

Athena Ordinances

ORDINANCE NO. 930

AN ORDINANCE ADOPTING COMMUNITY PLANNING GOALS, OBJECTIVES, POLICIES AND A COMPREHENSIVE PLAN FOR THE CITY OF ATHENA, OREGON.

The city of Athena, Oregon ordains as follows:

Section 1. Planning goals, Objectives, Comprehensive Plan Adoption.

Pursuant to the requirements of the state of Oregon, and in coordination with Umatilla County, other local governmental agencies and state and federal regulatory agencies, the city of Athena hereby adopts community planning goals, objectives and policies, and the Athena Comprehensive Plan in which they are included. Said plan is set forth in a document entitled “City of Athena Comprehensive Plan” consisting of _____ pages. The “City of Athena Comprehensive Plan” shall be filed with the city recorder and copies shall be placed in the Athena Public Library for public access and inspection.

Section 2. Goals, Objectives and Policies. The following statement of goals, objectives and policies was developed through the city’s Citizen Involvement Program and provides a general long-range basis for decision-making relative to the future growth and development of the city of Athena. These goals are patterned after and in direct response to the Oregon Statewide Planning goals. The policy statements set forth a guide to courses of action which are intended to carry out the goals and objectives of the plan. The policy statements present to city officials and potential developers a clear picture of the city council’s position on matters pertaining to physical improvements and developments. The Land Use Plan Map incorporated by reference defines the spatial aspects of these policies.

Goal No. 1. Citizen Participation. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Objective: to employ a variety of methods for informing citizens and obtaining their opinions and attitudes on matters relating to planning, decision-making and community development.

Policies:

- (1) Conduct community surveys to obtain public opinion and collect information for planning programs or decisions.
- (2) Encourage citizen participation at planning commission and city council meetings.
- (3) Distribute proposed comprehensive plan and urban growth boundary changes for community review and comment.
- (4) Make technical reports available for public inspection.

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Goal No. 2. Land Use Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

Objectives:

- (1) To insure orderly development in the city of Athena.
- (2) To provide opportunities for a variety of land uses to go along with increasing growth and demand for services.
- (3) To provide for a clean environment and encourage preservation of a quality environment.
- (4) To locate land uses so as to take advantage of existing systems and physical features to minimize development cost and to achieve compatibility, and to avoid conflicts between adjoining uses.

Policies: Planning process.

- (1) Request planning commission preparation or review and recommendation regarding all new ordinances or ordinance amendments affecting or regulating the development of the community.
- (2) Have the planning commission review the comprehensive plan every year to bring it into compliance with changing local needs and new state laws.
- (3) Amend the comprehensive plan only after serious consideration of the pros and cons of the issue and provision of adequate opportunity for public comment.
- (4) Utilize the policies and information contained in the comprehensive plan as the basis for making decisions on community development issues.
- (5) Implement zoning and subdivision ordinances and develop a capital improvement program to guide the physical development of the community according to the map and policies of the comprehensive plan.

Land use policy framework:

- (1) Encourage a moderate pace of new development so as to provide more housing and employment, yet retain the small community character of Athena.
- (2) Support Athena's role as a rural bedroom community for nearby farms and larger cities.
- (3) Direct all large-scale industrial, agribusiness, storage and heavy commercial development to locate in the large parcels of land alongside the Burlington Northern and Union Pacific railroad tracks in the western portion of the city.
- (4) Promote the continued well-being and future growth of the Main Street area as the sole commercial shopping district in the community.
- (5) Provide for a mix of activities and encourage a greater variety of shops and services within the downtown.
- (6) Designate Main Street between 1st and 5th Streets for commercial uses only, but allowing a mix of commercial and residential uses along the back portions of those blocks facing Carrant and Jefferson Streets.

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- (7) Encourage infill of the existing platted area prior to large-scale development of the urban growth area.
- (8) Provide for a ring of new residential areas around the existing city development on the west, north and east sides.

Goal 3. Agricultural lands. To preserve and maintain agricultural land.

Objectives:

- (1) Preserve the agricultural land resources of the Athena area.
- (2) Encourage a concentration of residential, commercial and industrial development within a compact Athena urban area.

Policies:

- (1) Recognize the legal status of the Urban Growth Boundary as the separation between city development and the surrounding agricultural area.
- (2) Maximize the use of available land within the city and urban growth area so as to take as little farmland out of production as possible.
- (3) Encourage Umatilla County to restrict non farm development outside the Urban Growth Boundary.
- (4) Accommodate farming within the urban growth area until such time as the property owner develops the land for residential purposes.

Goal No. 4. Open space, scenic and historic areas, and natural resources.

To conserve open space and protect natural and scenic resources.

- (1) To identify open spaces, scenic views and natural resources which should be preserved from urban development.
- (2) Maintain distribution of open space to allow visual relief and space for active and passive recreation.
- (3) Multiple uses of open-space land will be encouraged, provided that the uses are compatible.
- (4) Protection of identified historic or archaeological sites will be encouraged.
- (5) Conservation of area's natural resources to be promoted.

