to establish a solid waste management plan. A solid waste management plan should consider at least the following:
- A. Conservation of energy.
  - B. Conservation of natural resources.
  - C. Reduction of pollution to the environment.
  - D. Reusing.
  - E. Recycling.
  - F. Recovery of resources both existing and potential.
  - G. Reduction of waste at all levels of the community; homes, commercial establishments, industries, public activities, city activities.
  - H. Public education.

P-P35: The City of Brownsville shall participate in any committee which is formed: 1) to evaluate the status of landfills currently in use; 2) which has the responsibility for selecting a new site for a solid waste landfill; and 3) which is investigating alternatives to solid waste disposal. [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-P36: The City of Brownsville shall cooperate with interested individuals, groups and organizations to implement all or portions of a solid waste plan.

Schools, Community Education and Siting New Public Facilities

P-P37: The City of Brownsville shall cooperate with the School District #552, to facilitate public use of school facilities during non-school hours.

P-P37a: The City of Brownsville will encourage the development of community based day care alternatives.

P-P38: The City of Brownsville shall encourage Linn Benton Community College classes in Brownsville and shall work with the college to develop a range of classes suited to community needs.

P-P39: The City of Brownsville shall encourage job training opportunities through Linn Benton Community College for new or existing industries considering location or expansion in Brownsville.

## GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

P-P40: The City of Brownsville shall consider energy, safety and service to the community and the natural environment when locating a public building or other facility. All proposed public facility building plans shall consider:

- A. Alternative energy, heating and cooling.
- B. Pedestrian and bicycle safety.
- C. Traffic circulation and volume.
- D. Landscaping.
- E. Location within the city to provide ease of access to all citizens.
- F. Noise levels.
- G. Access by the transportation disadvantaged.

### Parks and City Improvements

P-40a: The City will reference the State Outdoor Recreation Plan (SCORP) as a guide for use in planning, acquiring, and developing recreational resources, areas and facilities.

P-P41: The City of Brownsville recognizes the historic value and aesthetic potential of the Mill Race and shall work toward developing the Mill Race as an integral part of the community.

P-P42: The City of Brownsville shall investigate an "Old Town" improvement plan which addresses:

- A. Restoration of buildings.
- B. Sidewalk improvements including the removal of architectural barriers.
- C. Landscaping.
- D. Designating public meeting and gathering place.
- E. Street lighting.
- F. Pedestrian movement street patterns and traffic circulation.
- G. Placement of benches and tables.
- H. Construction of sidewalk covers.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

- I. Establishment of community information and awareness station.
  - J. Parking.
  - K. Financing of proposed projects.
- P-P43: The City of Brownsville shall form a committee composed of "Old Town" merchants, business people, residents of surrounding neighborhoods, city council people, planning commission people, students and professional architect and landscape architect consultants, to study "Old Town" and develop an "Old Town" improvement plan.
- P-P45: The City of Brownsville shall consider establishing neighborhood parks in North Brownsville, East Brownsville and South Brownsville.
- P-P46: Neighborhood parks and gardens shall provide open space and recreational opportunities for the neighborhood in which they are located, paying close attention to the needs of those citizens who cannot travel to Pioneer Park or other large recreational facilities.
- P-P47: Neighborhood parks should meet the user needs of a particular neighborhood. User needs shall be based on the assessment of the neighborhood.
- P-P48: The City of Brownsville shall develop a one year and a five year program for all park improvements and development, which includes:
  - A. A community survey to assess recreational needs.
  - B. Total cost estimates for each year.
  - C. Specific improvements or development projects to be accomplished.
  - D. Type of funding being sought to accomplish projects.
- P-P49: The City of Brownsville shall work towards making the following improvements to Pioneer Park:
  - A. Tree planting and landscaping.
  - B. Road improvements.
  - C. Add drinking fountains.
  - D. Upgrade restroom facilities.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

- E. Add additional picnic tables.
- F. Renovate all park buildings.

P-P50: The City of Brownsville shall work toward making the following improvements to the tennis court-playground complex at the corner of Main Street and Kirk Avenue:

- A. Re-surface tennis courts.
- B. Replace the tennis net.
- C. Add lighting.
- D. Keep all equipment and grounds maintained.
- E. Add additional playground equipment.

P-P51: The City of Brownsville shall work toward making the following improvements to Blakely Park:

- A. Maintain and upkeep the grounds and monument.
- B. Make improvements as deemed necessary by the community.

