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INTRODUCTION

This introductory material has been included to provide citizens and local, state and federal governmental officials a brief explanation of the Plan in order that the information can be more easily understood and utilized.

The Concept. This Land Use Plan is a public document prepared by governing bodies assisted by advisory committees, planning commissions, and community residents. It provides long-range guidelines for decision-making with regard to land use suitability, development proposal evaluation, public utility, facility, and street improvement planning, and other considerations related to community growth.

The Plan should be used by public bodies as the basis upon which to make community development decisions, and by businesses or private individuals to make investment or construction decisions wherein it is desirable to have some assurance that community growth will take place as projected.

The Purpose. The three basic purposes of this Plan are (1) to encourage desirable growth, (2) to accommodate anticipated development, and (3) to make provisions for those uses which may be needed by a community, but which may have such undesirable characteristics as noise, smoke, or odor.

The Plan can be used to encourage desirable growth in that it identifies those uses which are wanted, and provides areas for their development. Anticipated development, as projected in the Plan, can be accommodated by constructing those road and utility improvements which will be needed in order for development to be realized. The Plan has also attempted to provide for the location of those uses which may have undesirable characteristics, but are needed to maintain or improve the economy and employment opportunities.

Flexibility. This Plan is flexible in that provisions are made for reviewing and updating it as conditions in the area change. Such conditions may be economical, physical, social, legal, or environmental.

Existing Uses. Any legal use existing at the time this Plan is adopted can be continued and allowed to expand according to Zoning Ordinance provisions, providing such use is not determined to be a nuisance. If a lot or the aggregate of contiguous lots held in a single ownership at the time of passage of this Plan, has an area or dimension which does not meet minimum requirements of the Plan classification in which the property is located, the holdings may be occupied by any use permitted in that classification, provided that if there is an area deficiency,

residential uses shall be limited to a single unit or the minimum standards of the particular classification.

Legality. The State enabling legislation stipulates that all cities and counties must have plans which (1) assure coordination and consistency (factual basis), in community development decisions, and (2) provide the basis for regulations, e.g. zoning and subdivision ordinances, which express public policy. The term coordination above refers (1) to planning interaction with other agencies at various levels of government, and (2) to transportation improvements, which are among the most important means of plan implementation. The law also requires plan review and revision as changing needs and desires arise. In December, 1974, the State Land Conservation and Development Commission (LCDC) adopted fourteen land use planning goals. The State goals do not actually have a direct affect on local standards, but do spell out what must be taken into account in preparing a plan. Cities and counties are still responsible for preparation of their own respective plans. Counties are required to coordinate all of the plans prepared within their boundaries.

Zoning. In addition to public utility, facility and transportation improvements, zoning is among the most important means of plan implementation. Zoning maps and land use plans are somewhat similar in that both delineate areas suitable for various uses, and attempt to assure use compatibility. Plans are general and flexible, and provide long-range guidelines for orderly development. Zoning is generally considered specific, short-range and regulatory.

Since the Baker vs. Milwaukie (Oregon Supreme) Court case determined that the Comprehensive Plan has precedence over zoning, any conflicts that exist between this plan and the Zoning Ordinance will have to be resolved. It is planned to revise the existing zoning ordinance to bring it into compliance with the new Plan and State regulations.

Citizen Involvement. Local planning advisory committees were formed to prepare the initial plan map, policies and recommendations for each of the three developing region plans. Committee members represented geographic as well as professional cross-sections of each planning region.

Community attitude surveys were used by each city to supplement the citizen input provided by the City Councils and Local Planning Advisory Committees.

Cove, Elgin, Imbler, Island City, North Powder, and Union distributed door-to-door surveys to determine community attitudes as part of their respective community plan preparation. Copies of the results of those surveys are included in the community plans which were adopted in 1975. A more extensive tabloid/questionnaire program was undertaken by the City of La Grande as part of their plan development.

A series of public meetings were held in La Grande in February and March of 1976 to obtain additional citizen input. The opinions and recommendations received from the citizens are reflected in respective city and regional plan recommendations. A similar series of public meetings was held in Cove, Elgin, La Grande, North Powder and Union as part of the draft plan review process. Input from these meetings has been recognized in this Plan.

The initial Draft Plan was circulated to all related and/or interested local, State and Federal agencies and coordinated with their plans prior to Planning Commission public hearings. These organizations were contacted and sent copies of the work program, and meetings were held to obtain their opinions and recommendations. Their input to date is reflected in the Plan map and related policies and recommendations.

Other citizen involvement was provided through mailed agenda material, public meeting notices, newspaper articles, radio broadcasts, and a direct mail-out to each County property owner notifying them of upcoming hearings and potential changes that might affect their land.

Format. This document has four basic sections: the introduction, overall planning goals and objectives, the Land Use Plan, and the appendices. A separate document, Union County Atlas, contains inventory and other related information supplementary to the Plan document.

The overall planning goals and objectives are a selected few statements that summarize the Policy section of the Plan. The Plan Interpretation provides a basic explanation of what is intended by the Plan maps. Plan maps are included for the County and for each of the developing regions. The Plan Policies include two classifications - State Land Conservation and Development Commission Goals, and policies or statements which supplement the Plan maps and have the same statutory effect and are set up according to the 14 implementation measures. The appendix includes additional supportive information, e.g. community plan and urban growth boundary maps and related material.

The Union County Atlas includes that inventory and related information which was assembled and analyzed in preparation of the Plan maps and guidelines. The "Atlas" appendices include population characteristics, soil characteristics, forest productivity criteria and other mapped, tabular, or written information not included in the atlas section. Following review of related agencies, pertinent comments of each will be included in the final documents.

Previous Plans. All the incorporated towns in the County have completed Land Use Plans. These plans have provided the

nuclei for the regional plans. This Plan unifies all previously prepared plans and, most importantly, provides a single Plan for the entire County. Each of these communities has revised their zoning and subdivision ordinances, and are resolving conflicts between the zoning maps and land use plan maps.

OVERALL PLANNING GOALS AND OBJECTIVES

The County Plan is based upon the following overall goals:

1. That the Plan be considered a guideline for both public and private investments in order that changes occur in a logical, orderly, and efficient procedure.
2. That the Plan maps provide both direction and protection for property acquisition and development.
3. That the Plan maps provide both direction and protection for property acquisition and development.
4. That all lawful and authorized uses existing at the time of adoption of the Plan be allowed to continue, and expand according to Zoning Ordinance provisions.
5. That existing uses be considered one of the primary considerations in establishing plan classification boundaries and that other physical, social, economic, and legal factors also be taken into account.
6. That industry, commerce, and other economic activities which utilize local materials or labor, or provide goods or materials for local needs, be preferred over activities which do not contribute significantly to the local economy.
7. That public facilities, services, and transportation systems be located so as to encourage and accommodate a moderate rate of growth.
8. That buffer or transition areas be encouraged to assure compatibility of uses.
9. That land and water resources be protected.
10. That zoning and subdivision ordinances and related implementation measures be used to effectuate the plan and support the goals and objectives.
11. That any authorized use of land be encouraged to locate where it may have the opportunity to prosper without harm to its neighbors or to the economy of the County as a whole.
12. That the major portion of Union County be retained for agriculture and forest uses, but that provisions be made in the agricultural or forestry areas for those uses which by

repeat

their nature, require that they be located away from urban areas.

13. That provisions be made to allow rural location of residence for those who do not desire to live within corporate limits or to receive urban services.
14. That the Plan provide for the orderly growth of the unincorporated Rural Community/Recreation Center areas.
15. That the location and expansion of industry, commerce and other economic activities be encouraged consistent with life style and environment.
16. That provisions be made for the incorporated towns in Union County to expand in an orderly manner outside their corporate limits.

LAND USE PLAN

The Plan maps of the County and of each respective planning region are included in this section, in addition to preface, interpretation, Plan policy and Plan recommendation subsections. Respective City Plan maps and urban growth boundaries are located in Appendix B.

The Preface outlines those findings which serve as the basis of the Plan Recommendations.

The Plan Interpretation defines what is meant by each Plan classification, and provides a more detailed description than can be interpreted from the Plan map itself.

The Plan maps depict the various plan classifications. Boundary delineations are general locations, and are subject to governing body determination of specific alignment and slight interpretative adjustments, provided the intent of the boundary is not altered. The Plan map and the Plan policies together comprise the legally-binding portion of the Plan.

Plan policies are statements intended to supplement the Plan map, and to be used as guidelines by both private and public sectors in interpreting the Plan and for other land use planning decisions. Again, such policy statements have the same level of legality or importance as the Plan map itself. Any planning decisions knowingly made contrary to the policies should be supported with findings justifying such actions. Policies may serve as the basis of appealing a planning decision.

Plan recommendations are recommendatory rather than statutory, and are intended as suggested measures to assist in implementation of the Plan.

PREFACE. The following comments have been included to acquaint the reader with some of the findings and deductions upon which the Plan recommendations have been developed that:

1. One of the primary concerns in Plan development was that agricultural and forest lands are being diminished.
2. The economic base of Union County will continue to be primarily agriculture, forestry, recreation and related industries.
3. Conservation of water quality and quantity is of prime importance to the future development of Union County.
4. Buffer or transitional uses need to be encouraged to compatibility of uses.
5. Productive capability of agricultural and forest lands is of utmost importance to the County.
6. The natural beauty of Union County is worthy of preservation and should be preserved consistent with the stated purposes of this Plan.
7. The potential for recreation development in Union County is great.
8. Development of non-farm residences in rural areas has increased expenditures for a wide variety of public services (roads, schools, fire protection, etc.), other expenses (postal, phone, electricity, etc.) and diminishes open space values.
9. Outlying non-farm residences have resulted in large quantities of gasoline being consumed (energy use), in addition to increased service and related costs. Increased commuting has also increased traffic hazards and demand for additional road improvements. The County's capability for making such improvements has diminished, however, because of decreased revenues and increased costs.
10. Enrollment in the Imbler School District has been increasing at an unanticipated rate. (See Appendix D) Recently expanded capacity has been exhausted by the 14% per year increase. The Elgin School District is near capacity and any substantial influx of students there will likely result in overcrowding and create a need for expansion. Enrollment in the La Grande District has been dropping over the last few years, and in Cove, North Powder, and Union pupil counts have remained nearly constant.
11. Location of the many new non-farm residences in farm areas has interfered with normal farming practices, such as spraying, burning, etc.; and has increased noxious weeds,

road maintenance costs, and fire hazards, and adversely affected both irrigation and domestic water supplies, disrupted life styles, and, in general has not been a desirable use of the land.

12. Although the Plan reduces the acreage classified for 10-acre minimum lot size, areas indicated for smaller, "rural residential" acreages have been provided in locations adjacent or in close proximity to cities. This has intended to accommodate demands for rural living at the least public cost.
13. Although some productive agriculture land will be consumed by rural residential or urban development, Plan recommendations would minimize that amount, while still allowing conditional use approvals for non-farm residences on unproductive sites in accord with farm use zoning requirements.
14. Development pressures similar to those found in agricultural areas are also found in timber and grazing lands; consequently, similar recommendations have been made for protection of those resource bases, however, varying acreages are required for each of the economic units.
15. Although the location of 10-acre minimum areas should be better controlled, it was felt that north of Elgin, east of Cove, south of Foothill Road, and east of Union were desirable locations to accommodate demands for parcels of that size.
16. Alternatives to subsurface sewage disposal are needed in order to develop those unproductive areas that do not contribute significantly to the resource base.
17. That restricted recreational activity available in Federally designated wilderness areas does not fulfill County recreation needs.

PLAN INTERPRETATION. The narrative below is provided to assist in interpreting what the various plan classifications and designations are intended to mean. Classifications are as follows: Urban, Industrial, Rural Residential, Rural Community/Recreation Center, Farm Residential, Agriculture-Forest, Timber/Grazing, and Exclusive Agriculture. In addition, the following resource components are included in the Plan to identify areas where resource considerations should be recognized along with the land use elements: aggregate and mineral resources, landslide hazards, forest fire hazards, and flood hazard areas. Additional resource considerations such as historical sites, scenic waterways, potential natural area, roadless areas, recreation sites and fish and wildlife areas are discussed in the appendix. The various resource considerations are also recognized in the plan policies. Related standards and

regulations will be included in anticipated zoning ordinance revisions. The Plan classifications are delineated by site or areas on Plan maps and by acreage in Appendix A. Possible suitable future development locations are indicated by triangles in general vicinities where such uses might be anticipated.

Urban - To provide areas suitable and desirable for city-type residential, commercial, industrial and public uses, and including the areas which may reasonably be anticipated to be provided with public water, sewage disposal, police and fire protection and other city services within the next 10-15 years. Elgin, Island City, La Grande, Cove, Union and North Powder are indicated as urban areas (see Appendix B for Urban Growth Boundary Maps).

Urban Growth Boundaries generally follow the city limit lines of Summerville, Imbler and Union. In Cove, the urban area extends to Love Lane and up Mill Creek same distance. In Elgin, potential urban area extends north of the present city limits and includes the stockyard and gently sloping foothills to the south. La Grande and Island City urban growth areas include substantial unincorporated acreage to the east and west respectively. North Powder's Urban Growth Boundary includes unincorporated acreages both east of town toward the sewage treatment plant and west of town in the interchange vicinity. Imbler and Summerville are both incorporated, but are classified as rural communities as it is unlikely that either will develop a municipal water or sewerage system.

Development in urban areas will be limited primarily by availability of water and sewerage services, school capacities (see Appendix D for School District Capacities), access, topography, and the need to preserve productive agricultural lands. Any further extensions of urban areas should be to include rural residential areas to which urban water and/or sewage disposal services are available. No expansions should be made into areas designated as Exclusive Agriculture, Farm Residential, Timber/Grazing, and Agriculture/Forest until after classification of such areas has been changed according to provisions of State law and local zoning regulations. (see Exclusive Agriculture description)

Where new residential units are proposed on resource lands (Agriculture-Forest, Timber/Grazing, Exclusive Agriculture) the "Planned Unit Development" concept will be encouraged. This concept provides flexibility in both use and design, providing development is constructed in accord with a County-approved Plan. Planned development uses may include recreation housing

and related uses, rural communities, cluster housing, commercial, industrial, or other combinations of uses. While the location of such uses cannot be predetermined, developers of "PUDs" should provide for all services needed for the uses, and should insure that planned development will be compatible with surrounding area uses.

Commercial

To provide areas suitable and desirable for "possible future" commercial activities outside urban areas, near major cross roads and adjacent to existing commercial activities. Three areas identified for possible future commercial activities are located on the Plan maps at the intersection of I-84N and Foothill Road, at the intersection of I-84 And Highway 203, and at Hot Lake.

Industrial

To provide areas suitable and desirable for industrial activities outside of urban areas, particularly those industries dependent upon railroad access, air or freeway transport, or utilizing geothermal resources, and locating on relatively unproductive soils. In some instances, it may be desirable to locate industries away from urban areas when anticipated uses may have adverse noise, vibration, odor, smoke or traffic congestion characteristics or are dependent upon resources not found within the urban areas.

An Economic Element supplementing the County Plan has been prepared to inventory industrial uses and sites, development limitations and assets, etc. This Plan supplement addresses industrial areas both inside and outside of urban areas.

Potential non-urban industrial sites are at Union Junction, the airport area, Hot Lake vicinity, and in the Island City Industrial Park/Conley Area. Development of the potential non-urban industrial sites should be conditional upon utilization of relatively unproductive land, railroad transport or geothermal energy, or other resources not found within urban areas; and/or upon recognition that such uses are not compatible with urban uses and activities.

Rural Residential

To provide areas suitable and desirable for small acreage residential parcels that will maintain rural character, and can be developed in harmony with both urban uses and agriculture, timber or grazing activities. These areas are intended to accommodate demands of non-farm families for rural living, and are generally located in close proximity to urban areas and services (see Appendix D for School District Capacities

and Housing Distributions). They may be converted to urban uses if and when municipal services become available. Provisions should be made for potential urban road layout at such time as partitioning or subdividing occurs.

Toward this end, the cities of Union, Cove, Island City, La Grande and Elgin are preparing Street Plans.

In addition to the areas delineated as Rural Residential on the Plan maps, other areas are recognized as having rural residential development potential. Farm land designated Rural Residential is an exception to State Planning Goal III. Preservation of Agriculture Lands. Upon approval of exceptions for these areas through the adoption of the Plan, first locally and then by the State, development will be limited only by applicable ordinance standards, i.e., minimum lot size and subdivision requirements. Potential rural residential development areas are as follows:

1. North of Elgin in the Jones Butte/Gordon Creek area, extending in a continuous progression north along Foothill (Gordon Creek) Road. Extension of the Rural Residential classification will depend upon more full utilization of designated areas, and changing area zoning.
2. West of La Grande expanding the already existing Hilgard community. Development in this vicinity could perpetuate the community-type living without increasing density to the point of requiring urban services. Area zone changes would have to be made before such development could occur.
3. East of Owsley Canyon on the rocky, relatively unproductive ridge. Acquisition, access, and zoning presently preclude development of rural residential parcels.
4. South of La Grande in the steeper upland areas where access, landslide hazards, steep terrain and other limitations preclude urban density development. Streets providing access to rural residences in the area should be designed so as to facilitate urban residential development at such time as services become available and demand arises.

Rural Community or Recreation Center

Such centers are those communities and similar locations where a variety of residential, recreation, commercial, industrial or public uses may be found suitable and

desirable. The Alicel, Starkey, Telocaset, Medical Springs, Hot Lake, Spout Springs, and Anthony Lakes areas are so designated. This classification encourages continuation as existing uses and allows for expansion of the uses, but will require an additional zoning classification to be added to the ordinance to implement the Plan. Single-family residential uses are intended to be allowed outright, and all other uses by conditional use approval. Expansion of such areas should be done in such a fashion so as not to create incompatibilities with surrounding area uses. Of particular concern is the possible expansion of commercial or other development around the Ladd Marsh Game Management Area. In such instances, buffer areas should be provided to minimize any potential adverse effects.