Policies:

- (1) To encourage preservation of right-of-ways for public use.
- (2) To encourage use of open space as buffer zone between incompatible uses.
- (3) Encourage the preservation and rehabilitation of older homes and commercial buildings within the city.
- (4) To encourage protection of scenic views of the Blue Mountains for citizens in the community.
- (5) To encourage multiple use of school facilities for public recreational and meeting needs.
- (6) To encourage maintenance and preservation of natural vegetation (trees, parks, etc.).
- (7) Encourage the planting of trees along streets and in yards to provide shade, screen industrial areas, and make the city more visually attractive.

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Goal No. 5. Air, water and land resource quality. To maintain and improve the quality of the air, water and land resources of Athena.

Objectives: To promote a clean community by reducing existing pollution and insuring that potential pollution from new development is minimized.

Policies:

- (1) Require that all discharges from existing and future development be within the limits set forth in applicable state or federal environmental quality standards and regulations.
- (2) Encourage new industries which would not have a significant detrimental impact on the local environment.
- (3) Encourage continued study and improvement of agricultural practices to reduce water and wind erosion of the soil and pollution of streams by siltation and feedlot runoff.

Goal No. 6. Areas subject to natural disasters and hazards. To protect life and property from natural disasters and hazards.

Objective: Discourage or specially regulate development in flood plains, natural drainage ways, steep slopes, or other hazardous areas.

Policies:

- (1) Maintain floodplain regulations based on federal standards to insure future development in the floodplain is designed to reduce damage
- (2) Participate in and comply with the National Flood Insurance Program.
- (3) Encourage improvement of the Waterman gulch Ditch in order to reduce flooding and diminish the boundaries of the floodway.
- (4) Designate and protect identified floodway areas, to keep these critical flood paths unobstructed by development.
- (5) Require development on hillsides to make special provision for the control of runoff and soil erosion.

[Goal No. 6 amended by Ordinance No. 407, passed July 9, 1984.]

Goal No. 7. Recreational needs. To provide programs and facilities to meet the recreational needs of area residents and visitors.

Objective: To provide adequate recreational facilities and programs to meet residents' and visitors' needs as the community grows.

Policies:

- (1) Designate sites and build additional park and outdoor recreational facilities as need requires.
- (2) Develop a youth-oriented community recreation center.
- (3) Encourage development of a motel-hotel tourist facility and a recreational vehicle park.
- (4) Work with the school board to avoid duplication of recreational facilities and provide for joint use of community and school facilities.

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Goal No. 8. Economic development. To diversify and improve the economy of Athena.

Objectives:

- (1) Develop a larger, more diversified employment market.
- (2) Encourage a moderate rate of economic and community growth.
- (3) Strengthen the downtown shopping district.
- (4) Provide a wider range of commercial and professional services to the community.
- (5) Attract new industry.
- (6) Create a stable, well-rounded community, socially and economically.

Policies:

- (1) Protect the designated industrial areas from residential encroachment, preserving them for industrial, agri-business, storage, and heavy commercial uses.
- (2) Work with the Port of Umatilla and ECOAC to develop a program to attract suitable new industry (i.e. fairly nonpolluting, and providing stable employment).
- (3) Encourage development of abandoned buildings on Main Street for apartments, commercial uses, and tourist facilities.
- (4) Develop a program to attract additional commercial and professional business such as electricians, plumbers, plumbing and electrical supplies, medical doctors, dentists and veterinarians.
- (5) Concentrate all shopping, office, consumer service and public service facilities within the downtown area so as to accommodate shopping and business needs, provide economic stability, reduce costs to the public, and maximize sales and pedestrian movement.

Goal No. 9. Housing. To increase the supply of housing, to allow for population growth and to provide for the housing needs of the citizens of Athena.

Objectives:

- (1) Provide a well-rounded supply of housing units and residential lots for the community.
- (2) Utilize a flexible policy for locating housing types within the community.
- (3) Provide for variety within residential neighborhoods.

Policies:

- (1) Support the provision of housing for senior citizens within the community.
- (2) Encourage the construction and provision of more rental units and lower-cost single-family homes for purchase.
- (3) Encourage the development of a variety of housing types at a wide range of prices.
- (4) Encourage the use of innovative housing concepts and subdivision designs.
- (5) Insure retention of the natural amenities of the landscape in the design and development of housing projects.

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Goal No. 10. Public facilities and services. To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

Objectives:

- (1) Phase new development so as to minimize the annual cost of public utilities extensions.
- (2) Cooperate with other agencies providing and/or coordinating public services and consider pooling with other cities or agencies to provide needed services.
- (3) Provide adequate services and facilities to meet the demands of a growing community.
- (4) Insure proper maintenance of existing and future facilities.