P-P52: The City of Brownsville shall work toward making the following improvements to Monument-Library Park:

- A. Add benches and picnic tables.
- B. Lighting.
- C. Pathways (sidewalks).
- D. Bridge over Mill Race.
- E. Drinking fountain.
- F. Landscaping.

P-P53: The City of Brownsville shall work toward making the following improvements to the Brownsville Recreation Center:

- A. Add restrooms at the main building level for greater access.
- B. Heating and/or insulation improvements.
- C. Rehabilitate the building.
- D. Landscaping.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

- E. Maintain the grounds.
- F. Add a curtain to the stage.
- G. Bulletin board/information station.
- H. Add outdoor hard surface play area with basketball facilities.
- I. Improve the indoor floor surface.
- J. Add a community swimming pool.
- K. Improve parking lot.

P-P54: The City of Brownsville shall work toward making the following improvements to City Hall:

- A. Add insulation.
- B. Rehabilitate the building respecting its historic style.
- C. Add landscaping.
- D. Improve parking; parking could be shared with the recreation center.

P-P55: The City of Brownsville shall establish a committee to review and investigate park development and improvements in the City. Such a committee shall cooperate with citizens, groups, organizations, and established park committees.

City Library

P-P56: The City of Brownsville shall appoint a Library Board Committee who shall answer directly to the Mayor and City Council and whose responsibilities shall include:

- A. Operate the City Library.
- B. Keep accurate and precise records of all books and materials.
- C. Investigate additional funding.
- D. Prepare a yearly budget for all Library operations.
- E. Maintain a clean and inviting atmosphere.
- F. Develop community programs aimed at all age levels and ethnic groups.

GOALS AND POLICIES - PUBLIC FACILITIES AND SERVICES

- G. Make periodic reports to City Council on library activities.
- H. Work with interested citizens, groups, and organizations to improve the library.
- I. Prepare library improvement plans for the City Council.

P-P57: The City of Brownsville shall develop a Library Fund to supplement library operations and aid in community education. The Library Fund shall accept monetary and non-monetary contributions.