Farm Residential

To provide areas suitable and desirable for small (10-acre minimum) agricultural uses and rural living opportunities. Such areas are generally found in foothill locations separating exclusive agriculture and other uses in the valleys from timber and grazing activities in the uplands. This classification encompasses most of the rural residences not part of farmsteads. Although such parcels may be smaller than what is considered a management unit, the total contribution of this classification to the agriculture and timber industry bases could be significant if such acreage's are properly utilized.

Relatively little acreage has been designated for the Farm Residential Classification (10-acre minimum) since it is generally an undesirable size - too large for a rural residence and too small for a farm. Those location so designated are where the "mini-farm" trend has already been established, or where such land is not well-suited for intensive agriculture on a large-scale basis. These locations are in the Hunter Lane/Mt. Glen Road intersection area; south and southwest of the Ladd Marsh Game Management Area in the gently sloping topography above Foothill Road; above the Foothill Road south from the La Grande urban growth Management Area in a strip 400 feet back from the road; around Union to the east, north and west and extending up Pyles Canyon and Catherine Creek south of Union; and scattered around Cove in the foothill areas above the valley floor, but still suited for croplands or small (10-acre minimum) acreage's. Consensus of local advisory committees has been that property should either be developed or utilized for resource (timber, grazing, or crop) production, and that the 10-acre size did not fit either category, often was a waste of 9 or 10 acres in the parcel, and usually created weed control and other problems.

Agricultural land designated Farm Residential is an exception to State Planning Goal III, Preservation of Agriculture Lands. Upon approval of exceptions for the

(See Attachment A, Page 12-1 for Forest Residential)

Plan, first locally and then by the State, development will be limited only by applicable ordinance standards, i.e., minimum lot size and subdivision requirements.

In addition to areas delineated as Farm Residential on the Plan maps, other areas are recognized as having farm residential development potential. These areas are identified on the Plan maps as Possible Future Uses by a triangle, and are located (1) north of Elgin, (2) in the "Moser" Triangle south of Cove Avenue and east of the freeway, (3) in the Morgan Lake vicinity, and (4) north of Union.

Agriculture-Forest - Areas having a 40-acre minimum parcel size and used to provide sites suitable and desirable for mixed agriculture, timber and grazing uses, where conditions are not optimal for any of the three, but where any (or all) such uses can be undertaken. In addition to agricultural and forestry uses, home occupations or "cottage industries" may be found compatible with and/or supportive of the resource uses in this classification. In order to preserve the land in economic units, existing parcels should be maintained in acreages as large as possible. Because of the mixture of soil capabilities, such lands are generally neither optimal for either timber or crop production, but partitioning for development of additional non-farm residences should only be allowed where present road maintenance programs provide year-round access, and where the following standards (from ORS Ch. 215), are met:

Single family residential dwellings not provided in conjunction with farm use, may be established subject to approval of the governing body ... upon finding ... that each such proposed dwelling:

- (1) Is compatible with agricultural and forestry uses ...
- (2) Does not interfere seriously with accepted agriculture or forestry practices on adjacent lands, nor disrupt the integrity thereof;
- (3) Does not materially alter the stability of the overall land use pattern of the area;
- (4) Is situated upon generally unsuitable land for the production of commercial timber or farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, location, and size of tract; and
- (5) Complies with such other conditions as the governing body ... considers necessary.
- (6) Does not interfere with open space values.

ATTACHMENT A
No. 1984-2

UNION COUNTY LAND USE PLAN

FOREST RESIDENTIAL

To provide areas suitable and desirable for small (10-acre minimum) forest uses and rural living opportunities. Such areas are generally found in predominantly forested areas near timber and grazing activities in the uplands. This classification encompasses irrevocably committed and physically developed areas. Although such parcels may be smaller than what is considered a management unit, the total contribution of this classification to the timber industry bases could be significant if such acreage's are properly utilized.

Access limitations, incompatibilities of non-farm residences with timber, grazing, critical wildlife habitat, and intensive farm activities, remoteness, winter road maintenance problems, service costs, availability of alternative locations better suited for residential development, increased fire hazards and traffic congestion, and a variety of other factors generally make such areas undesirable for non-farm residences.

Rural residences might be developed in Agriculture/Timber/Grazing areas through planned unit development procedures whereby houses could be clustered in community fashion providing for rural living while still maintaining maximum productivity of agricultural or timber lands. Planned developments, bonafide forest or farm-related residences and seasonal cabins should be the extent of new development approved in these areas. Forest or farm-related uses include those identified in ORS Ch 215 and 203 should be able to meet the requirements of ORS Ch 308 for farm assessment (See Appendix for ORS excerpts).

Locations indicated as Agriculture-Forest are generally benches, breaks and rolling foothills above the valley floor. Most of these locations have a wide mixture of soil classes.

Timber/Grazing

Areas having an 80-acre minimum parcel size, and used to provide land suitable and desirable, and uses almost exclusively, for timber operations and grazing purposes, watershed management, mineral extraction, and other related activities including big game habitat. Some residential development is found along the periphery of this classification, but non-related residential uses have the same incompatibilities with this classification as with Agriculture-Forest and consequently, partitioning or subdividing is not recommended.

In addition to those forestry/residential problems indicated in the AG classification, decreased timber and grazing value is likely to result from development of additional residences in these areas. Hunting and similar recreation cabins (seasonal only), may be constructed in TG areas according to minimum acreage requirements. Most of the Timber/Grazing areas are steeper uplands with seasonal access, and should be preserved intact for their contribution to the County's economic base.

Agriculture-Grazing

Areas having a 160 acre minimum parcel size with the opportunity to apply for parcels down to 80 acres in size where it can be demonstrated that the parcel is currently employed in agricultural use and is typical

of the existing commercial agricultural operation in the surrounding area. Land uses are, or are capable of being, predominantly in livestock grazing with inclusions of cultivated agricultural lands.

Exclusive Agriculture

Areas having a 160-acre minimum parcel size and used to provide land suitable and desirable for agricultural activities including timber production and harvest and needed for employment and food production. It is essential to prohibit non-farm uses from interrupting the integrity of these areas if productivity is to be maximized. Introduction of non-farm uses into such areas will likely have adverse effects on normal farming activities, and may create other social or environmental problems (see AG description). Partitioning or subdividing for non-farm uses should not be allowed except as provided by ORS Ch. 215. Like Timber/Grazing (TG) areas, Exclusive Agriculture areas should be preserved intact for their contribution to the economic base of the County.

The primary purposes of this classification are to preserve productive agricultural lands, to protect such lands from encroaching incompatible uses, and to maintain the quality of life, character values, and living conditions found on farms. Partitioning and subdividing into less than 160-acre parcels (EA) will not be allowed unless all of the conditions as required by ORS 215 and indicated in the AG classification are found to exist.

Valley bottomlands, Cricket Flat, and the North Powder vicinity comprise nearly all of the land designated EA. Some intensively-farmed, gently-sloping foothills are included in this classification.

The areas below were considered for alternative uses, but have been designated for exclusive agriculture (or related resource base) purposes for the following reasons:

1. The upper part of Indian and Palmer Valleys were considered for rural residential and AG, but it was felt that adequate land was available for such uses in and around the cities, and if the resource base was to be protected, at least a 40-acre minimum AG parcel size should be enforced beyond areas designated for Rural or Farm Residential use, recognizing that exception provisions exist to provide for non-farm residences which meet the conditions spelled out in ORS Ch 215.

Similar considerations were taken into account for the area along the river extending south from Elgin to Rhinehart and along Indian and Clark Creeks.

Because of the limited non-productive land in this stretch and immediate proximity to productive agriculture and timber areas, it was felt that non-farm uses would be incompatible and interfere with normal farming practices in the adjacent areas.

2. Pumpkin Ridge, Dry Creek, End and Hunter Road and other foothill areas in that part of the valley were also considered for rural residential and AG development, but because of the above reasons in addition to the increasing need to protect the area seed industry and recognize the limited school capacity in the Imbler School District, it was determined that the entire area should have a 40-acre (or greater) minimum parcel size, although, depending upon uses, was broken into EA, TG and AG classifications.

3. Owsley Canyon. This area is primarily in large ownerships and utilized for intensive agriculture. Much of the bottomland is floodplain. Designation of the area for Exclusive Agricultural uses will prevent encroachment of Urban (or Rural Residential) uses which might likely create pressures to convert the land to other uses; and will prevent undesirable development from locating in flood hazard areas.

4. West of Mt. Glen Road/South of Booth Lane. These two areas are similar in that both abut Rural Residential areas and are primarily large land ownerships. Present development adjacent to each is compatible and conducive to continued agricultural operations. Much of the latter is subject to flooding, and is more productive than the elevated, gently-sloping bench to the north. As conditions in the area change, it may be desirable to consider the bench area for Rural Residential development.

5. Land north of Cove along Lower Cove Road and extending north of the present development along Cove Highway 237 was considered for less-than-40 acre agriculture development, but it was felt that sufficient acreage for such use was provided in the area. Smaller acreages would be incompatible with present area operations and would interfere seriously with normal farming and timber/grazing activities.

Similar consideration was given to the High Valley area where, in addition to the above limitations, winter access limitations further supported maintenance of

bonafide agricultural operations and timber/grazing activities.

6. Productive farmland areas lying upland of the Cove-Union Highway were also considered for 10-acre Farm Residential uses, but because of large parcel sizes, soil capability (Class II), and the reasons cited above, such areas were indicated for EA and AG purposes maintaining the integrity of the farm, timber and grazing bases in that part of the valley.

7. Consideration was given to extending the 10-acre Farm Residential classification further up Catherine Creek and Pyles Canyon, however, because of limited access and building sites, large land holdings, timber and cattle operations, increased service costs, and the other reasons cited above, it was determined most desirable to maintain these areas with a AG or greater minimum parcel size.

GOAL III EXCEPTIONS: Although agricultural and elated resource classifications have been designated for most of the valley bottoms and productive upland areas, it is recognized that a number of locations with similar productivity are, or may likely be, subject to urbanization, and hence have been identified to accommodate that change. This is an exception to State Goal III, preservation of productive agricultural lands. Such areas are designated for development where it has been determined that the property is no longer suitable to be protected for agriculture use because of encroaching urban uses and related problems limiting or restricting normal farming practices such as spraying, burning, pasturing, summer-fallowing and other activities that disturb or endanger area residents or their property. Areas where productive agriculture lands have, for one or more of the above reasons, been designated for other uses are as follows:

1. In Indian Valley north of Elgin along Foothill, Galloway and Palmer Junction Roads where parceling activity has already taken up much of the most productive land. It is recognized that as vacant land is utilized, demand for additional rural housing may likely result in pushing the boundaries out to encompass additional Indian Valley acreage as indicated for present or future Rural or Farm Residential development. Soils are Classes II through VI.

2. Agricultural land within the Island City Urban Growth Boundary that will likely be developed for residences south of the "Strip" commercial area. Parcel sizes, problems with conducting agricultural availability of urban services, access to urban centers and other reasons make such a change imminent. Present

use and ownership patterns favor initially designating the area for agricultural operations, and recognizing its likely future change. Most of the soils in this area are Class II.

3. South of Island City and east of La Grande, bounded on the east by McAlister Lane, the north by Buchanan Lane and the west by I-84N in an area called "Moser's Triangle." The land abuts the urban growth boundaries of both Island City and La Grande. The soils have a capability classification of II. The Plan presently classifies this area for Exclusive Agriculture; however, Farm Residential use (10-acre parceling) can be initiated if and when septic tank approval can be obtained.

4. East of Morgan Lake is an area of relatively flat table land. This area is presently classified Timber/Grazing. The soils vary between classes III and IV with present use predominantly grazing. Possible future Farm Residential use is recognized contingent on creating basically a new all weather road access and making provisions for such services as school buses and fire protection.

5. The agricultural land between US Highway 30 and the freeway, and that land extending from the Highway to Foothill Road which is included in the La Grande Urban Growth Boundary. Soils here are primarily Classes II and III. Existing development will preclude such area from being returned to productivity. Rail and freeway access, poor agricultural (equipment) access, service potential, proximity to industrial development at the stockyards, encroaching urban uses and physical location make the area between the freeway and highway better suited in the long run for urbanization than for agriculture.

6. Agricultural lands in the vicinity of the airport are also potential industrial areas. Although these areas are capability Class II and III soils, alkali problems make them relatively unproductive. Freeway and rail access, proximity to the airport and sewage treatment plant, and the distance to areas which might be incompatible with agricultural uses makes these sites relatively well-suited for industrial development. Approval should depend upon alleviating groundwater and flooding problems, and making necessary service and access improvements. Work being prepared as part of the Economic Element will determine the extent and type of the uses likely to occur there.

7. Potential for commercial development also exists in the interchange area, recognizing that the truckstop

and stockyards already exist there, and the freeway intersection will likely create demand for additional related uses.

The area has high groundwater, and lacks water service, but because of alkali, is not as productive as surrounding agricultural lands, and consequently, could be developed at such time as demand arises, the limitations are overcome, and the owners are in agreement to pursue such. Development south of the freeway is more desirable than to the north because of existing patterns and other characteristics. Consideration for initiating commercial development north of the freeway should take into account the proximity of intensive agriculture operations and recognize (1) the incompatibility between such activities, (2) the need to preserve productive agriculture lands, and (3) the necessity of maintaining or creating a transition or buffer area between urban and agricultural uses (the freeway presently provides that buffer function).

8. The Hot Lake vicinity includes lands similarly suited for industrial development, and with the potential for developing the geothermal resource, the location is especially important. Similar potential exists there for commercial or recreation activities which might also utilize the geothermal resource.

9. In the immediate Cove and Union areas where parceling activity has already removed a number of acres from productive agriculture (including orchard), timber or grazing uses, rural residential development has been indicated. In most cases, such areas are Classes IV - VII soils, although some small Class II acreages are included in these areas.

10. Approximately one mile north of the Union city limits, to the east of the Union-Cove Road is an area designated Exclusive Agriculture on the Plan maps (just north of the lands classified Farm Residential). Ownership is mixed with small parcels scattered throughout and soils are predominantly Class II. This area is recognized for possible future Farm Residential use at such a time that the need for small agricultural units exhausts the present designated Farm Residential areas around Union.

AGRICULTURE-GRAZING

Areas having an 160-acre minimum parcel size with the opportunity to apply for parcels down to 80 acres in size where it can be demonstrated that the parcel is currently employed in agricultural use and is typical of the existing commercial agricultural operation in the surrounding area. Land uses are,

or are capable of being, predominantly in livestock grazing with inclusions of cultivated agricultural lands.

Aggregate and Mineral Resources

Since aggregate is important to road and building construction in the County, and is limited in its location and quantity, it is important that sources be identified in order that incompatible uses will not encroach upon the sites and preclude use of the resource. Additional research is needed to determine specific quantities, qualities and locations of aggregate.

The sites identified on the Plan maps are not necessarily inclusive of all aggregate and mineral resources within the study area. All other identifiable sources should be afforded the same recognition and protection as those mapped. Development guidelines related to aggregate resources are found in Section V of the Plan Policies and Recommendations.

Alluvial gravel is another area resource which warrants recognition because of its importance for concrete and other uses. Sources of alluvial gravel in the County should be protected where their removal would be compatible with existing area uses and water quality would not be adversely affected.

The Blue Mountains are the most important mining region in Oregon. The mining districts are located primarily in the southern part of the County. The Camp Carson District, located in the headwaters of the Grande Ronde River, is about 20 air miles north of Sumpter. Placer gold deposits were the principal metal mined there, but quartz veins containing sulphids were also prospected.

The Medical Springs District is directly northeast of Medical Springs. This is an old district and prospecting for gold ore has gone on since the arrival of early settlers. The upper Eagle Creek District, located in the Eagle Cap Wilderness Area, was mined for two parallel veins of molybdenite.

While the economic return is presently limited in these areas, planning efforts should recognize their potential for development. Future uses should not prevent prospecting and mining activities.

Flood Hazards

Floods occur annually in the Grande Ronde Valley. Their magnitude is directly related to the degree of spring mountain snow-melt and/or exceptionally heavy rainfall during winter or early spring. Moderate

floods have an average recurrence interval of 3 to 4 years while major floods have a recurrence interval of 25 years or more. The Grande Ronde River, Catherine Creek, Willow Creek, and Ladd Creek are major contributors to valley flooding of up to 60,000 acres. However, flood protection works such as dikes, levies, meander cutoffs and channelization have reduced the degree and period of valley flooding.

Recent flood hazard area studies have identified the 100 and 500 year flood plains adjacent to or within five County communities - Union, Cove, Elgin, North Powder, and Island City.

Other areas identified as subject to flood hazards are within and adjacent to La Grande, areas along Willow Creek in the city limits of Summerville, additional lands near the Grande Ronde River, and small stream and sidehill runoff areas around the perimeter of the valley. Regulation within these areas is (or will be) more specifically addressed in the respective area zoning ordinances.

The Plan maps outline the boundaries of the 500-year floodplain. This flood recurrence interval was selected to provide an indication of the potential flooding extremes in the County. However, the 100-year floodplain has been adopted as the base flood for purposes of floodplain management and insurance assistance programs.

Briefly, the 100-year floodplain is that general area of flooding which may have one percent chance of flooding within any one year. This area has been divided into the floodway and floodway fringe. The floodway is the channel of the stream and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation than one foot. The area between the floodway and the boundary of the 100-year floodplain is known as the floodway fringe. Such area could be diked without increasing upstream flood levels by more than one foot in height.