Policies:

- (1) Insure a moderate rate of growth so as not to place too heavy a burden upon the city's capacity to provide services.
- (2) Evaluate the impact of proposed development on municipal services and the ability of the city to accommodate the increase in demand, as a part of the review process for each zoning or use permit, zoning change, subdivision application and annexation proposal.
- (3) Utilize local improvement districts to provide sidewalks and curbs for local neighborhoods.
- (4) Encourage provision of dog-catching services.
- (5) To plan public facilities, utilities and services to meet expected demand through development of a capital improvement program.
- (6) Require annexation of land within the urban growth area prior to extension of services to that land.
- (7) Extend services only to areas adjacent to existing development and municipal utilities.
- (8) Provide adequate maintenance for city water, sewer and storm drain facilities.
- (9) Provide adequate public and semi-public buildings and sites as need requires.
- (10) Increase the city water supply so as to avoid the shortages experienced recently during the summer months and to accommodate additional community development.
- (11) Upgrade and increase the capacity of the city sewage treatment plant so that existing summertime over-capacity problems can be eliminated and residential, commercial and industrial growth provided for.
- (12) Limit new development until such time as the sewage treatment plant is expanded and a larger water supply is secured.

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Goal No. 11. Transportation. To provide and encourage a safe, convenient and economic transportation system.

Objectives:

- (1) The development of good transportation routes (vehicular, pedestrian, bicycle, etc.) between residential areas and major activity centers will be encouraged.
- (2) The continuing availability of bus and rail transportation routes to mainline services will be encouraged.

Policies:

- (1) Encourage provision of transportation alternatives or availability for the elderly and handicapped.
- (2) Continued maintenance and paving of the city streets.
- (3) To discourage use of South 3rd by trucking operations, especially during evening hours.
- (4) Endorse the provision of public use airport facilities at the Athena Pea Growers field or another location at least one-half mile from planned city development. Do not discourage private use of Barrett Field so long as operations do not exceed an average of 60 per month.
- (5) Encourage the State Highway Division to better illuminate the south 3rd-Highway 11 intersection and improve the dangerous curve south of the city. Support reconstruction of Highway 11 between Adams and Athena.

Goal No. 12. Energy conservation. To conserve energy and develop and use renewable energy resources.

Objective: To encourage development and transportation mechanisms which maximize building and energy efficiency and minimize consumption of fuels.

Policy: Revise zoning and subdivision ordinance to protect sun rights and encourage utilization of solar energy and landscaping to reduce summer cooling needs.

Goal No. 13. Urbanization. To provide for the orderly and timely conversion of rural land to urban use.

Objective: Development will be encouraged to occur within a relatively compact urban area with controlled outward growth to maintain and enhance the physical resources which make Athena a desirable place to live and work and to assure that the development of properties is commensurate with the character and physical limitations of the land.

Policies:

- (1) Establish an agreement with Umatilla County for the joint management of the urban growth area, and for the revision of the urban Growth Boundary and Athena Comprehensive Plan.
- (2) Limit community growth to infill development within the present city limits until the sewer and water problems are resolved.
- (3) As the first phase of expansion into the urban growth area following improvement in the water and sewer situation, direct development to those areas adjacent to existing

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- city water and sewer mains, recognizing that the land most suitable for early development may not indeed be available yet for urban use.
- (4) Phase later development according to changing needs and new service extensions.

Section 3. Statewide Goals Not Applicable.

- (1) Forest lands.
- (2) Willamette River Greenway.
- (3) Estuarine resources.
- (4) Coastal shorelines.
- (5) Beaches and dunes.
- (6) Ocean resources.

None of which are applicable to this area.

Section 4. [Comprehensive Plan Adoption.] The entire “City of Athena Comprehensive Plan” is subject to annual review and amendments, any amendments thereto shall be made a part of this ordinance.

Section 5. [Comprehensive Plan Annual Review.] As the “City of Athena Comprehensive Plan” is subject to annual review and amendments, and amendments thereto shall be made a part of this ordinance.

Section 6. [Severability.] The provisions of this ordinance and the “City of Athena Comprehensive Plan” are severable. If an article, sentence, clause or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of remaining portions of this ordinance or the “City of Athena Comprehensive Plan.”

Passed by the council and approved by the mayor July 12, 1978.

Passed by the council and approved by the mayor November 15, 2007.

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Comprehensive Plan Amendments

<u>Ord. No.</u>	<u>Date of Enactment</u>	<u>Location</u>	<u>Change From</u>	<u>To</u>
400	7/13/81	McGill site (Tax lot 1200 of 4N 35 19BC)	Industrial	Residential
410	5/12/86	Property on both sides of Main St. between 1 st and 2 nd Streets.	Commercial	Commercial/ Residential
417	5/30/89	Urban growth boundary extension of 1.74 acres for the City Park.	Exclusive Farm Use	Public Open Space
417	5/30/89	Urban growth boundary extension of 34.80 acres for the spray effluent irrigation system.	Exclusive Farm use	Public Open Space