Cost of Providing Public Facilities and Services

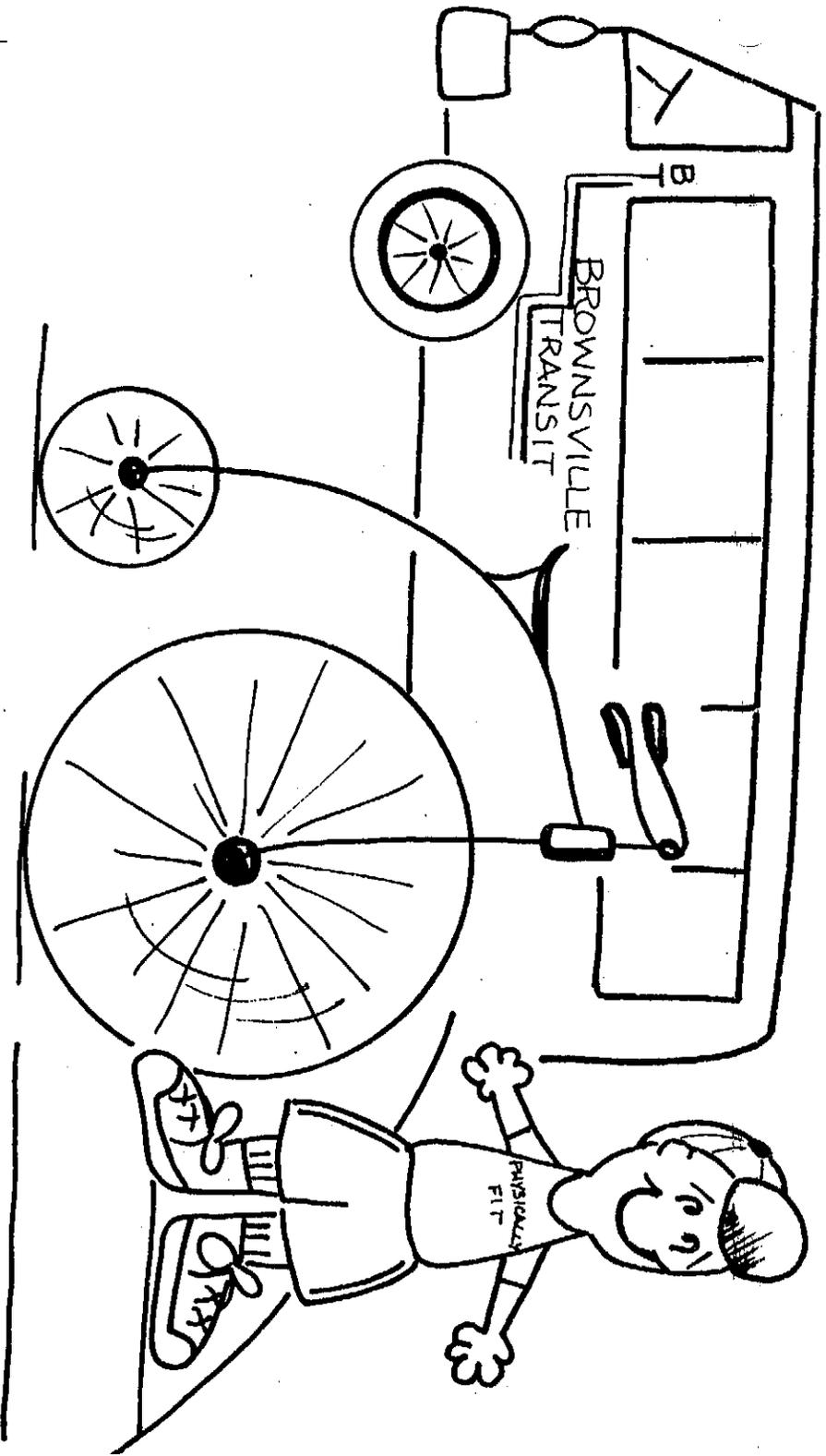
P-P58: The City of Brownsville shall adopt a Systems Development Charge ordinance when sufficient information is available to establish the necessary methodologies, and shall apply the Systems Development Charge to all new development. The Systems Development Charge will go towards meeting the public share of basic and essential services associated directly or indirectly with the development's generation of population growth, and the resultant impact upon public facilities. [Amended by Ordinance No. 613 adopted August 17, 1992; Further amended by Ordinance No. 619 adopted April 19, 1993.]

P-P59: The City of Brownsville shall consider the use of the following programs to finance public facility and service improvements, in an effort to reduce the burden of tax payers in Brownsville.

- A. Special district sinking fund.
- B. Bancroft Bonding.
- C. General obligation bonds.
- D. Local improvement districts.
- E. Federal and State grants.
- F. Community Development Block Grant.
- G. Other funding programs and sources.

P-P260: The City shall require services to be provided in advance of or concurrent with development.

# TRANSPORTATION & GOALS POLICIES



TRANSPORTATION ELEMENT

Streets

G-TI: To provide a safe and convenient transportation system for all residents of Brownsville and the traveling public.

G-TII: To assure that the mobility needs of the transportation disadvantaged are met: in all types of development, in the placement of public facilities, and in all forms of public transportation.

P-TI: The City of Brownsville shall improve streets to adopted standards based on a priority system which considers such factors as existing traffic hazards and traffic volumes.

P-T2: The City of Brownsville shall require all streets and pedestrian ways in new subdivisions, major partitions, mobile home parks, mobile home subdivisions, industrial parks and commercial centers to be financed and built by principals behind the proposed use to city standards. All street development shall be completed or bonded for completion prior to construction of the first structure of the proposed development.

P-T3: The City of Brownsville shall develop access controls to minimize the conflict between local traffic and through traffic. Access controls shall be established in cooperation with the Linn County Road Department and the Oregon State Department of Transportation. Access controls shall be coordinated with policies established by the County and State and shall apply to the following streets:

- A. The Brownsville-Lebanon Road, County Road 425 from the city limits to Oakview Drive.
- B. Linn Way, Market Road 11 from Depot Avenue to the northern city limits.
- C. From the northern Urban Growth Boundary along Main Street to Highway 228.
- D. Highway 228 from County Road 505 east to County Road 768.
- E. Washburn Street/Gap Road, County Road 770 from Highway 228 south to County Road 508.

Access controls shall consist of:

- a) A review of all requests for access to streets identified for access control.

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- b) A cooperative study between the City of Brownsville, Linn County, and the State of Oregon.
- c) Identification of all necessary access points capable of being used more extensively.
- d) The systematic closure of unnecessary and unsafe existing access points.