Landslide Hazards

The rugged mountainous topography of Union County displays many areas of past and potential landslides. Landslides are characterized by the unusual rapid downward movement of a mass of rock or earth on a slope. Sliding or slumping of materials downslope occurs when the cohesion or friction within materials is altered. For example, increased moisture content either from naturally excessive groundwater conditions or septic tanks leaching into the soils can reduce the

friction holding materials together allowing gravitational movement. Also, excessive loads such as high density development and/or removal of downslope materials such as road cuts can also create landslide conditions.

Old landslides are partly responsible for topographic features along the margins of the Grande Ronde Valley. These slides can be recognized by hummucky topography (mounded or having low, rounded hills), disrupted surface and sub-surface drainages, or unstable or nearly unstable slope conditions.

There are three general types of areas where landslide hazards are potentially high in the County: (1) unstable Columbia River Basalt rocks, (2) unstable colluvium (mixed rock fragments and soil at the foot of a slope), and (3) existing unstable landslides. The Columbia River Basalt formation has formed steep scarp walls around the Grande Ronde Valley and in the Blue and Wallowa Mountains. Weathering of the formation and the interbedded layers of tuff (fine, claylike material which is erosive and subject to shrinking and swelling when associated with variations in moisture) caused devastating mudslides in prehistoric time. Future development should be particularly cautious of the basalt formations that have thick layers of tuff interbedded within, as that material erodes and allows shifting of the basalt layers.

Colluvium is very porous and unstable by nature. Movement in colluvium might not be noticeable until after a structure is built, then cracking of walls and uneven settlement may often result. Once development begins on these materials, movement will likely be intensified. Increased concentrations of runoff from streets and roofs may likely percolate rapidly through the porous colluvium adding to the potential of landslides.

Old landslide areas are often still shifting at a slow rate for years after initial massive movements. Similar types of problems as those of the unstable colluvium can be witnessed in old landslides and therefore, development should be avoided, or limited to the degree that will safely recognize the hazards.

Extensive mapping of potential landslide areas is needed throughout the County. Only a small area to the west and south of La Grande has been mapped by the Department of Geology and Mineral Industries. Landslide hazard areas identified in that study are indicated in the City Land Use Plan.

Forest Fire Hazards

Two general causes of increased forest fire hazards are recognized in the County: (1) the migration of people to rural residences in forested areas, and (2) the high combustibility of dead timber resulting from tussock moth and pine beetle infestation. Uncontrolled home development in forested areas has resulted in many of the residences having little or no structural fire protection. Rural fire districts do not serve all parts of Union County, and the Oregon State Board of Forestry and USFS has responsibilities in the forested areas for fighting wildland fires, but not structural fires. If a homesite is not in a rural fire district, there is essentially no protection for the structure, and the presence of buildings alters patterns (and decreases efficiency) of fighting forest fires in the area.

Approximately 200,000 acres of US Forest Service lands in the County have been subject to recent tussock moth and mountain pine beetle infestation. Fire hazards are created from the resulting large amount of dead material. The problem is intensified by a high frequency of lightning storms, which cause an average of 35 fires per year. Man-caused fires average about 8 fires per year.

The Forest Service and Oregon State Forestry Department have successfully reduced the incidence of fire by exercising "fire closures" (no open fires) and "area closures" (no admittance) when fire potential becomes critical. During the late summer of 1977, several area closures were enforced for 15 days due to the drought conditions.

The Rooster Peak Fire of 1973 quickly brought to realization the need for guidelines on location and protection of homesites in forested areas. Such guidelines will likely be included in future zoning ordinance revisions.

Because of potential hazards, subdividers and forest area homebuilders should provide some minimum fire safety measures. Safe and ready access for fire and emergency equipment as well as provision of an escape route for inhabitants needs to be provided. Other hazard reducing factors might include provision of water supply, compliance with standards of the Uniform Building Code, provision of minimum clearance distances from forest and brush fuels, and restriction of outdoor burning.

NOISE SOURCES & PROBLEMS

The Oregon Department of Environmental Quality "Handbook for Environmental Quality Elements of Land Use Plans", July 1978, identifies an inventory procedure for identifying noise sources and problems.

Major sources of environmental noise in the County are often associated with the following facilities:

1. Highways & freeways: I-84 & Oregon Highways 203, 82 and 237.
2. Primary arterials: no problem from County roads.
3. On-line railroad: Union Pacific mainline and La Grande-Joseph Branch.
4. Aviation facilities: La Grande Municipal Airport and Rambling Rotors, Inc.
5. Local industrial & commercial: Surface Mining Zones, Island City Industrial Park, Peacock Lumber Inc., Blue Mtn. Seed Inc. and Mt. Emily Seed Inc.
6. Residential sources: due to large lot development in the County residential noise is not recognized as a problem.

The County's relatively small, dispersed population and large lot development has produced virtually no complaints concerning noise sources. Rural residential development is not planned or zoned adjacent to any of the above sources, except Rambling Rotors, Inc. where helicopters take off to the south and development is to the north.

PLAN POLICIES

Policies have the same level of important or legality as the Plan maps themselves, and are intended to be used as guidelines by both private and public sectors in interpreting the maps and for other land use decisions.

The policies are arranged according to the fourteen State Planning Goals and were derived from (1) Planning Commission and other local committee or interest recommendations, (2) combined policies approved by the cities in their respective planning process, (3) adaptations of the County Overall Economic Development Program (OEDP), goals, objectives, and guidelines, (4) recommendations of the Chamber of Commerce Resource Committee, and (5) guidelines recommended by LCDC for consideration as local policies. Each set of policies is preceded by the applicable State Planning Goal Statement.

It should be recognized that decisions made on the basis of policy statements must include an evaluation of all applicable policies, not just one or more selected ones. Findings used as the basis for decision-making should be documented.

Statements of policy are related to satisfying the previously-mentioned objectives, and have the same statutory effect as the Plan maps.

I. Citizen Participation

A. State Planning Goal

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

B. Plan Policies

1. That citizens will have an opportunity to participate in all phases of the planning process.
2. That opportunities will be provided for public to respond to preliminary planning documents prior to their finalization.
3. That committee assistance will be used as needed to make recommendations related to specific areas or concerns in order to provide additional citizen input into the planning process.
4. That citizens will be provided information as needed to be involved in planning and decision making.
5. That broad participation in planning activities will be solicited to provide a cross-section of geographical and professional interests.
6. That notification of planning activities will be made in newspapers, letter, radio and other means to make residents aware of upcoming decisions which may affect them.
7. That inventory maps and other data utilized as the basis for planning decisions will be made available to citizens upon request, and whenever possible interpretative assistance be provided.

II. Planning Process

A. State Planning Goal

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

B. Plan Policies

1. That planning decisions will be coordinated with those of other local, State and Federal agencies that may have an effect upon, or be affected by the decision.
2. That as a condition of making plan changes, it will be determined that community attitudes and/or physical, social, economic, or environmental changes have occurred in the area or related areas since plan adoption and that a public need supports the change, or that the original plan was incorrect.
3. That in considering plan revisions, alternative sites for the proposed uses will be considered, and it will be determined that the area proposed to be changed compares favorable with other areas which might be available for the uses proposed.
4. That major plan changes requiring plan reprinting will follow a process similar to that utilized in plan preparation, and that such changes will generally not be made more frequently than two year intervals except that the public may petition for review and revision at more frequent intervals.
5. That minor plan changes such as corrections or boundary adjustments and realignments will be made by the Planning Commission and Board of Commissioners utilizing a public hearing process.
6. That the County and cities will cooperate in the administration of land use plans and implementation ordinances for the unincorporated areas within the Urban Growth Boundaries, and that the provisions therefore will be established in a resolution approved by the County.
7. All proposed new "exceptions" after acknowledgement by LCDC of this Plan's compliance with the statewide planning goals will be processed according to the procedures and reviewed against the criteria in OAR 660-04-000 Division 4.

Address as finding in Plan Amendment application.

III. Agriculture

A. State Planning Goal

"To preserve and maintain [productive] agricultural land."

B. Plan Policies

1. Agriculture lands as defined by LCDC Goal 3 shall be preserved and maintained for farm use. Agricultural

lands will be preserved by adopting exclusive farm use zones which are appropriate for the continuation of the existing commercial agricultural enterprise within the area, unless a valid exception as identified by OAR 660 Division 4 is taken.

2. That an exception to State Goal III is being taken for those agricultural areas designated Farm Residential (FR) or Rural Residential (RR) on the Plan maps.
3. That conversion of agricultural land for non agricultural uses not allowed under Goal 3 will be approved only after successfully meeting the exception requirements in OAR 660-04-000 to 028.
4. That the rural character and farming activities of agricultural uses will be protected to preserve the scenic attractiveness and economic, social and physical living conditions desirable to farm families.
5. That urban uses will be separated from agricultural activities by a transition area where development is compatible with both urban and agricultural uses.
6. That services, such as water and sewage disposal, which extend into or pass through areas designated for agriculture on Plan maps will be appropriated only for the needs of agriculture, farm use and non-farm uses authorized under ORS 215.213.
7. That encroachment of urban uses into lands designated on Plan maps as suitable to be maintained for agricultural to the north, east, and southeast of La Grande and Island City will be limited to the areas designated Urban, and Rural or Farm Residential.
8. Agricultural lands defined as follows shall be included in an exclusive farm use zone:
 - A. Land of predominantly Class I, II, III, IV, V and VI soils as identified in the Soil Capability Classification System of the US Soil Conservation Service.
 - B. Other lands which are suitable for farm use taking into consideration soils fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or accepted farming practices; and

- C. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands.

9. Exclusive Agriculture Criteria are as follows:

- A. Lands which are, or are capable of being, predominantly in cultivated agricultural production and/or livestock operations.
- B. Land areas which are relatively flat with slopes generally less than 25%.
- C. These lands are generally in a livestock control district.
- D. Field size is predominantly large, 40-acres and larger, for operation of large agricultural equipment.
- E. 97% of the land area is in farms 160 acres and larger.

10. Agriculture-Grazing Criteria are as follows:

- A. Lands which are, or are capable of being, predominantly in livestock grazing use with inclusions of cultivated agricultural lands.
- B. Land areas which contain a variety of slopes and topographic features. These areas are generally recognized as low rolling hills bisected by intermittent forest land and predominantly agricultural lands.
- C. The US Soil Conservation Service has identified the soils in these areas as generally capability Class VI and VII with inclusions of Class II, III and IV soils on less steep uplands.
- D. These areas are often vegetated by native plant materials, i.e., sagebrush and native grasses, and on less steep uplands cultivated crop production and improved pastures.
- E. Rainfall in these areas averages 10 to 18 inches.

11. Agriculture-Timber-Grazing Criteria are as follows:

- A. Lands which are, or are capable of being, in a mixture of agriculture, timber and grazing uses.
- B. Average land ownership is representative of the 40-acre minimum lot size.

- C. These areas may contain commercial stands of timber, but usually in small blocks.
- D. Cultivated agricultural lands are generally not irrigated and in small blocks (less than 40 acres).
- E. Included rangelands are on steeper slopes or open meadows and contain non-commercial agriculture or forest soils.

12. Timber-Grazing Criteria are as follows:

- A. Lands which are capable of being predominantly forested.
- B. Land areas which contain a variety of slopes and topographic features. These areas are generally recognized as uplands above valley floors.
- C. These lands are generally outside any livestock control district, commonly recognized as "open range".
- D. About 63% of the land area in this classification is in Federal ownership, while another 11.8% is in timber industry holdings.
- E. About half (126,131 acres) of the private land in this classification contains existing stands of timber.
- F. Annual economic gain on land in this classification is primarily focused on livestock grazing.

IV. Forestry

A. State Planning Goal

To Conserve forest lands for forest uses.

B. Plan Policies

1. That rural residential development will be discouraged in productive forest and grazing lands and that fire breaks, transition or buffer areas, and other appropriate fire safety considerations will be provided by developers proposing conversion of land designated on Plan maps for timber or grazing to residential uses.
2. That optimum multiple benefits, e.g., timber production, watershed management, grazing, wildlife and

recreation, reforestation, etc. of forest areas will be encouraged.

3. That the number of forest roads and their right-of-way widths will be minimized to the extent necessary to accommodate anticipated traffic.
4. That conversion of forest land for non-forest uses not allowed under Goal 4 will be approved only after successfully meeting the exception requirements in OAR 660-04-000 To 035.
5. That the Oregon Forest Practices Act will be the basis for decisions made regarding timber harvest, reforestation, and forest road construction.
6. That transportation and utility corridors will be minimized, and combined wherever possible.
7. That sustained timber yield will be encouraged, even by owners of small woodlots.
8. That total processing of wood products, utilizing presently wasted or underutilized wood products will be encouraged.
9. That forest or grazing lands may include parks, natural preserves, archaeological, geological, biological or botanical sites; habitat for threatened or endangered species or other uses of a significant nature, providing such land is not removed from commercial timber production or grazing until the economic consequences of such have been determined.
10. That non-forest related development in and around timbered areas will not limit timber production, harvest, haul out, slash disposal, road construction, scarification, fertilization, pest or disease control or other timber management operations.
11. FOREST LANDS are (1) lands composed of existing and potential forest lands which are suitable for commercial forest uses; (2) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation; (3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use; (4) other forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife, and fisheries habitat, livestock habitat, scenic corridors and recreational use.
12. FOREST USES are (1) the production of trees and the processing of forest products; (2) open space, buffers

from noise, and visual separation of conflicting uses; (3) watershed protection and wildlife and fisheries habitat; (4) soil protection from wind and water; (5) maintenance of clean air and water; (6) outdoor recreational activities and related support services and wilderness values compatible with these uses; and (7) grazing land for livestock.

V. Resources

A. State Planning Goal

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

B. Plan Policies

1. That soils characteristics, crop productivity, grazing, wildlife habitat, economics, and other similar values will be taken into account in determining whether land should be maintained in an undeveloped state or converted to urban uses.
2. That the following concerns will be taken into account in protecting area visual attractiveness:
 - a. Maintaining vegetative cover wherever practical.
 - b. Using vegetation or other site obscuring methods of screening unsightly uses.
 - c. Minimizing number and size of signs.
 - d. Siting developments to be compatible with surrounding area uses, and to recognize the natural characteristics of the location.
3. That potential geothermal, hydroelectric and irrigation resources will be protected from encroachments which may limit development of those resources at some future time.
4. Any new designation of Goal 5 resources or resource sites as listed in the statewide goals shall successfully complete the Goal 5 review process.
5. That parks, golf courses, campgrounds and similar public and private open space facilities will be developed where demand exists and where natural resources are not unduly diminished or damaged.
6. That development will maintain or enhance attractiveness of the area and not degrade resources.
7. That sites or structures that have local, regional, statewide, or national historical or cultural significance will be protected to the extent practical.

8. All applications in A-1, A-2, A-3 and A-4 Zones on or adjacent to aggregate resource sites will be reviewed for their compatibility with the potential use of the resource site. That quarried mineral and aggregate resources will have the higher use priority where their removal is compatible with present uses, and that incompatible uses will be discouraged from encroaching upon these resources.
9. A Surface Mining Zone will be applied to those aggregate sites needing protection. The SMZ will recognize aggregate removal and processing as outright uses and include a procedure to mitigate impacts with adjacent uses. Conflicting uses such as residential development will be prohibited.
10. That Union County will oppose inclusion of any river or stream in the County into the Federal Wild and Scenic Rivers Program unless studies of such show favorable benefits to the County.
11. Applications for potential conflicting uses adjacent to wildlife management areas (3C sites) will be reviewed under Section 20.09 of the Ordinance. Where potential conflicts may arise mitigating measures will be adopted to protect the wildlife management areas.
12. That all ecological and scientific natural areas will be protected according to their resource importance, and be utilized for those purposes which best recognize their unique value where it exists.
13. Potential precious/heavy metal sites will be re-examined through the LCDC Goal 5 process prior to the County's first periodic review.
14. The County will work with ODFW, and consider and take timely action on the ODFW update to the "Fish and Wildlife Habitat Protection Plan for Union County - 1980", in the preparation and implementation of recommendations for wildlife habitat and other rural land uses.
15. In order to maintain vegetative cover along significant lakes, and Class I streams, a setback for any new development such as structures and roads shall be required on a sliding scale proportional to one-half the stream width, at right angles to the annual high water line or mark. A minimum of 25 feet Woody vegetation presently existing in the riparian zone shall be maintained, however, thinning or harvesting of non-merchantable tree species may occur within the riparian zone where 75% of the existing shade over the

stream is maintained. Harvesting of merchantable tree species shall be regulated under the Forest Practices Act. See Section 20.08 Riparian Zone Setbacks

16. Land use activities adjacent to or on Goal 5 resources or resource sites as identified in the statewide planning goal will be regulated according to the goal 5 site designation given each resource site within the Plan. Sites designated 2A and 3A will be preserved, conflicting uses will be specifically limited on 3C sites.
17. That those Goal 5 resources which are identified as having no conflicting uses (2A sites) will be managed so as to preserve the resource in its original character.
18. For Goal 5 resources where some information is available, but that information is not adequate to identify either their location, quality or quantity, * ? the resource will be reassessed through the Goal 5 review process prior to the first periodic review.
19. The Blue Mountain Forest Wayside, owned and managed by the Oregon Department of Transportation - Highway Division - and identified as a (3A) site, will be protected within one-quarter mile of its boundary through Section 20.09 of the Zoning, Partition and Subdivision Ordinance.
20. Union County will coordinate and cooperate with state and federal agencies in the regulation of surface and groundwater resources.
21. Union County will cooperate with the US Forest Service in matters pertaining to protection of the Eagle Cap Wilderness Area.
22. Union County will coordinate with ODOT when managing that portion of the Minam River identified as a State Scenic Waterway and identified as a 3A site, through the use of the Oregon Scenic Waterway Program and protective measures under Section 20.09 of the Zoning, Partition and Subdivision Ordinance.
23. Union County will coordinate with ODOT and the appropriate federal agencies in the application of the Goal 5 Rule during any study of potential scenic waterways.
24. The federal government recognizes that portion of the Grande Ronde River from its confluence with the Snake River to the junction with the Wallowa River. The Oregon Department of Transportation recognizes that

portion of the Wallowa River from its confluence with the Minam River as a potential State Scenic Waterway. Union County does not concur with the federal or state "potential" designations for these two river reaches, and reserves any further site designation through the Goal 5 review process until an ESEE analysis is completed.