P-T4:

The City of Brownsville shall require all new commercial or industrial uses which will utilize Highway 228 as primary access and new commercial uses which will utilize Main Street south of the Calapooia River as primary access to submit to the city a transportation plan which shows:

- A. Location of access points.
- B. Estimates of the amount of traffic which will utilize the above access points.
- C. Effect on traffic movement of both vehicles and pedestrians that the proposed development will have on Highway 228 and Main Street.
- D. The identification of all improvements which will be required to maintain adequate traffic flow.

P-T5:

The City of Brownsville shall cooperate with the State Department of Transportation and the Linn County Road Department in the identification and removal of hazards and in traffic regulation at intersections.

P-T6:

The City of Brownsville shall consider a flexible interpretation of adopted street standards when a strict interpretation of street standards would jeopardize or remove an existing structure, a historic structure, site or object, a community landmark, or when the unique physical characteristics of the land will not permit a strict interpretation of street standards without greatly increasing the cost of the project. A flexible interpretation of street standards shall not reduce the function of a street. If through a flexible interpretation of standards a street function would be reduced then the City shall:

- A. Consider the cost of moving the structure, site, object or landmark at the road builders expense.
- B. Reconsider the function of the street and if possible re-establish the street function, but only if the street function can be re-established

GOALS AND POLICIES - TRANSPORTATION ELEMENT

without transferring the problem to another part of the city.

C. Apply flexibility to a specific street through modification of on-street parking areas.

P-T7: The City of Brownsville shall explore methods to reduce on-street parking throughout the city with emphasis on "Old Town" and other commercial areas. The City will conduct a parking study for "Old Town" which includes loading areas and existing platted alleys.

P-T8: The Planning Commission shall review development proposals for proper street lighting and shall explore methods of lighting existing areas of Brownsville with light that uses low energy, provides proper lighting and is not a nuisance to surrounding neighbors.

P-T9: The City of Brownsville shall adopt the street plan map in this text as the official street plan for the City of Brownsville and use the official street plan as a course of action for street extensions and improvements. Alignments are general and street location should follow the alignments as closely as possible.

P-T9a: The City of Brownsville shall coordinate with the Oregon State Department of Transportation in implementing the State Highway Improvement Program. [Added by Ordinance No. 613 adopted August 17, 1992.]

[Sections P-T10 - P-T12 deleted by Ordinance No. 613 adopted August 17, 1992.]

Public and Alternative Transportation

P-T13: The City of Brownsville shall support public transportation and an alternative mode of transportation. The City shall also work with any interested transportation service to encourage the provision of services to Brownsville. [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-T14: The City of Brownsville shall explore methods of supporting the Linn County Shuttle as a public transportation alternative which could include the cooperation of local business establishments. [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-T15: In the event that additional bus routes service the City of Brownsville, the City shall cooperate with all public and private transportation services and local business

GOALS AND POLICIES - TRANSPORTATION ELEMENT

establishments to provide a convenient sheltered bus stop. [Amended by Ordinance No. 613 adopted August 17, 1992.]

P-T16: The City of Brownsville shall identify a commuter transfer point which is:

- A. Usable as an off-street parking lot.
- B. Convenient to the citizens of Brownsville.
- C. Usable as bus stops by all transit systems.
- D. Usable as collecting points for car and van pools.

P-T17: The City of Brownsville shall participate when appropriate on any committee established to review and develop a regional transportation system.

P-T18: The City of Brownsville shall actively pursue improved alternative transportation systems to surrounding cities where major employment and commercial centers are located.

Pedestrian and Bikeways

P-T19: The Planning Commission of the City of Brownsville shall consider pedestrian and bikeways as a necessary element when reviewing development proposals and street improvements.

P-T20: The City of Brownsville shall combine efforts with local citizens, School District #552, the Linn County Road Department and the State of Oregon Department of Transportation to identify and eliminate hazards to pedestrians and non-motorized traffic.

P-T21: The City of Brownsville shall encourage greater use of bicycles by developing, designating and posting bikeways throughout the city and coordinating with local business establishments to provide bicycle parking.

P-T22: The City of Brownsville shall consider pedestrian bridges across the Calapooia River at 1) a point near the east side of the City using one of the following streets as access: Putman, Sage, Galbraith, Hunter, or a street which may be developed as part of the high density residential area between the river and Highway 228 and 2) a pedestrian bridge which would cross the river from Pioneer Park to a point on the south bank of the river.

GOALS AND POLICIES - TRANSPORTATION ELEMENT

P-T23:

The City of Brownsville shall cooperate with the Oregon State Department of Transportation to improve the pedestrian and bicycle access to Brownsville Elementary School as the top priority for pedestrian and bikeways in Brownsville. Access to the Elementary School shall be considered with special attention given to the following:

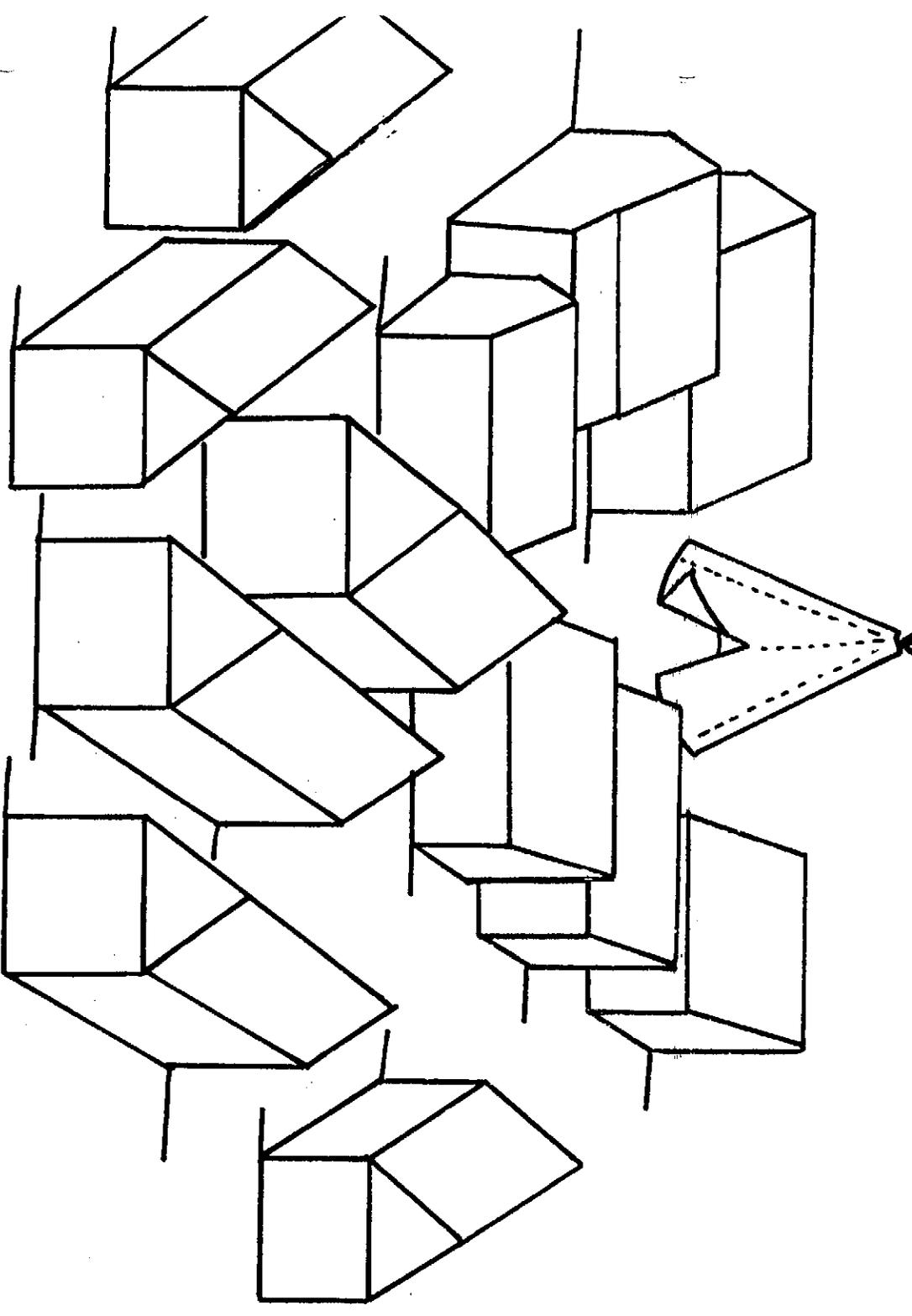
- A. Crossing Highway 228.
- B. Pedestrian and bicycle movement along Highway 228.
- C. Alternative routes to the Elementary School.
- D. Direction of major pedestrian and bicycle movement.