25. The County believes that where big game winter damage to agricultural and forest resource land occurs the adverse conflicts need to be resolved by 1) removing problem causing big game, 2) using damage control management techniques (i.e., hazing, fencing, panels, cooperative forage enhancement), 3) instituting a program of winter feeding, and/or 4) consider reduction of herd size.

Where a program of feeding sites for big game animals is adopted, the County will allow feeding sites as conditional uses subject to the approval criteria in Section 21.07 of the Zoning, Partition and Subdivision Ordinance, which include imposing conditions that nearby property will be adequately protected from big game damage.

Permanent big game feeding sites established or approved prior to January 1, 1987, i.e., Elkhorn Wildlife Management Area, and Ladd Marsh Wildlife Management Area, are recognized as pre-existing uses and not subject to conditional use procedures unless significantly enlarged or altered.¹

27. Potential instream and upland aggregate resources adjacent to the Grande Ronde River from the mouth of the canyon to Pierce Lane Bridge will be analyzed prior to the County's first periodic review through the Grande Ronde River Corridor Management Study which will address the Goal 5 process.
28. The County will complete the Goal 5 process for the Grande Ronde River oxbow lakes by the first periodic review.
29. Union County will cooperate and coordinate with all affected state and federal agencies during the review of a proposed hydroelectric facility. The County will

¹ Union County Land Use Plan, April 1979, "Existing Uses". Any legal use existing at the time this Plan is adopted can be continued and allowed to expand according to Zoning Ordinance provisions, provided such use is not determined to be a nuisance", page 2.

complete the Goal 5 process upon receiving notification of state or federal permit application.

VI. Air, Water and Land Resource Quality

A. State Planning Goal

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

B. Plan Policies

1. That planning decisions will recognize immediate and long range effects on the quality of natural resources, and those uses which may likely have an adverse effect on resource quality will be prohibited.
2. That all local, State and Federal agencies will be required to comply with the same air, water and land resource quality regulations as required of private interests.
3. That alternatives to sub-surface sewerage treatment systems will be encouraged.
4. That fish and wildlife habitat will be protected to the extent practical.
5. That conservation of water resources and protection of municipal watersheds will be encouraged.
6. That water quality will be protected by preventing encroachment into or filling of natural drainways or waterways and by prohibiting unneeded development in floodways.
7. That permanent residences will be considered incompatible with critical big game winter range, and that partitioning and subdividing are not recommended in such areas.
8. Union County will coordinate with other local, state and federal agencies in the regulation of environmental standards.
9. Local Zoning decisions will recognize and be in compliance with applicable local, state and federal environmental laws.
10. Noise pollution sources will be a primary consideration when reviewing compatibility between existing or potential uses.

VII. Hazard Areas

A. State Planning Goal

To protect life and property from natural disasters and hazards.

B. Plan Policies

1. That development in floodway and floodway fringe areas will be in accord with the National Flood Insurance Program.
2. That all stream and river channels will be kept free of any obstructions which might increase flood hazards.
3. That flood-proof construction will be utilized in areas known to be subject to inundation.
4. That landslide potential will be recognized in any development south or west of La Grande, and that development will be prohibited in areas of known active landslide activity. The Oregon Department of Geology and Mineral Industries (DOGAMI) has conducted isolated surveys of geologic hazard areas around the City of La Grande. However, all potential hazard areas around the County have not been identified by DOGAMI or the County. The County has examined all exception areas for potential hazard areas. Four areas (North Elgin RR, South La Grande RR, West Union FR and Camp Elkanah RC) contain lands which have moderate slopes. However, after reviewing US Geological Survey maps and the County Topographical Conditions map (pg. 56 Union County Atlas) it does not appear any of these areas contain slopes greater than 25 percent or areas with known landslide hazards.

The County has intentionally attempted to preclude location of exception areas on or near geologic hazards.

Therefore, all currently known and potential landslide hazard areas in the County are located within resource zones. The large minimum lot sizes (40, 80 and 160 acres) and limitations on non-resource dwellings are recognized by the County as adequate safeguards to protect against extensive development in landslide hazard areas.

The County also recognizes that before any area within a resource zone could be changed to a development or exception area the applicant must pursue the exception process which would require consideration of geologic hazard areas (OAR 660-04-020(2)(c)).

In conclusion, the County has not elected to adopt implementing ordinance provisions to regulate development in landslide hazard areas because:

1. None of the currently identified exception areas contain slopes greater than 25% or lands with known landslide hazards.
2. The resource zones have minimum lot sizes which are adequate safeguard protection measures to protect against extensive development in landslide hazard areas.
3. New exception areas must meet the criteria in the exception process which addresses hazard areas.
5. That potential adverse effects of high ground water will be considered before development in such areas is approved.
6. That land developments will be provided safe and readily accessible ingress and egress for fire and emergency equipment.
7. That subdividers will provide an adequate and realistic water supply (as determined by local fire departments), suitable for structural fire protection, and that additional fire safety requirements will be provided when developing residences in forested areas.

VIII. Recreation

A. State Planning Goal

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

B. Plan Policies

1. That park and recreation improvements will be provided in all areas where demand exists, sites can be obtained, financing is feasible, and improvements can be made compatible with surrounding development.
2. That private enterprise will be given priority for developing recreational resources providing resource protection can be assured and proposed uses are compatible with surrounding development.
3. That the Plan will provide for diversification of outdoor recreation programs to more fully utilize existing facilities during all seasons.

4. That land will be encouraged for park improvement in large developments which will likely create recreation demands.

IX. Economy

A. State Planning Goal

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

B. Plan Policies.

1. That those employment opportunities will be accommodated that are compatible with existing and anticipated uses, and will improve employment, providing desirable living conditions in the area are not diminished.
2. That the Plan will attempt to accommodate the development of employment opportunities near all communities.
3. That suitability of proposed industrial developments will be evaluated according, but not limited to, the following factors: availability of local labor force, materials and market locations, transportation, service and other community costs, relationship to the environment and present economic base, and similar considerations.
4. That expansion or diversification of existing industries will be discouraged.
5. That industries which might likely have undesirable effects on housing conditions, service costs, school and other public facility capacities and similar considerations will be encouraged. ?
6. That a moderate, orderly population growth will be encouraged.
7. That the development of light manufacturing will be encouraged in preference to heavy industry, except as related to existing operations.
8. That industrial areas will be developed where service and transportation improvements are or will be adequate to serve such uses, and surrounding area development is compatible therewith.
9. That industrial development in Island City Industrial Park will be allowed to expand beyond existing industries, and include other development fronting upon

the railroad and extending south beyond the present development line.

10. That the County's OEDP and Economic Element of the Comprehensive Plan will be utilized as the economic guidelines for planning and development in the County.

X. Housing

A. State Planning Goal

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

B. Plan Policies

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

XI. Public Facilities and Services

A. State Planning Goal.

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

B. Plan Policies

1. That the farm land and associated rural character in and around Imbler and Summerville will be protected by discouraging development that might likely diminish the area's agriculture base and/or create subsurface sewage disposal or well water supply problems which could require development of public water or sewerage systems.
2. That development inside urban growth boundaries will be approved only where existing capacity of public or private utilities and facilities can accommodate such,

unless the development provides funding for the increased services which will be needed.

3. That public facilities and services will be encouraged to be designed and maintained so as to be as visually attractive as possible.
4. That all public agencies will observe local ordinances regarding the development of new facilities and/or services.
5. That no services will be provided beyond the practical limitation of respective service systems.
6. That facility and service capabilities will be planned and constructed in accord with urban growth boundaries, and that service improvements will not be extended outside the boundaries, except as may be needed to provide service for industrial development as indicated on respective Plan maps.
7. That underground installation of utilities will be encouraged and that new utility improvements will be located in existing rights-of-way wherever possible.

XII. Transportation

A. State Planning Goal

To encourage safe, convenient and economic transportation systems.

B. Plan Policies

1. That physical, social and economic considerations will become an integral part of all transportation planning.
2. That roads created by partitioning and subdividing will be designed to tie into existing or anticipated road systems, and that roads (and adjacent curbs and walks), proposed within an urban growth boundary will be constructed to the standards required by that city within the urban growth area.
3. That subdivision and major partitioning activity will be approved only in those areas where roads meet minimum recommended standards and road maintenance can be provided for all weather vehicular access.
4. That all existing railroad crossings will be maintained or improved to provide needed traffic connections, unless local planning determines that such crossings are not needed.

5. That transportation improvements will avoid dividing existing economic farm units, unless no feasible alternative exists.
6. That the transportation facilities will be centralized to the extent practical.
7. That road or street right-of-way and other public lands will generally not be vacated; but shall be considered for park, open space, utilities, and all other possible public uses should vacations be contemplated.
8. That airport and air transport facilities will be protected from encroaching, incompatible uses.
9. That the County Transportation Plan, the City of La Grande's Airport Plan, and various respective city's street plans will be utilized as guidelines for transportation planning.

XIII. Energy Conservation

A. State Planning Goal

To conserve energy.

B. Plan Policies

1. That renewable energy resources will be used in preference to non-renewable resources wherever possible.
2. That residential and rural residential development will be encouraged to be located within or in close proximity to cities which can provide for the shopping, employment, recreation, public transportation, education and other needs of such residents at the least expenditure of energy.
3. That high density residential, industrial, and commercial development will be located along major transportation and utility routes to conserve energy.

XIV. Urbanization

A. State Planning Goal

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

B. Plan Policies

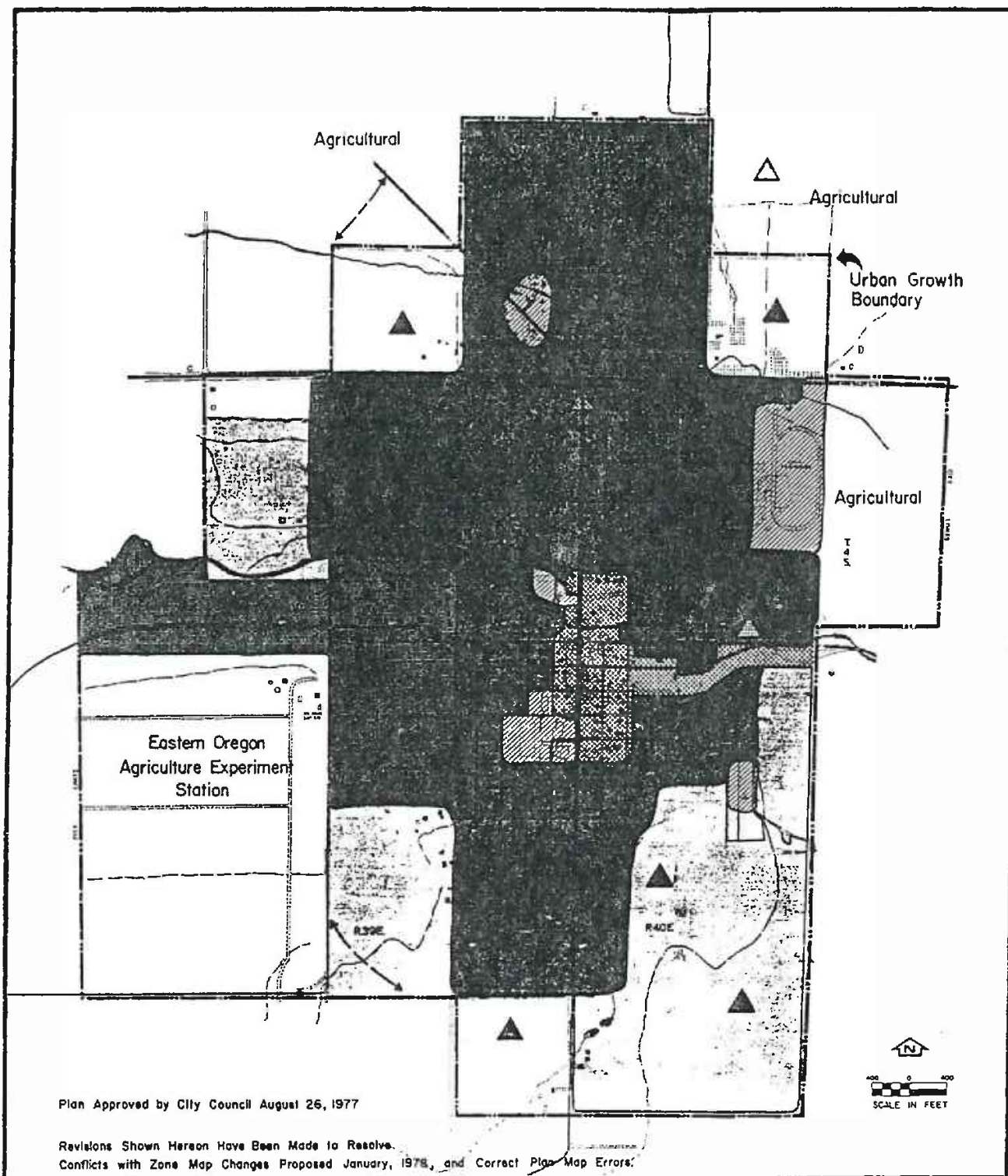
1. That urban growth boundaries will be used as guidelines

to plan services and consider suitability of annexations.

2. That urban growth boundaries will be changed only after determining that there is a need for additional urban area and a capability for providing urban services and facilities to such area without unduly increasing the financial burden of residents within the existing boundary.
3. That urban uses be directed away from productive timber, grazing or agriculture areas in order to avoid the conversion of such areas to urban uses.
4. That the County will utilize respective city recommendations for those unincorporated areas within the Urban Growth Boundaries in the overall County Land Use Plan.
5. That establishment and change of the urban growth boundary be based upon the following:
 - A. Demonstrated need to accommodate long range urban population growth requirements.
 - B. Need for housing, employment opportunities, and/or commerce.
 - C. Orderly and economic provision of public facilities and services.
 - D. Maximum efficiency of land uses within and on the fringe of the existing urban area.
 - E. Environmental, energy, economic and social consequences.
 - F. Retention of productive agricultural land.
 - G. Compatibility of the proposed urban uses with nearby agricultural activities.
6. That residential areas be located away from activities which generate high traffic counts and/or truck traffic, and which might otherwise be hazardous or incompatible with residential uses.
7. That in the Elgin area additional partitioning and subdividing will be encouraged primarily northwest and immediately north of the City; and that urban development, land partitioning and subdividing into less than 40 acre parcels will be discouraged on the east side of the river, and in timber, grazing, or other productive agricultural lands north and south of the present city limits except in those areas shown on the Plan as being suitable for rural or farm residential.

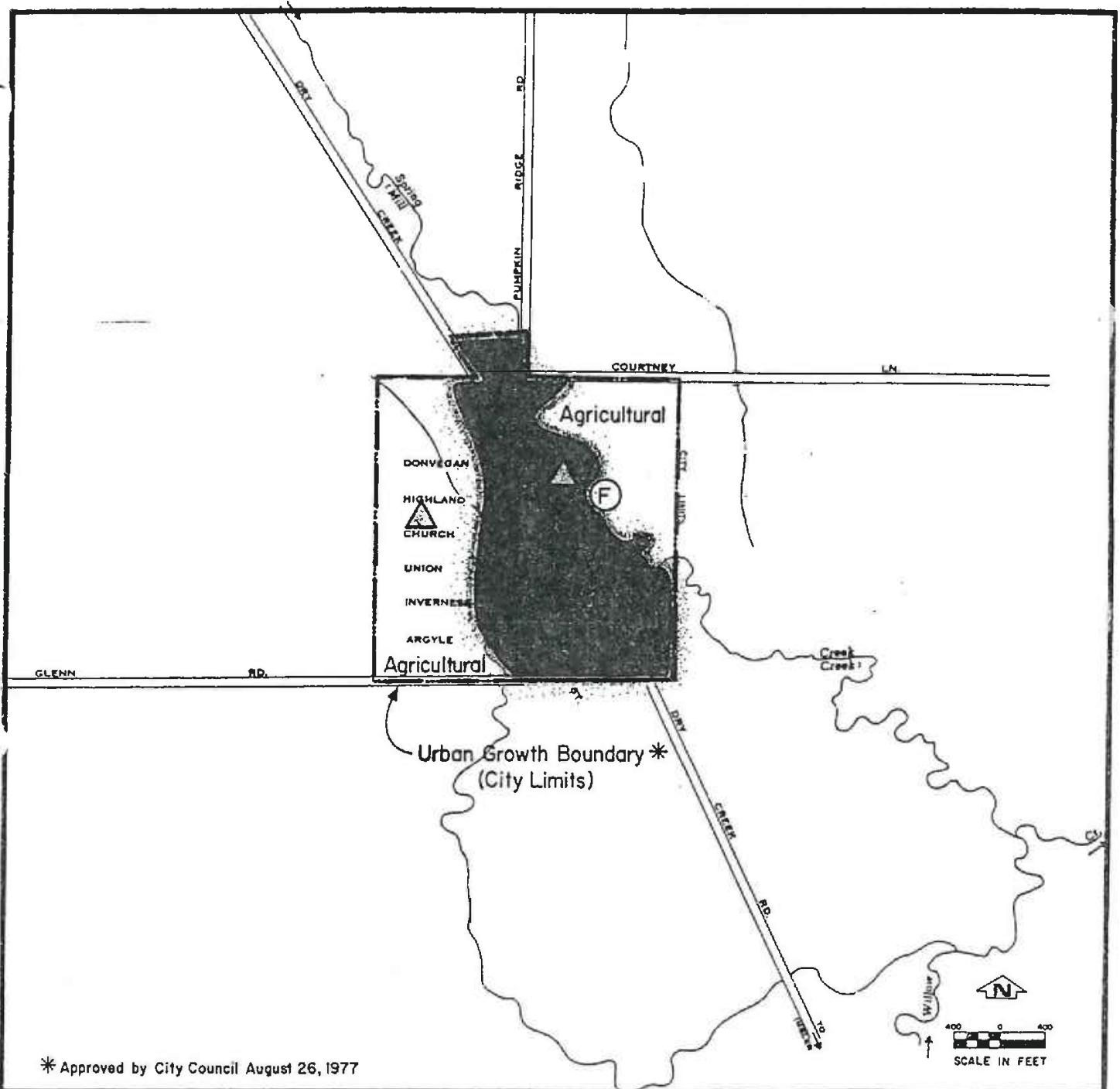
8. That residential development may be considered a suitable use south of Elgin (outside of the City limits), if and when stockyards and industrial activities in the area are discontinued.
9. That Summerville will maintain its rural character by limiting urban development of plotted lots, or locations contiguous with such areas; and, that partitioning and subdivision into less than 40 acre parcels will be considered for approval only within the City limits.
10. That industrial development may be expanded to the east (outside of present city limits), if additional grain-related industrial area is needed in Imbler.
11. That an orderly, efficient and economical transition will be made in converting rural lands to urban development, and that isolated or disconnected urban development will be prohibited.
12. That residential growth will be encouraged primarily around urban and rural community centers.
13. That partitioning or subdividing of parcels or lots into less than 10 acre tracts will be considered for approval only adjacent or in the vicinity of rural residential or urban areas on the Plan maps.
14. That in the Cove vicinity, areas between Conklin Lane and Lower Cove Road, and along Lower Mill Creek will have a high priority for urban density residential development.
15. That additional growth will be encouraged by developing vacant areas within the cities, before annexing additional land.
16. That land abutting the City of North Powder will be utilized for additional growth and annexation will be considered when the need arises.
17. That commercial development will be concentrated so as to strengthen existing commercial activities.
18. That uses with undesirable noise, smoke, odor, visual and other objectionable characteristics, may be prohibited from locating in areas where such conditions are incompatible with surrounding area development.
19. That before rural land is converted to urban residential development the area will be included within an urban growth boundary.