P-T24:

The City of Brownsville shall establish a historic trail from which residents and visitors may view historic points in Brownsville. The "Trail of History" shall be given a high priority as a pedestrian way.

# HOUSING

## GOALS & POLICIES



## HOUSING ELEMENT

- G-HI: To meet the housing needs of the community by providing a choice in type, density, cost/rent and lifestyle.
- P-HI: The City of Brownsville shall meet the housing needs of existing and future residents of Brownsville through rational development and rehabilitation of older living units.
- P-H2: The City of Brownsville shall view all structurally sound residential dwellings as a community resource and encourage the relocation of such dwellings rather than their demolition.
- P-H3: The City of Brownsville shall actively pursue assistance from State, Federal and other agencies who sponsor programs for housing rehabilitation and improvements and agencies who sponsor low and moderate cost housing projects and subsidies.
- P-H4: The City of Brownsville shall maintain accurate records of new housing within the city and Urban Growth Boundary based on housing type (single-family, multiple-family and [mobile] manufactured homes). The information will be used to keep track of housing types. If it is found that a particular housing type is exceeding the city's projections, then more land shall be designated to accommodate the trend. Accurate records shall consist of: [Amended by Ord. 619 adopted April 19, 1993].
- A. Building permits filed by month and year.
  - B. Map showing the location of the new housing unit on the proper parcel.
  - C. Value of the structure, according to the building permit.
  - D. Land divisions.
- These records will be evaluated with the most current projections of need, and consideration will be taken of the income/housing mix. [Policy P-H4 amended by Ord. No. 524, S9, passed September 8, 1981.]

## Planned Unit Development

- P-H5: The City of Brownsville shall encourage planned unit development proposals which utilize existing features manmade or natural, maintain a mix of residential densities and styles, show an economic use of space and provide for open space.

GOALS AND POLICIES - HOUSING ELEMENT

- P-H6: The City of Brownsville shall encourage planned unit development in areas of medium and high density residential in areas identified as special development areas.
- P-H7: Planned unit development proposals shall have complete approval by the City of Brownsville prior to development.
- P-H8: The conservation of energy through alternative building techniques such as zero lot line, clustering of structures, sharing of energy and flexible street standards, shall be encouraged in planned unit developments.
- P-H9: The City of Brownsville shall require all complex development areas to use the planned unit development approach.

Mobile Homes and Other Pre-Constructed Housing

- P-H10: The City of Brownsville shall establish [mobile] manufactured home parks as a conditional use. The following regulations shall apply to expansions of existing [mobile] manufactured home parks and to new [mobile] manufactured home parks: [Amended by Ord. 619 adopted April 19, 1993.]
- A. Must meet the Oregon Department of Commerce standards for [mobile] manufactured home parks. [Amended by Ord. 619 adopted April 19, 1993.]
  - B. Must provide for open space.
  - C. Must provide off-street parking for personal vehicle, guest vehicle, recreational vehicles.
  - D. Landscaping around individual [mobile] manufactured homes, screening and buffering between [mobile] manufactured home park and adjacent uses must be provided. [Amended by Ord. 619 adopted April 19, 1993.]
  - E. Must provide streets and pedestrian ways to City standards for [mobile] manufactured home parks and remove architectural barriers. [Amended by Ord. 619 adopted April 19, 1993.]
  - F. Must maintain individual mobile homes as well as the [mobile] manufactured home park in a sanitary manner and free of public nuisances. [Amended by Ord. 619 adopted April 19, 1993.]

GOALS AND POLICIES - HOUSING ELEMENT

G. All applicable city, state and federal ordinances and laws shall be upheld.

P-H11: Within [mobile] manufactured home parks the responsibility of maintaining a clean, comfortable and livable environment shall be placed on the owner of the [mobile] manufactured home park. [Amended by Ord. 619 adopted April 19, 1993.]

P-H12: The City of Brownsville shall establish procedure for development of [mobile] manufactured home subdivisions. [Mobile] Manufactured homes sited in a [mobile] manufactured home subdivision shall meet [or exceed the following standards:] all siting standards specified for manufactured homes on individual lots. [Amended by Ord. 619 adopted April 19, 1993.]

[Sub-sections A-J deleted by Ord. 619 adopted April 19, 1993.]

P-H13: The City of Brownsville shall allow an individual manufactured home in all residential zones, provided the following criteria are satisfied:

A. A placement permit issued by the City of Brownsville must be obtained prior to the issuance of a Manufactured Home Set-Up Permit.

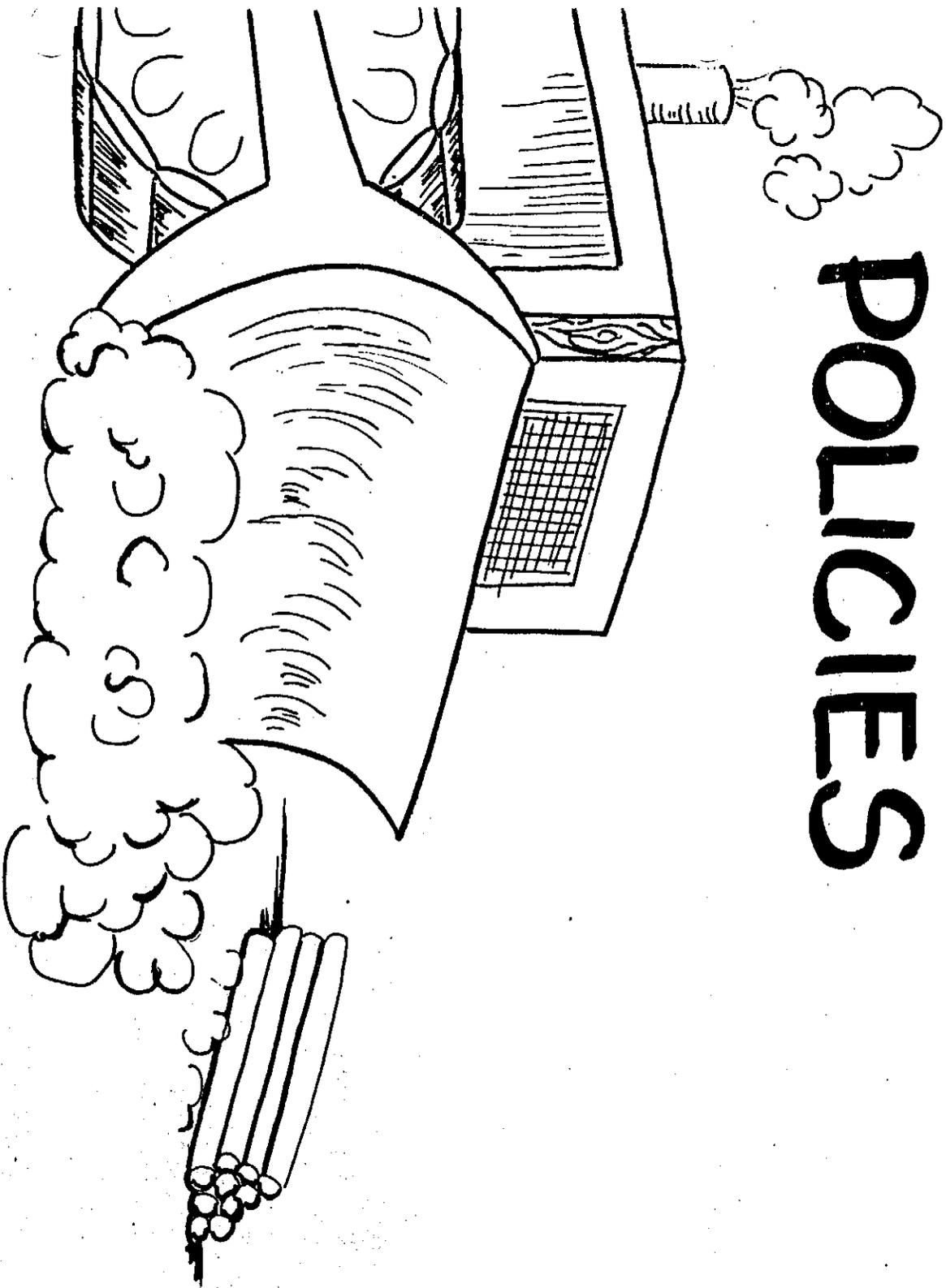
B. The placement of the manufactured home shall be subject to all standards of the applicable zone, and the lot upon which the manufactured home is situated shall be landscaped and maintained as a permanent residence similar to the surrounding area.