APPENDIX ~~B~~^C
COMMUNITY PLANS
AND URBAN GROWTH BOUNDARIES



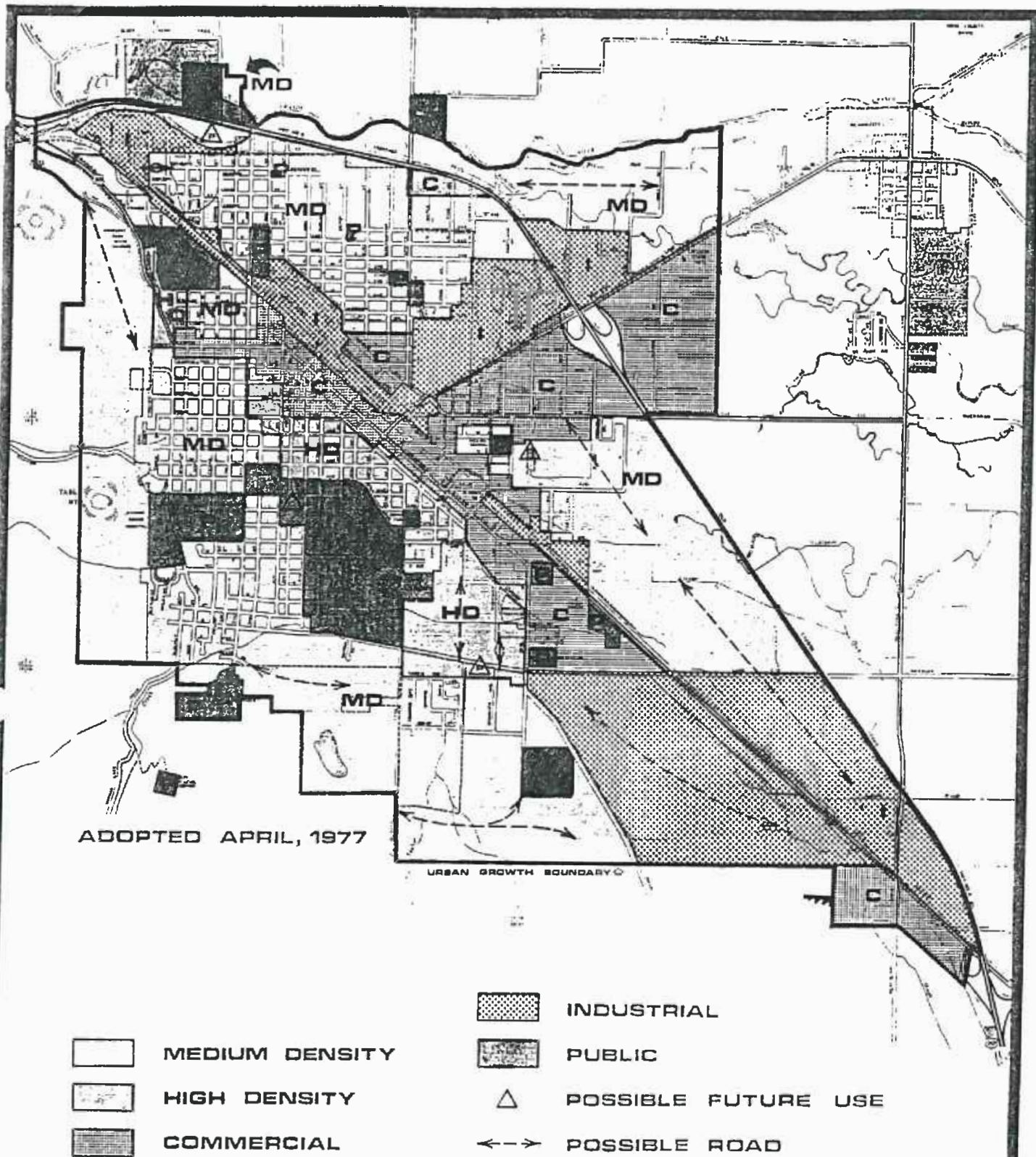
UNION AREA LAND USE PLAN

- | | |
|-------------------|-----------------------------|
| AGRICULTURAL | GENERAL COMMERCIAL |
| RURAL RESIDENTIAL | INDUSTRIAL |
| RESIDENTIAL | PUBLIC |
| MOBILE HOMES | FLOOD HAZARD |
| MULTI-FAMILY RES. | POSSIBLE FUTURE DEVELOPMENT |
| COMMERCIAL | POSSIBLE FUTURE ROAD |



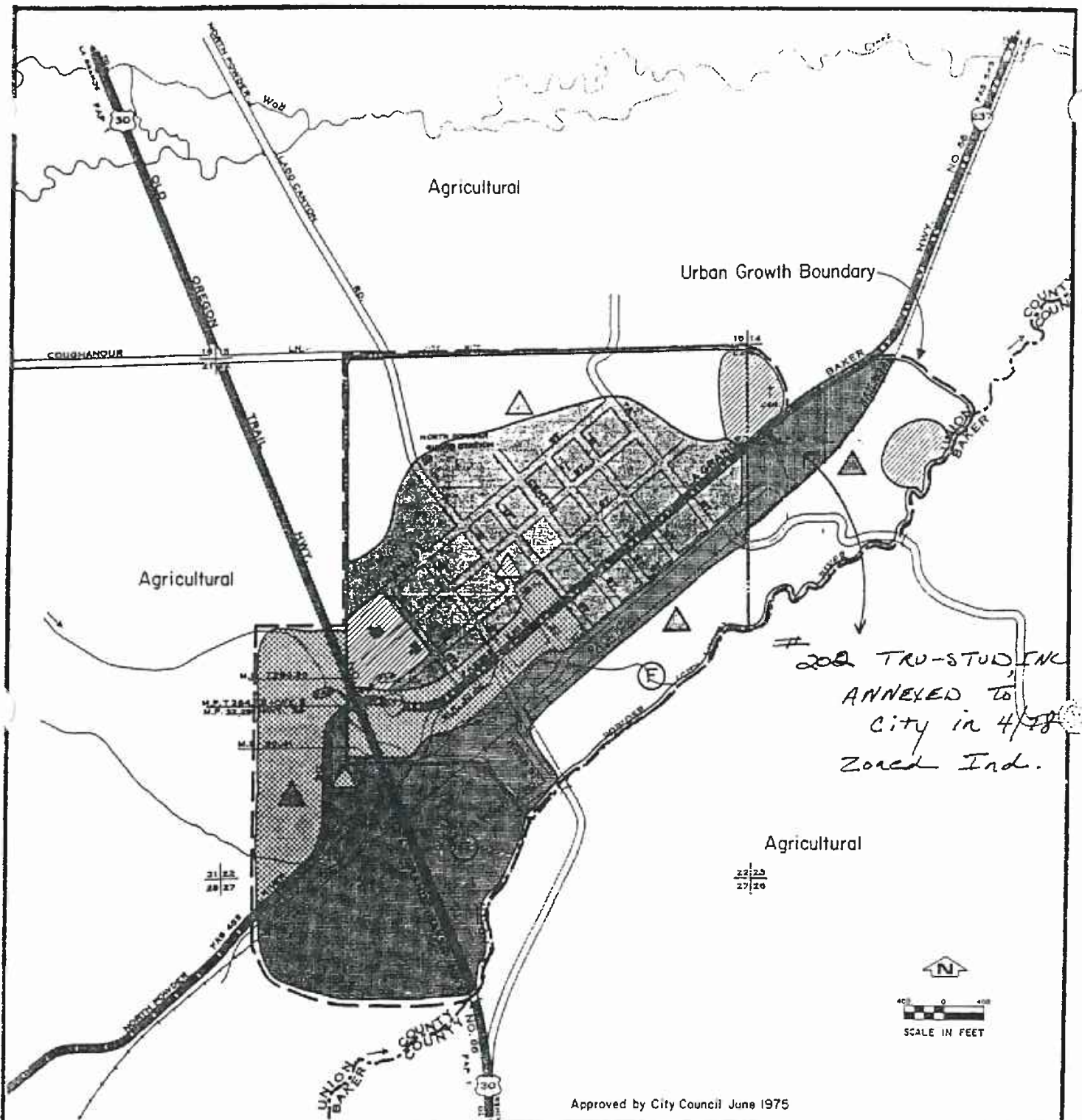
SUMMERVILLE AREA LAND USE PLAN

-  AGRICULTURAL
-  RURAL RESIDENTIAL
-  RURAL COMMUNITY
-  FLOOD HAZARD
-  POSSIBLE FUTURE DEVELOPMENT



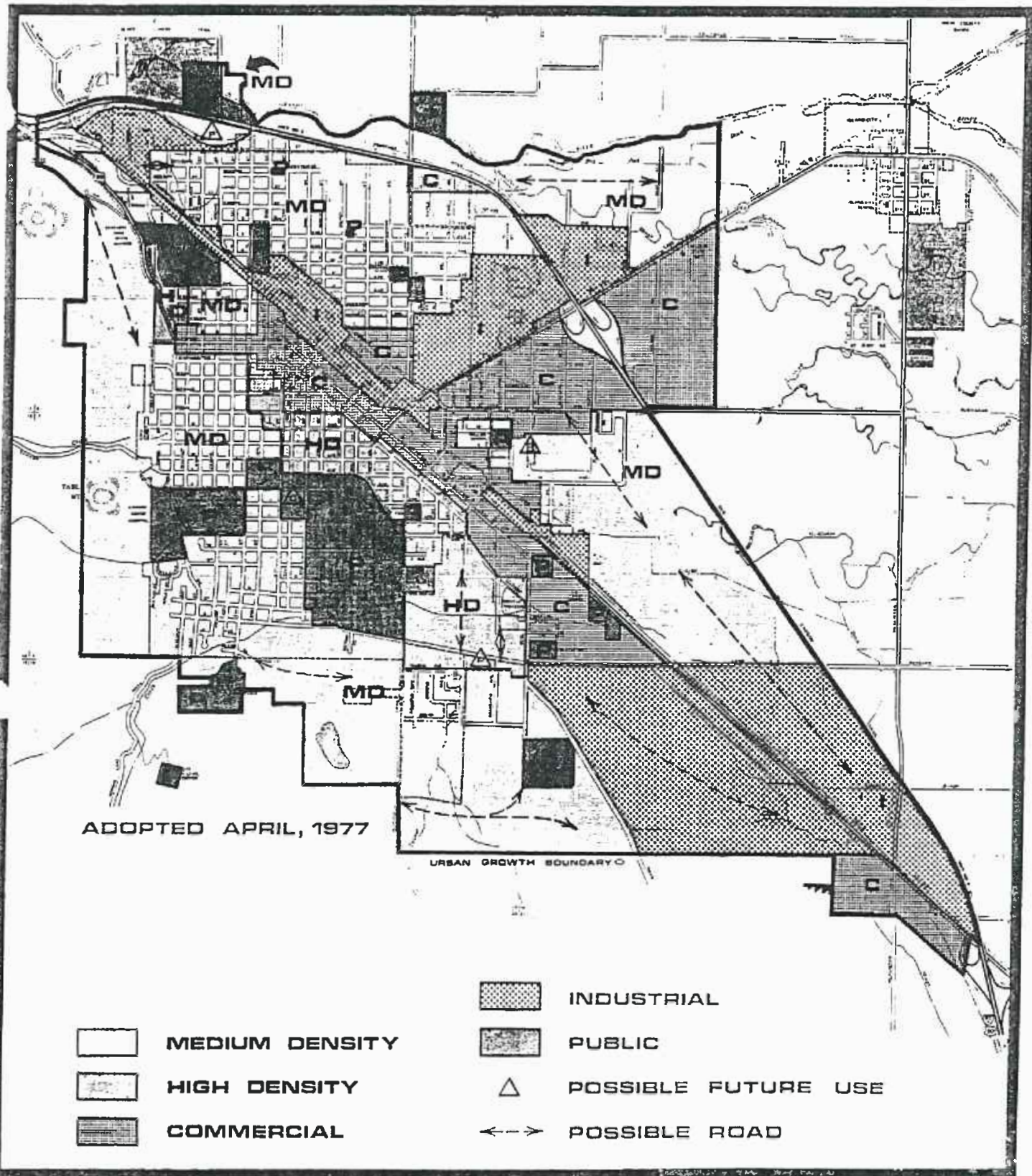
COMPREHENSIVE PLAN

LA GRANDE, OREGON

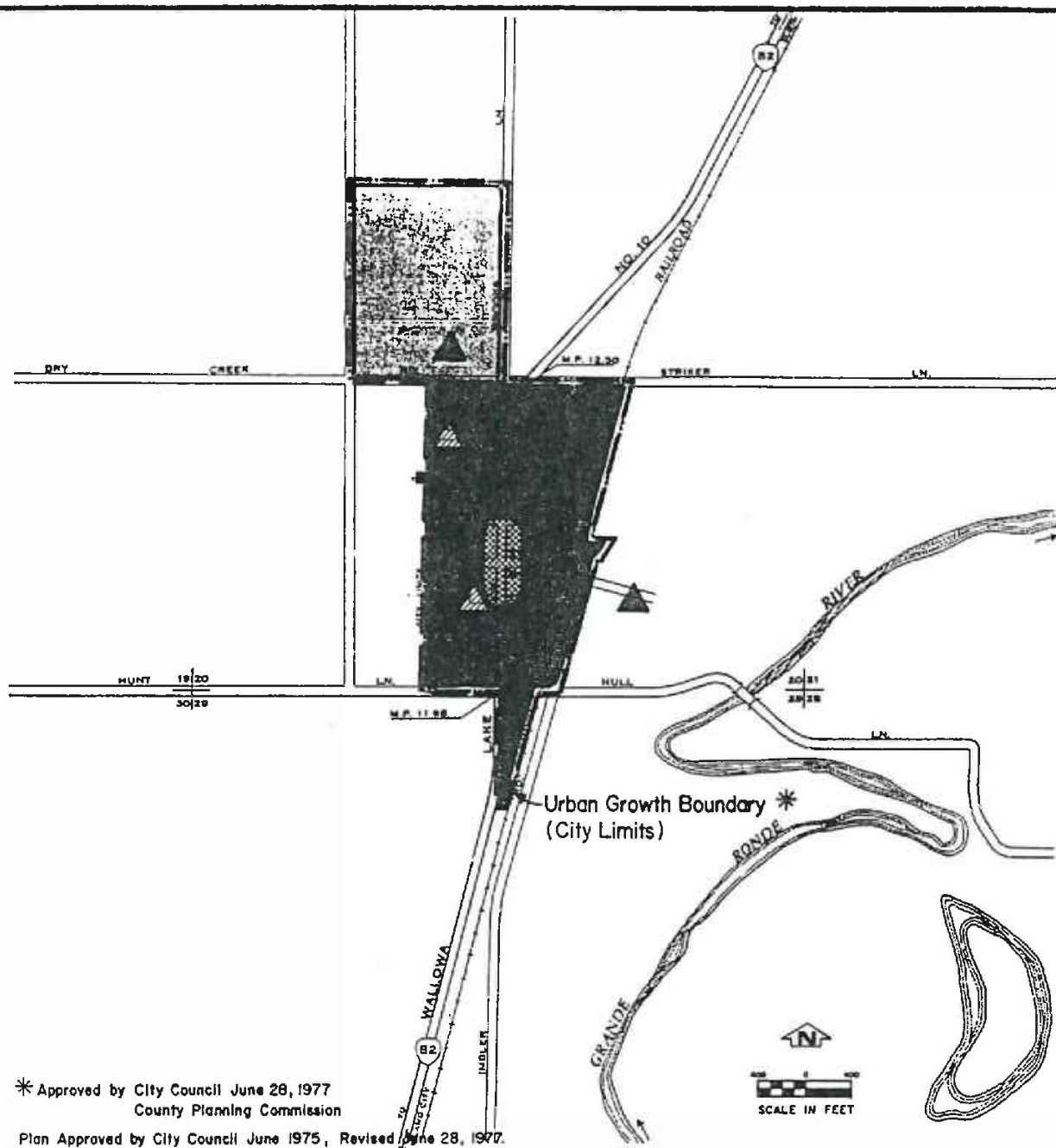


NORTH POWDER AREA LAND USE PLAN

- | | |
|-------------------|-----------------------------|
| AGRICULTURAL | INDUSTRIAL |
| RURAL RESIDENTIAL | PUBLIC |
| RESIDENTIAL | FLOOD HAZARD |
| COMMERCIAL | POSSIBLE FUTURE DEVELOPMENT |