C. The owner of the manufactured home shall be the owner of the lot upon which the manufactured home is placed.

D. The manufactured home shall be multi-sectional, not less than one thousand (1,000) square feet, with pitched roof and be constructed of material comparable to the predominant materials used on surrounding dwellings, and shall be set up to be compatible with the area. [Section P-H13 amended in its entirety by Ord. 619 adopted April 19, 1993.]

# URBANIZATION

## GOALS & POLICIES



## URBANIZATION ELEMENT

G-UI: To provide for the orderly outward expansion and growth of the City of Brownsville as public services became available while maintaining fiscal accountability and preserving farm and forest lands.

P-UI: The City of Brownsville and Linn County shall establish an urban growth boundary and management agreement that provides for future land needs, and the logical and economic extension of services, and the identification and separation of urbanizable lands from rural lands.

P-U2: The City of Brownsville shall encourage in-filling of vacant land outward from existing development in a systematic and phased manner, in order to preserve agricultural and forest lands around the city by:

- A. Targeting areas with all existing services as priority growth areas.
- B. Requiring and approving specific development proposals for land being requested for annexation other than forced health hazard and island annexations.
- C. Require the developer to absorb the cost of facility extension.

P-U3: The City of Brownsville shall not supply city services outside the city limits or the UGB except to those who are now receiving services, are under agreement to receive services, and in line with other plan policies.

P-U4: The City of Brownsville shall review the urban growth boundary once every three years to determine if more land is needed or when in line with other plan policies for change in the UGB.

P-U5: When establishing or amending the urban growth boundary the City of Brownsville and Linn County shall consider the following:

- A. Demonstrated need to accommodate long-range urban population growth requirements.
- B. Need for housing, employment opportunities and livability.
- C. Orderly and economic provision for public facilities and services.
- D. Maximum efficiency of land uses within and on the fringe of the existing developed area.

GOALS AND POLICIES - URBANIZATION ELEMENT

- E. Environmental, energy, economic and social consequences.
- F. Retention of agricultural lands as defined with Class I being the highest priority for retention and Class IV for the lowest priority.
- G. Compatibility of the proposed uses with nearby agricultural activities.
- H. The necessity of making exceptions to State Land Use Goal #2.

P-U6: The City of Brownsville and Linn County shall consider the following when the conversion of urbanizable land to an urban use is proposed:

- A. Orderly, economic provision for public facilities and services;
- B. Availability of sufficient land for the various uses to insure choices in the market place;
- C. The Brownsville Comprehensive Plan, and;
- D. Encouragement of development within urban areas before conversion of urbanizable area.

P-U7: The City of Brownsville shall review the following development proposals within the urban growth boundary:

- A. Comprehensive Plan amendments;
- B. Delayed annexations;
- C. Zoning amendments;
- D. Subdivisions;
- E. All partitions;
- F. Planned unit developments;
- G. Conditional uses;
- H. Formation of Special Districts;
- I. Or annexation to Special Districts.

The intent of the review shall be to avoid future problems and to see that the development proposals will be compatible with the city's plans. If a problem is

GOALS AND POLICIES - URBANIZATION ELEMENT

identified by the city, the City of Brownsville and Linn County must come to an agreement prior to approval of the development proposal by the county. If no agreement can be reached, the Land Conservation and Development Commission shall be asked to mediate.

P-U8: The City of Brownsville shall maintain records on all building permits issued by Linn County for land within the Brownsville Urban Growth Boundary.

P-U9: The City of Brownsville shall request Linn County to protect those areas identified by the City of Brownsville as areas of community concern, from uses or activities which would distract from or reduce the quality of these areas. Further, the city shall be notified prior to county action, when such action would change or alter the use or surrounding use of the areas of community concern.

P-U10: The City of Brownsville recognizes the potential of an industrial park with interrelated industries growing from the Woodex site in the south-western corner of the Brownsville planning area and shall encourage the County to zone the area for industrial development. Industrial traffic which is now generated from this area is bound to increase with expanded industrial activity and growth. The City of Brownsville feels the need for Linn County and the State Department of Transportation to review access to Highway 228 west of the Brownsville city limits and to establish a safe and workable system to maintain traffic flow at the intersection of County Road 505 and State Highway 228.