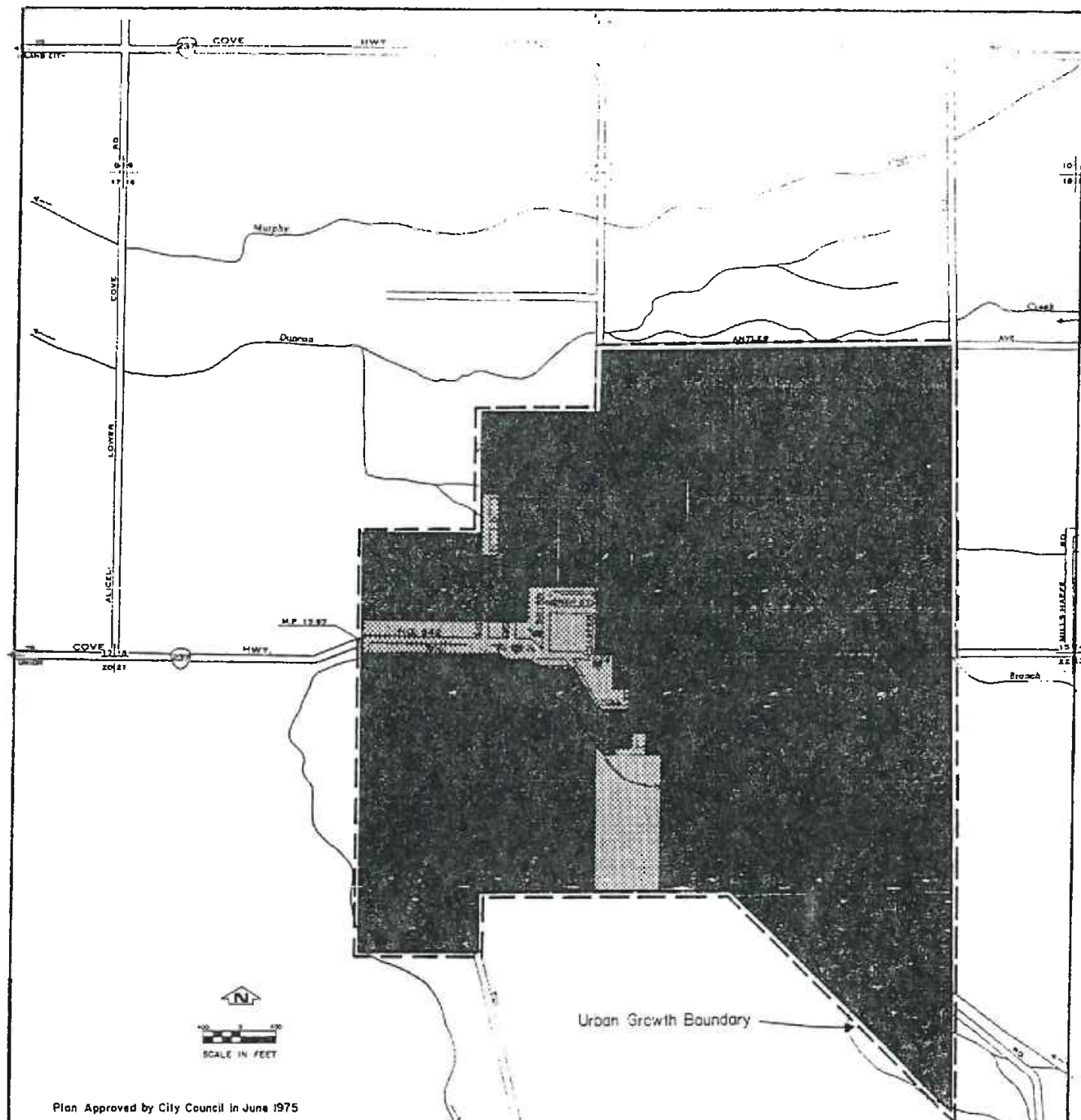


COMPREHENSIVE PLAN **LA GRANDE, OREGON**



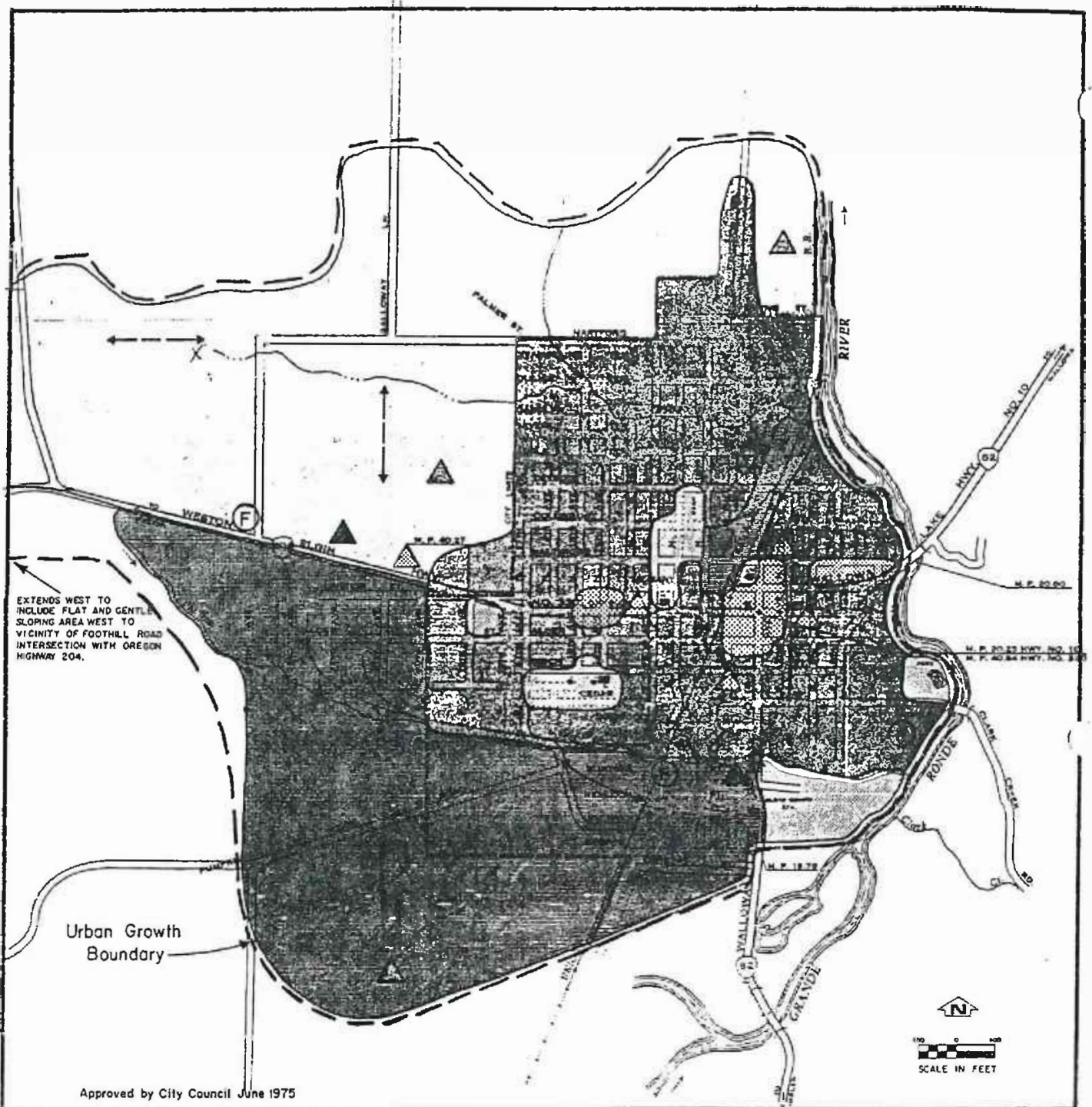
IMBLER AREA LAND USE PLAN

- | | |
|-------------------|-----------------------------|
| AGRICULTURAL | INDUSTRIAL |
| RURAL RESIDENTIAL | PUBLIC |
| RESIDENTIAL | POSSIBLE FUTURE DEVELOPMENT |
| COMMERCIAL | POSSIBLE FUTURE STREET |



COVE AREA LAND USE PLAN

- | | |
|------------------------|-----------------------------|
| AGRICULTURAL | INDUSTRIAL |
| RURAL RESIDENTIAL | PUBLIC |
| RESIDENTIAL | FLOOD HAZARD |
| COMMERCIAL RESIDENTIAL | POSSIBLE FUTURE DEVELOPMENT |
| COMMERCIAL | POSSIBLE FUTURE ROAD |



ELGIN AREA LAND USE PLAN

- | | |
|--------------------|-----------------------------|
| AGRICULTURAL | INDUSTRIAL |
| RURAL RESIDENTIAL | PUBLIC |
| RESIDENTIAL | FLOOD HAZARD |
| MOBILE HOMES | POSSIBLE FUTURE DEVELOPMENT |
| COMMERCIAL | POSSIBLE FUTURE STREET |
| GENERAL COMMERCIAL | |

APPENDIX *Ⓟ B*

Housing Distributions (1955-1976)

Housing distribution statistics can provide an understanding of residential development trends and patterns, direction, and rate of growth and areas viewed for desired development. These are all important factors for land use planning. The Blue Mountain Intergovernmental Council, Housing Elements, June 1977, presents the housing elements for Union County identifying these factors. Housing distribution for the three planning regions is of primary concern both inside and outside city limit boundaries. The numbers of residential dwelling units for the three regions in 1955 and 1976 are presented in Table C-1 and corresponding maps are located in the Union County Atlas document.

In the La Grande/Island City region, the proportion of houses found inside vs. outside the cities between 1955 and 1976 has been significantly reduced, which indicates that development has been occurring at a faster rate outside the cities' boundaries. Most of the increased development has been spreading out into the flat land of the Grande Ronde Valley. Increased residential development can also be seen in the foothills immediately south of La Grande and also along Mt. Glen Road to the north. Relative little building has occurred above the 3,000 foot elevation line where high road maintenance costs should preclude development.

In the Elgin/Summerville/Imbler region, a similar trend in the county can be seen. Most of the increased development has occurred along the western foothills of the Grande Ronde Valley and also in the Elgin area. While the Grande Ronde Valley floor does not show a considerable increase in residential building, Indian Valley does, particularly along Palmer Junction Road and Galloway Lane. A small pocket of development has also occurred several miles southeast of Elgin up Indian Creek.

The housing distribution in the Cove/Union region indicates the proportion of houses built inside vs. outside the cities' boundaries has remained about the same during the twenty-one year period. Most of the increased development has occurred in areas of prior development.

Another important element of housing is the condition of existing dwelling units. The housing conditions for the incorporated communities and the balance of the County were surveyed and classified according to "Above Average, Average, and Below Average" conditions. Criteria used for these classifications are as follows:

Above Average - Houses generally in excellent condition with no apparent structural deficiency.

Average - Houses generally in good condition with possible minor work needed, but no major structural deficiency.

Below Average - Houses generally in deteriorated or delapidated condition, often with apparent structural deficiency.

Table C-2 summarizes housing conditions.

The following statements address the present housing situation in the County.

- Population of Union County is rising at the rate of about 2.5 percent per year.
- All towns in the County, except Island City, Elgin, and North Powder, have the capacity for sustained growth at their present rate of increase (assuming no additional land is designated for development) to the year 2000.
- Those towns and their vicinities with least land available for additional development are Island City, Summerville, and Imbler.
- Housing in the unincorporated areas of La Grande/Island City and Elgin/Summerville/Imbler planning have been increasing at a faster rate than in the incorporated areas.
- Housing above the 3,000 foot elevation line in the County has not increased appreciably (nor should it because of winter maintenance conditions).
- It appears that there is a shortage of single-bedroom housing units in the County.
- Approximately 25 percent of occupied housing units in the County are considered substandard according to Census information, with renter-occupied units more often substandard than owner-occupied units.
- It appears there is a disproportionate number of lower and upper income households in Union County.
- Lower income households more often pay excessive costs than other households.
- About 84 percent of all Union County residents prefer single-family houses to other types of housing.
- It appears there is a need for additional housing of all types in Union County, particularly:
 - homes to buy in Cove, Island City and Union
 - homes to rent in North Powder, Imbler and Elgin

- duplex units in Imbler, La Grande, and Cove
 - apartment units in La Grande, Union, North Powder and Elgin
 - mobile homes in La Grande
-
- Almost 27 percent of Union County residents are dissatisfied with their present housing situation.
 - Twenty percent of Union County residents feel their present housing is too small.
 - More than 27 percent of Union County residents feel their present housing is too expensive.
 - Twenty-one percent of Union County residents feel their present housing is too old.
 - Building activity in the County has not been sufficient to meet demand, particularly the construction of multi-family dwellings.

APPENDIX ~~DC~~

School District Capacities

School Districts - The seven school districts in the County include Cove, Elgin, Imbler, La Grande, Union, North Powder Valley (both Union and Baker County areas), and Baker (serving a small number of residents in the Medical Springs area). Comparison of enrollment trends with present enrollment and total pupil capacity gives an indication of the school district's ability to meet future demands with existing facilities.

School district enrollments and capacities are presented below.

Source: Union County Intermediate Education District.
SCHOOL DISTRICT ENROLLMENTS AND CAPACITIES

School District	Pupil Load Capacity	Present Enrollment	% of Full Capacity	Anticipated Enrollment 1980	% of Full Capacity
Cove #15	360	246	68.3	335	93.1
Elgin #23	610	598	98.0	645	105.7
Imbler #11	425	377	88.7	437	102.8
La Grande #1	3,530	2,603	73.7	NA	NA
North Powder #8J	310	180	58.0	240	77.4
Union #5	600	503	83.8	540	90.0

*As of December 31, 1976 (from Union County IED files).

Source: School Facility Survey, April 1977 and Union County Intermediate Education District Office.

The above data reveals that the Imbler and Elgin School Districts will be most severely impacted by additional development in the future (with corresponding increases in student enrollment). Both districts will witness overcrowding of existing facilities or require additional facilities.

The school district tax rates are presented in the following table.

<u>SCHOOL DISTRICT</u>	<u>TAX RATE PER \$1,000</u>
Cove #15	\$18.92
Elgin #23	14.49
Imbler #11	20.23
La Grande #1	14.49
Powder Valley #8J	24.17
Union #5	<u>14.42</u>
Average	\$17.79

Source: Union County Summary of 1978-79 Property Taxes.

In Elgin, the present tax rate is below the County average. Residents could support an additional levy to finance new construction without being taxed excessively beyond the average County rate. However, in the Imbler District, the situation is more bleak. They will not be able to handle anticipated enrollment in 1980 if present enrollment trends continue. Imbler residents are presently paying the second highest tax rate in the County because of new facilities in 1975; therefore, they may already be bonded to their willingness to pay.

Considering the impact that additional enrollment would have in the Imbler School District, it would appear desirable to discourage additional development within its service areas until such time as additional facilities can be provided.

APPENDIX ~~10~~

Historical Sites

Historical sites are locations having sites, structures or objects with local, regional, statewide or national historical significance. They provide a cultural and educational link from the past to the present and future generations. Land Use Plan Policies and Zoning regulations should recognize historical sites and structures and provide development guidelines to insure that the significant characteristics of the particular place will not be forgotten.

Historical sites and buildings reflect the colorful and diverse history in the County. Several sites have been recognized locally and are discussed below. Additionally, the Oregon Historic Preservation Office, Department of Transportation, has developed the Union County supplement of the Statewide Inventory of Historic Sites and Buildings, which is a composite of those historic places recognized nationally and at the state level. Prominent historical sites in the County are listed below by name, location, and respective historic element. Their corresponding locations are symbolized on the Historic/Recreation/Open Space Map.

APPENDIX E-1

Historical Sites

1. Pine Grove Church-11 miles east of Elgin, 1888, Methodist Church.
2. Log Barn-5 miles northeast of Elgin, July 4, 1876, fort during the Nez Perce War of 1877.
3. Elgin-Indian Valley, 1885, originally Fish Trap Ford.
4. Summerville-West-central Grande Ronde Valley, 1865. First town incorporated in the County.
5. Imbler-North end of the Valley, platted 1891, first established railroad station.
6. Stone Monument-1861, Homesites of first Valley settlers.
7. Hilgard Junction-Main pioneer encampment on the Oregon Trail, sawmill town on railroad from 1870's.
8. Frazier Road-Wagon road and stage route from north of Union County line south to Ukiah.
9. Battle of Grande Ronde-Only armed encounter between Indians and settlers.
10. Island City-On the Grande Ronde River, first settled in early 1860, commercial activities began in 1872 with grist mill.
11. La Grande-Oregon Trail, 1862, commerce railroad through 1884.
12. Cove-1862, originally Forest Cove, Cove Ascension Church built in 1876.
13. Hot Lake-On fault line at the base of Craig Mountain. Health resort and spa in 1890's.
14. Old Stone Wall-Made without mortar, one-half mile long on Craig Mountain. Used by Indians to trap deer during hunting.
15. Old Oregon Trail-1843-1859, Principal road until railroad completed in 1884.
16. Union-1862, Many Victorian homes still exist. World's shortest railroad 1890, 2 miles long and still in operation.

17. Buffalo Hump-Highest point above Union Cemetery. Indians drove game over cliffs here.
18. Dealy Road-Freight and stagecoach road 1863 from North Powder to Pilot Rock.
19. Fifteen Mile House-Stage stop on Oregon Trail marked by willows west of the highway.
20. Madame Pierree Dorion marker-Gave birth to first white child west of the Rockies, December 1811.
21. North Powder-1862, Stage station. 1868 post office, camping place for travelers of Oregon Trail.
22. Old Stage Road-1860's, passageway to Boise.
23. Medical Springs-1868, homesteaded. Health resort and hotel. 1918 fire destroyed all the buildings.
24. Battle Flat-Site of Indian Battle, July 17, 1878.
25. Starkey-Settled 1860's, stage stop and supply center.
26. Woodley-Townsite, mining. Exact dates of habitation unknown.
27. Black Hawk Trail-Ordell to Mt. Glenn, 1865, transportation and communication.
28. Birch Creek-Grande Ronde Military Road (Pilot Rock Emigrant Road), 1862, Oregon Trail, transportation and communication.
29. Cricket Flat Cemetery-Elgin vicinity, 1890's political and military affairs.
30. Grande Ronde Valley-La Grande vicinity, fur trade, missionary frontier.
31. Gangloff Park Monument-One mile west of La Grande, 1924, Oregon Trail.
32. Emily Doane Grave-Four miles west of La Grande, 1868, Oregon Trail.
33. Emigrant Campground-Hilgard State Park, Oregon Trail.
34. Ladd Canyon Hill-Eight Miles south of La Grande, 1841-1849, Oregon Trail.
35. Ladd Canyon-La Grande vicinity, 1843-1857, Oregon Trail.
36. Indian Valley-(Lochow Lochow)-Elgin, Prehistory: Anthropology.

37. Hilgard Junction State Park-La Grande vicinity, 1843
1857, Oregon Trail.
38. Oregon Trail Monument (Foster Toll Road)-Five miles west of
La Grande, Oregon Trail.
39. Mt. Emily Logging Company Railroad-Starkey vicinity to
Hilgard vicinity, 1924, transportation and communication.
40. Pondosa-Medical Springs vicinity, 1925, commerce and
industry.
41. Oregon-Wyoming Sheep Trail-Umatilla, Baker and Malheur
Counties, 1870's, cattlemen's empire.
42. Wright Cemetery-Cove vicinity, 1875, political and
military affairs.
43. Woodley Townsite-North Powder vicinity, 1890, mining
frontier.
44. Unidentified Graves-La Grande vicinity, 1841-1849,
Oregon Trail.
45. Tollgate Road (Walla Walla Trail)-La Grande to Walla Walla,
transportation and communication, exploration and surveys.

APPENDIX ~~E~~^{F.}

Historic Buildings

1. Leonard Goodson Barn, Carriage Shed & House-Cove/Island City Road.
2. James Hendershott Barn, Outhouse, Smokehouse & House Cove/Union Road. Eight miles southeast of La Grande.
3. Hot Lake Bath House, Landmark and Hotel-La Grande/Union Road. Eight miles southeast of La Grande.
4. Milton S. Levy Barns-One-quarter mile west of Union (near OSU Experiment Station).
5. Riverside School-Union Road. One-quarter mile west of Cove.
6. Shanghat School/Liberty School-Cove/Island City Road. One and one-half miles northwest of Cove

APPENDIX ~~P~~ G.

Recreation

Recreation opportunities are abundant in the County, and include fishing, hunting, hiking, boating, camping, picnicking, skiing, site-seeing and many others.

Developed recreational sites include private recreation facilities, State parks and waysides, US Forest Service recreation facilities, and slack water recreation areas. Sites are located on the Historic/Recreation/Open Space map. Each site is also located by symbol on respective Plan maps. Since about fifty percent of the County's total acreage is comprised of public lands, primarily US Forest Service, a substantial portion of the County is available for undeveloped recreational opportunities.

Management of the recreational resource is the responsibility of both public and private sectors. The Statewide Comprehensive Outdoor Recreation Plan (SCORP), prepared by the Parks and Recreation Branch of the Department of Transportation, provides an estimate of future demand for recreational uses in the County (excerpts shown in Appendix F-2). These estimates show a potential demand increase in all forms of recreational activity through 1990. A coordinated effort between Federal, State and local agencies and private enterprise will be necessary to address the rising demands for recreational opportunities. Zoning ordinance revisions will need to be made to insure that recreation developments can be accommodated as demand arises and suitable sites are identified.

APPENDIX ~~F-1~~ ^{4.}

Recreational Sites

Developed recreation areas are listed below. Sites are also located by symbol and corresponding number on the Historical/Recreation/Open Space map.

PRIVATE RECREATIONAL FACILITIES

1. Spout Springs Ski Area is located approximately twenty miles north of Elgin on Highway 204. The area is located in the Umatilla Forest under US Forest Service Permit. Facilities include two lodges with dining lounge and snack bars, two double chair lifts, two T-bar lifts and three rope tows.
2. Cove Swimming Pool is located in Cove and is heated year-round by geothermal springs. Additional facilities include picnic sites (30) with restrooms.
3. Anthony Lakes Ski Area is located 22 miles west of Highway 30 via the Haines or North Powder turn-offs. The area is located in the Wallowa-Whitman National Forest under US Forest Service Permit. Facilities include a day lodge with dining area and lounge, ski shop, and double chair lift. Additional facilities at Anthony Lake include picnic sites (11), camp sites (46), trailer sites (6), restrooms and boat rentals.
4. Hidden Valley Horse Ranch is located northwest of North Powder above Wolf Creek Reservoir.
5. Hot Lake is located approximately 9 miles southeast of La Grande on Highway 203. The springs at this location have been used since prehistoric times. Presently, recreational facilities are planned to include a wide array of activities.

STATE PARKS AND WAYSIDES

1. Gangloff Wayside (2 acres) is located just west of La Grande on old Highway 30 and offers a scenic view overlooking La Grande and the Grande Ronde Valley.
2. Hilgard Junction State Park (37 acres) is located 8 miles west of La Grande off Interstate 80 North. Facilities include both wood and electric stoves, restrooms 18 tent camp sites (trailers permitted), and 34 picnic sites. Fishing can be enjoyed in the Grande Ronde River.

3. Red Bridge State Park (37 acres) is located 16 miles southwest of La Grande on Highway 244. Facilities include restrooms, wood stoves, and 51 picnic sites. Recreation features include fishing in the Grande Ronde River and scenic views.
4. Catherine Creek State Park (160 acres) is located 8 miles southeast of Union on Highway 203. Facilities include 10 tent camp sites, 57 picnic sites, restrooms and wood stoves. Recreation features include fishing in Catherine Creek and scenic beauty.
5. Blue Mountain Forest Wayside (483 acres) is located two miles south of Kamela on old Highway 30. Facilities available include restrooms and picnic tables.

US FOREST SERVICE RECREATIONAL FACILITIES

1. Grandview (.4 acres) is located two miles north of Mt. Emily. Facilities include four picnic tables with fire places and two toilets. No potable water is available.
2. River Campground (1.2 acres) is located approximately seven miles east of Cove off Mill Creek Road. Facilities include four toilets and ten picnic tables with fireplaces. No potable water is available.

Four additional sites are planned to be added in the La Grande District. Three sites will be added below River Campground and in total will include twelve picnic tables with fireplaces and three toilets. Another site is planned to be located eight miles above River Campground and will offer seven picnic tables with fireplaces and two toilets.

3. Moss Springs (4 acres) is located approximately seven miles east of Cove off Mill Creek Road. Facilities include four toilets, two picnic tables, horse loading and unloading facilities and corrals. No water is available. The site has the capacity to serve thirty campers. The Forest Service has tentative plans to upgrade the toilet facilities and add several fireplaces and picnic tables.
4. North Catherine Trailhead (2 acres) is located on the North Fork of Catherine Creek five miles northeast of Highway 203. Facilities include two toilets, five picnic tables, horse loading and unloading facilities and corrals (16 head capacity). The site has the capacity to serve 40 campers. No potable water is available.
5. Catherine Creek Picnic Area (1 acre) is located one half mile downstream from the North Catherine Trailhead site. Facilities include two toilets, 6 picnic tables and 5 fireplaces. The site is open to tent camping and picnicking

only, with a capacity for 25 campers. No potable water is available.

DEVELOPED SLACK WATER RECREATIONAL AREAS

1. Jubilee Lake (100 surface acres) is located north of Elgin off Highway 204. Access to the lake is most easily gained from Tollgate. Activities include fishing, swimming, picnicking and camping. Facilities available are restrooms and an unimproved boating ramp. Small craft without motors are permitted only. (US Forest Service)
2. Morgan Lake (64.5 surface acres) is for small craft only and offers a campground, earth boating ramp, and picnic and restroom facilities. Boat motors are prohibited. (City of La Grande)
3. Grande Ronde Lake (10.6 surface acres) is located west of North Powder and is for small craft only. Recreation facilities include fishing, camping, and picnicking. Restroom facilities and an unimproved boating ramp are available.
4. Anthony Lake (21 surface acres) is located west of North Powder and borders Baker County. Activities include fishing, camping and picnicking. Facilities available are restrooms and an unimproved boating ramp. Small craft without motors are permitted only. (US Forest Service)
5. Thief Valley Reservoir (372 surface acres) is located east of North Powder and borders Baker County. Facilities include a graveled boating ramp and camping and picnic facilities. Activities include fishing and water skiing (recommended only when the reservoir is full). (Lower Powder River Irrigation District)
6. Wolf Creek Reservoir (270 surface acres) is located about six miles northwest of North Powder. Facilities available at the reservoir include restrooms and picnic tables. Fireplaces will be installed in the near future as well as a water system and a paved boating ramp. (Powder Valley Water Control District)

APPENDIX ^I~~E~~2SCORP
CURRENT AND PROJECTED
RECREATION ACTIVITIES 1975 THRU 1990

The Statewide Comprehensive Outdoor Recreation Plan has estimated the current and future resident demand for 22 different recreational activities. The categories are defined by the Recreation Plan as follows:

Activity - A total of 76 activities have been grouped into 22 outdoor recreation activities.

Participation Rates - That percent of the total population which can be expected to participate in an activity during the year.

Per Capita Rate - The average number of individual activity occasions during a year if the total population participated. This is derived by dividing the total participant occasions by the total population for an area.

Activity Occasion - An activity occasion is one participation in an activity by one individual for the duration of the participation.

Total Activity Occasions - The total participation generated within political bonds which occur in an activity during the year. These predictions are constructed by multiplying the population projections by the per capita rate. These estimates are not adjusted by any compensation factors such as a TIM factor.

The following table presents the activity occasion projections providing an estimated demand until the year 1990.

APPENDIX ~~8~~ 5.

Research and Potential Natural Areas

The recognition and protection of scientifically and ecologically significant natural areas is an essential link with our natural heritage and provides the necessary base line condition to gauge the effects of human activities on the surrounding environments. The Oregon Natural Heritage Program has compiled a comprehensive listing of most presently recognized ecologically significant and sensitive lands in Oregon Natural Areas - Union County Data Summary.

The following land areas are listed by associated name, general location, protection status and ecologically or scientifically significant elements. In addition, the Wallowa-Whitman National Forest has recognized two potential natural areas through their land management planning procedures. General locations of each areas are identified on the Historic/Recreation/Open Space map.

SITE NAME	LOCATION T - R - S	PROTECTION STATUS*	SIGNIFICANT ELEMENTS
Bate Pond	3S 39E 19	UP	Aquatic forbland; Marshland; Lowland pond, permanent; Waterfowl wetland; Shorebird, marshbird habitat
Upper Catherine	5S 40- 42E	UP	Wolverine; Fish spawning area; Geologic feature
Frazier Mountain	5S 41E 33	UP	Franklin's spruce rouse
Unnamed	1S 39E 3	UP	Great blue heron rookery
Twin Lake	3S 37E 14	UP	Marshland; Aquatic forbland; ringnecked duck; Balsamorhiza hirsuta; Lowland pond, permanent; Waterfowl wetland
La Grande Watershed	5S 37E 8, 17	LP	Lodgepole pine/grouse huckleberry; Mixed coniferous forest; Alaska three-toed woodpecker

*Protective Status: P - Protected; LP - Legally Protected;
UP - Unprotected

SITE NAME	LOCATION			PROTECTION STATUS*	SIGNIFICANT ELEMENTS
	T	R	S		
Unnamed	5S	40E	19	UP	Swainson's hawk
Thief Valley	6, 7S	40E		UP	Special species occurrence Northern bald eagle; Pygmy rabbit
Conley Lake	2S	39E	35	UP	Marshland; Lowland lake permanent; Waterfowl wetland; Shorebird/marshbird habitat
Grande Ronde	1, 2S	39, 40E		UP	Wetland Forest; Waterfowl wetland
Ice Caves at Rockwall	2N	39E	28	UP	Ponderosa pine; Douglas fir; Aspen; Geologic feature
Sheep Creek Valley	5S	35E	25,26 34-36	UP	Wetland grass land; Alaska three-toed woodpecker
Beatty Creek Bucket Springs	5S	35E	27	UP	Lodgepole pine forest; Typical wet meadow; Cold spring
Unnamed	4S	34E	24	UP	Champion tamarack (W. larch
Meadow Creek	3S	35E	25,26 35,36	UP	Idaho fescue-bluebunch wheatgrass; Special species occurrence; Balsamorhiza hirsuta
Catherine Creek	3S	39E	21,28	UP	Wetland forest; Marshland; Great blue heron rookery
Government Draw	3S	34E	15,16	UP	Mixed conifer/pinegrass; Stiff sage scabland; Bluebunch wheatgrass- Sandberg's bluegrass; Sandberg's bluegrass-one- spike oatgrass
Ladd Marsh	3S	38E	34,35	LP	Typical wet meadow; Marshland; Golden eagle; Lowland pond, permanent; Lowland pond, intermittent; Waterfowl wetland; Shorebird/marshbird habitat

SITE NAME	LOCATION T - R - S	PROTECTION STATUS*	SIGNIFICANT ELEMENTS
Starkey Experimental Forest	3, 34E 4S	UP	Subalpine fir forest; Douglas fir forest; Grand fir forest; Ponderosa pine forest; Idaho fescue- bluebunch wheatgrass; Bluebunch wheatgrass- Sandberg's bluegrass
Banzine Creek	6S 42E 19	UP	Northern bald eagle
Elkhorn Wildlife Management Area - North Powder Site	6S 38E	LP	Elk critical winter range
Rested Rangeland	2S 38E 29	UP	Bluebunch wheat grass- Sandberg's bluegrass; Balsamorhiza hirsuta
Glass Hill Road	3S 38E 30	UP	Douglas fir forest; Grand fir-white fir forest; Grand fir/thinleaf huckleberry; Mixed conifer forest; Balsamorhiza hirsuta
Unnamed	3S 36E 36	UP	Sagebrush community
Five Points Creek Area	2S 37E 19	UP	Northern bald eagle
Slide Creek Area	1S 38E 33	UP	Wetland forest; Sagebrush community
Eagle Cap Wilderness	2- 41- 5S 44E	P	Green fescue; Mountain goat; Subalpine lake, permanent
<u>Wallowa-Whitman National Forest =</u>			
Indian Creek Proposed Research Natural Area	3S 41E 5-	UP	Subalpine forest dominated by lodgepole, Mt. Hemlock interspread
Government Draw Proposed Research Natural Area	3S 34E 9,	UP	No grazing since 1955, no timber harvest since 1935; Geologic feature

APPENDIX ~~A~~ ^K

Roadless Areas

A number of US Forest Service lands are under study for possible inclusion into various undeveloped classifications, e.g. wilderness, back-county (primitive) recreation, and no road construction will be allowed except in the event of a major catastrophe to tree stands (in which case temporary roads may be permitted to be constructed to remove timber). Some timber may be harvested in those roadless areas designated in the future as suitable for such.

Twelve roadless areas were identified on US Forest Service lands within Union County during the second Roadless Area Review and Evaluation (RARE II) process. However, during the land management planning procedure for the Grande Ronde Planning Unit all or part of six of the areas were eliminated from the inventory as potential candidates for wilderness classification and are not included here. The remaining six areas and a portion of another are still being analyzed under the RARE II process. A brief description of these areas is given below.

1. Mt. Emily Roadless Area encompasses 9,250 acres of the Umatilla National Forest and serves as a popular area for local forest recreationists. Sightseeing, camping, huckleberry picking, hiking and hunting are the most popular recreation activities.

A 1972 study of the resource potentials and public values of the areas reached the following conclusions: 1) portions of the area have relatively high productive potential for wood and forage; 2) the area provides important summer big game habitat; 3) habitat for wildlife depending upon old growth and solitude is abundant; and 4) public interest in maintaining the roadless condition is high.

2. Big Sink Roadless Area includes 5,100 acres of the middle reaches of Little Lookingglass and Mottet Creek drainages in the northern portion of the County. Gently rolling topographic conditions coupled with a high degree of precipitation allow for high timber productivity potential. Opportunity for recreational activities is varied but, because of the relative smallness of the area, opportunities for solitude are limited. The Sinks area is identified as a special geological area.

The roadless area below are only partially within Union County. The remaining portions of the areas are located within Umatilla and Wallowa counties. Land management decisions related to these areas should include representatives from all four jurisdictions - Union, Wallowa and Umatilla Counties and the US Forest Service.

3. Squaw Creek Roadless Area includes 5,400 acres of the Wallowa-Whitman National Forest and 4,378 acres of the Umatilla National Forest. Of the Wallowa-Whitman total, approximately 2,500 acres are located in Union County. The elevations range from 4,760 to 6,800 feet with moderately steep slopes that are heavily timbered with lodgepole pine and white fir. Timber production is moderate (53 million board feet) on 6,090 acres of the area. The area is similar to the Upper Grande Ronde and Beaver Creek Roadless Areas in many respects. Recreational activity has been primarily oriented to elk hunting in the fall.
4. North Fork Umatilla Roadless Area encompasses 24,021 acres of North Fork Umatilla River drainage. Only a small portion (1,600 acres) of the headwater drainage is in Union County. The area in the County is characterized by steep sloping canyon walls with heavily vegetated north slopes. Opportunity for solitude and a primitive type of recreational experience is ranked high for this area. Timber production potential is generally considered low.
5. Lookingglass Roadless Area includes 6,000 acres of the Eagle and Lookingglass Creek drainages. Approximately 90 percent of this roadless area is within the County. Varying topographic conditions and high precipitation make this area one of the best in the County for timber productivity potential (85-164 cubic feet per acre per year). The area is relatively small and opportunities for solitude or a wilderness experience are limited.
6. Jaussaud Corral Roadless Area encompasses 7,910 acres of the headwaters of Jarboe, Little Lookingglass and Mottet Creek drainages. Approximately 65 percent of this roadless area is within the County. Topographic conditions are characterized by gently sloping high plateau ranging between 4,500 feet and 5,300 feet. Opportunity for a wilderness experience is limited by the relative small size of the area.
7. Grande Ronde Roadless Area contains 18,440 acres of Forest Service lands along the Grande Ronde River with one-third of the area in the northeastern corner of the County. The steep broad canyon provides a good opportunity for solitude and a wilderness-type experience. The Forest Service has identified this area as producing the greatest opportunities for solitude or a primitive and unconfined type of recreational experience on Umatilla National Forest lands. The only conflict for this type of experience is during hunting season when hundreds of hunters use the area. Because of the steep canyon walls, timber productivity potential is low.

APPENDIX ~~X~~ ✓

Wildlife and Fish Resources

An abundant and varied wildlife resource found in Union County includes big game, upland game, waterfowl, furbearers and non-game animals, although competition between man and wildlife for space has caused a steady decline in habit area. Many types of recreational opportunities are still abundant, however, and the economic importance of the wildlife resource is significant. Primary agency responsibility for managing wildlife and fish habitat lies with the US Forest Service, Bureau of Land Management, and the Oregon Department of Fish and Wildlife, with the Oregon Department of Fish and Wildlife primarily responsible for regulating the harvest of the resource. Considerable amounts of habitat on privately owned lands are also managed to benefit fish and wildlife. A few of the Department of Fish and Wildlife management objectives are presented in the Excerpts from the Oregon Fish and Wildlife Commission's Management Plan.

Upland game bird species are found throughout the County. The ring-necked pheasant and valley quail occur primarily in the Grande Ronde Valley. Mountain quail are found in the northern drainages of the Grande Ronde River, while chukkar prefer rimrock areas, Hungarian partridge and mourning doves are scattered throughout the grasslands, and blue ruffed and Franklin's grouse are distributed among timber and brush areas. A scattering of wild turkeys also occur in the ponderosa pine type but the population stays at a low level.

About 15 species of waterfowl (see list below) reside in the County. Valuable nesting areas include Ladd Marsh Wildlife Management Area, various other marshlands, irrigation ponds, potholes and the river and major tributaries.

WATERFOWL SPECIES NESTING IN THE GRANDE RONDE BASIN

Green-winged Teal	American Widgeon
Mallard	Wood Duck
Pintail	Canvasback
Gadwall	Ruddy Duck
Blue-winged Teal	Canada Goose
Cinnamon Teal	American Merganser
Shoveller	Coot
Redhead	

A number of furbearing animals such as beaver, mink, muskrat, raccoon and river otter require water as habitat; striped and spotted skunk, weasel, badger, bobcat, coyote, red fox and fisher roam the valleys and higher elevation forests.

Important non-game animals, including some species which are endangered (in danger of extinction in all or part of their range) or threatened (so few in numbers or threatened by present circumstances as to be in danger of extinction) are also found here. Among those threatened or endangered are the tailed frog, Wallowa black rosy finch, northern bald eagle, peregrine falcon, sandhill crane, wolverine and fisher.

Big game animals found in Union County include mule and white-tailed deer, Rocky Mountain elk are most abundant and make a substantial contribution to the County economy each year. Deer and elk range at the higher elevations (primarily USFS lands) during the fall and summer months, and with increased severity of weather migrate to the foothill land for winter range. Big game winter habitat areas are indicated on respective Plan maps.

Competition between man and big game animals for summer use areas has been minimal; however, winter range conditions have often resulted in incompatibilities and consequently, some reduction of animals has occurred. The Oregon Department of Fish and Wildlife (Kemp, 1977) estimates on an average year approximately 80 percent of the deer and 35 percent of the elk migrate to and spend a portion of the winter on private lands.

Obvious conflicts have developed with the increase in rural residential development. Fencing of open range, increased domestic animals (both dogs and livestock), changing agricultural practices, additional or improved roads, reservoir construction, and rural residential development are generally incompatible with game habitat uses.

Big Game Winter Range is commonly in the lower elevation areas, as shown on the Land Use Plan Maps, where deer and elk spend the winter months as a result of heavy snow in the higher elevations. "Critical Big Game Winter Range" is those areas where large concentrations of big game are known to occur during winters with normal to above normal amounts of snow, or normal amounts of snow during periods of extremely low temperatures. This area is extremely critical to the continued welfare of the animals dependent upon it. The ODFW has purchased some critical marshland areas and big game winter range, exercised road and area closures during hunting season, and compensated private land owners who suffered wildlife damages.

The Elkhorn and Ladd Marsh Game Management Area were purchased by the Department for critical wildlife habitat. These areas are designated on respective Plan maps.

There are two types of closures aimed at improving hunting and habitat conditions which are administered by the ODFW: road closures and area closures. "Road closures" were initiated to provide escape cover for elk, increase herd production and prevent wildlife harassment by closing certain roads to vehicular traffic. However, the use of off-road vehicles (4 wheel drives,

motorcycles, snowmobiles and other types of all-terrain vehicles) has increased hunting pressures in road closure areas, resulting in the Department initiating an "area closure" program. Area closures prohibit all vehicular traffic within a designated area except during certain periods and on certain approved roads. In addition to preventing wildlife harassment and dispersing hunting, area closures have resulted in enhancing non-motorized recreation experiences and increasing hunting days.

It is anticipated that the use of area closures will be stepped up as the habitat for wildlife diminishes and the number of hunters and other recreators increases. Closures are subject to yearly review and change according to Supervisor's orders with seven area closures in effect in the County during the 1976 hunting season (see County Transportation Plan). The ODFW is presently planning additional area closures in the northern portion of the County, as increased logging activity (and, consequently, increased road construction), is making this part of the County much more accessible.

Fish

Fish species in the County are very diverse. Game fish populations are sufficient to support appreciable sports-fishing activities. Non-game fish have a wide distribution in the County streams as they do in most of Oregon. Table I presents a listing of known fish species and their general distribution in Union County.

Game fish species include such anadromous species (fish which ascend rivers from the sea for spawning) as summer steelhead and Chinook salmon (spring, summer and fall types). Resident game fish species include such cold water fish as the following salmonids: whitefish, brook, Dolly Varden, rainbow and golden bass, both black and white crappie, bluegill, pumpkinseed, yellow perch, brown bullheads, and warmouth.

The small non-game fish species are dominated by the dace and sculpins, both having a wide distribution. Larger non-game fish species include carp, squawfish, and suckers which are numerous in the Lower Grande Ronde River and Catherine Creek.

The most significant factors affecting fish resources result from water availability, water quality, stream barriers and diversions and stream alterations.

Water availability has often become critical during late summer months. Low natural flows combined with extensive irrigation withdrawals cause the Grande Ronde River to be too low for natural salmonid production between Beaver Creek and the Wallowa River. Low flows result in high temperatures increasing non-game fish populations, water pollution problems, and reduced oxygen concentrations. These effects can also be caused by production of organic materials such as septic tank leachates, sewage

treatment facility discharges and feedlot runoff. If not properly undertaken, agriculture and timber practices can increase turbidity (suspended sediments), and introduce toxic chemicals from herbicides and pesticides into waterways.

Stream channel and/or bank alterations either through brush removal, channel straightening or widening, or livestock grazing generally reduce shelter and food producing areas, and increase summer water temperatures and sediment loads. These factors and many others have tended to further reduce the former high quality environment of both game and non-game fish species in the Grande Ronde River Basin. However, timber harvest and related road construction and reforestation practices carried out in accord with the Oregon Forest Practices Act have, in recent years, improved water quality significantly.

TABLE I. Known Fish Species and General Distribution, Union County.

<u>Species</u>	<u>General Distribution</u>
Catfish 1/ 2/ Brown Bullhead	Grande Ronde River near Elgin, Catherine Cr. slough, small ponds
Cottids	Widespread and into upper drainages
Lamprey	Probably all rivers and larger tributaries
Minnows Carp 2/	Grande Ronde R. to Island City, lower Wallowa R., Catherine Cr. to about river mile 12, Ladd Cr. to Management Area
Dace (several species)	Widespread in basin
Redside shiner	Widespread in basin
Squawfish	Grande Ronde R. to above Catherine Cr., Catherine Cr., lower Wallowa R.
Chiselmouth	Grande Ronde R. above La Grande, lower Catherine Cr., and lower Wallowa R.
Perch 1/ 2/ Yellow perch	Grande Ronde River near Elgin, Catherine Creek Slough
Salmonids 1/ Brook trout 2/	Many high lakes, upper Grande Ronde, Wallowa drainages
Chinook salmon, fall	Lower Grande Ronde, Wallowa and Minam River
Chinook salmon, spring and summer	Grande Ronde River and tributaries

<u>Species</u>	<u>General Distribution</u>
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Salmonids 1/ (Cont.)

Dolly Varden trout

Higher elevation section of Grande Ronde River and many tributaries

Golden trout 2/

Higher elevation section of Grande Ronde River and many tributaries

Rainbow trout

Widespread in suitable habitat

Steelhead, summer

Widespread in suitable habitat

Whitefish

Widespread in upper drainages

Suckers (2 Species)

Widespread in basin streams

Sunfish 1/ 2/

Bass, largemouth

Grande Ronde River near Elgin, Catherine Cr. slough and small ponds

Bass, smallmouth

Grande Ronde River near Elgin

Bluegill

Grande Ronde River near Elgin, Catherine Cr. slough and small ponds

Crappie, black & white

Grande Ronde River near Elgin, Catherine Cr. slough

Pumpkinseed

Grande Ronde River near Elgin, Catherine Cr. slough and small ponds

Warmouth

Hot Lake

1/ Classified as game fish

2/ Introduced into basin

Source: Oregon Department of Fish & Wildlife, Fish and Wildlife Resources of the Grande Ronde Basin, Oregon, and Their Water Requirements, 1975, pp 4-6.

APPENDIX ~~II~~ ^m

Excerpts from Oregon Fish and Wildlife Department's
Draft Strategic Sportfish and Wildlife Plan

POLICY

It is the policy of the State of Oregon that sportfish and wildlife shall be managed to provide optimum recreational and aesthetic benefits and that food fish shall be managed to provide the optimum economic, commercial, recreational and aesthetic benefits for present and future generations of citizens. The Oregon Fish and Wildlife Commission was created to carry out that policy.

INTRODUCTION

This document is a long-range STRATEGIC PLAN to the year 1990 for Oregon sportfish and wildlife. Its broad purpose is to implement State policy and goals as set forth in ORS 496.012 and 506.109.

1. To maintain all species of fish and wildlife at optimum levels and prevent the serious depletion of any indigenous species.
2. To develop and manage the lands and waters of this state in a manner that will optimize or enhance the production and public enjoyment of fish and wildlife.
3. To permit an orderly, optimum and equitable utilization of available sportfish and wildlife.
4. To develop and maintain public access to the lands and waters of the state and the sportfish and wildlife resources thereon.
5. To regulate sportfish and wildlife populations and the public enjoyment of them in a manner that is compatible with primary uses of the lands and waters of the state and provides optimum public recreational benefits.
6. To regulate food fish populations and the utilization and public enjoyment of food fish in a manner that compatible with other uses of the lands and waters of the state and provides optimum commercial and public recreational benefits.
7. To preserve the economic contribution of the sports and commercial fishing industries in a manner consistent with sound fish management practice.

THIS STRATEGIC PLAN contains 40 management programs designed to either maintain or improve sportfish and wildlife. Each program considers a species or group of similar managed species under the following outline:

1. GOALS-a statement of what the program hopes to accomplish by the year 1990.
2. 6-YEAR OBJECTIVE-a quantification of the goal statement such as number of recreation-days or number of animals needed at 1981, so that output can be measured to determine the program effectiveness.
3. 15-YEAR OBJECTIVE-same as (2) only extended out to 1990.
4. STRATEGIES-recommended procedures to resolve problems encountered in achieving program goals or objectives.
5. PROBLEMS-barriers preventing or hindering achievement of goals or objectives which must be overcome by management strategies.
6. STATUS-background information.
7. SUPPLY-estimate of use available in recreation-days, and/or population of species projected out to 1990.
8. DEMAND-the public desire for sportfish and wildlife use opportunity expressed in recreation-days and/or numbers of persons involved.

Although the Department is responsible for all fish and wildlife in the state, this STRATEGIC PLAN does not propose management programs for shellfish and those fish taken in commercial fisheries. Such plans will be developed later as explained in the introduction to the sportfish section of this plan.

PURPOSE OF THE PLAN

The STRATEGIC PLAN provides broad direction for an improved management system of Oregon's fish and wildlife. This direction will be used to develop an OPERATIONAL PLAN. The OPERATIONAL PLAN will be a management system that measures program and project output (what is provided) compared to input (costs) for the best selection to achieve goals and objectives.

Other important purposes of the STRATEGIC PLAN are to:

1. Notify other resource interests of the requirements for future wildlife management.
2. Allow the public an opportunity to recommend improvements or changes in future management programs.

APPENDIX 1-2

Recommendations

The following Department recommendations are related to Land Conservation and Development Commission Guidelines outlined in Goals 5, 6, 7, 8 and 9.

Rivers and Streams

1. Residential development along streams should be low density and require appropriate setbacks. This is of particular importance in areas of urban growth boundaries.
2. Construction of "vulnerable" structures should be prohibited in the floodplain. Examples of preferred recreational uses are bikepaths, foot trails, parks, or other recreational and aesthetic values.
3. Compatible land use should maintain the riparian vegetation along streams in the floodplain by utilizing appropriate setbacks. Removal of streamside vegetation has been a critical problem in agricultural areas where current farming practices and tax assessment procedures discourage the retention of riparian vegetation. Currently, the Forest Practices Act regulates removal of streamside vegetation on forest land and in other areas where timber is harvested for commercial use. Outside of forest land, there are no statutes regulating removal of nonmerchantable timber.
4. Development of land use that requires channelization, excessive removal of streamside vegetation, alteration of streambanks and filling into stream channels should be restricted and identified as a conditional use in order to maintain fish and wildlife habitat and aesthetic values. Stream alteration is a critical concern throughout the County, particularly where improved drainage is the objective. Generally, when a stream is converted to a drainage channel, streamside vegetation is removed and the natural channel is reshaped to a trapezoidal configuration. These modifications result in the elimination of the diversity of habitat types required to maintain healthy fish populations.
5. New roads, bridges, and access right-of-ways should be designed to avoid restriction of channel capacity and minimize removal of shoreline vegetation.
6. Obstructions to fish passage should be avoided. When road construction necessitates crossing a stream containing anadromous fish, adequate fish passage must be provided. (The Department of Fish and Wildlife can provide the County

Engineer with criteria required to maintain fish passage at culverts.)

7. Public access should be maintained or secured to appropriate river and stream areas.
8. Commercial gravel removal in small streams should be restricted.

Headwater Areas

1. Residential, commercial, or industrial development in unstable headwater areas should be minimal, identified as conditional uses, and subject to restrictions which maintain soil stability.
2. The county should identify unstable areas and geological hazards.
3. New roads should be located to avoid unstable headwater areas.
4. Forest Practices Act Rules and Fish Habitat Management Policies established by State and Federal agencies should be utilized by the County as guidelines.

Lakes and Reservoirs

1. Residential, commercial, or industrial development adjacent to lakes and reservoirs should be identified as conditional uses.
2. Residential or recreational developments that incorporate construction of an artificial lake as a major attraction should also be identified as conditional uses.
3. Setbacks or buffer zones, which protect the shoreland interface, should be incorporated into lake and reservoir developments.
4. Future environmentally acceptable multipurpose reservoir sites should be identified and appropriate land use restrictions applied if development is imminent.
5. Public access should be maintained or secured to appropriate lakes and reservoir areas. Implementation of Master Plan for Angler Access and Associated Recreational Uses for Oregon Lakes and Reservoirs within Union County is important.
6. Dredging and filling of shallow areas should be limited.

Big Game

The following Department recommendations are related to Land Conservation and Development Commission guidelines outlined in Goal 4-Guideline 1, Implementation 2 and 4; Goal 5-Guideline 4, Implementation 4.

1. Union County land use classifications most compatible with big game habitat are those which utilize low density developments. Examples are Agriculture/Grazing, Timber/Grazing, Exclusive Agriculture, and Flood Hazard Classifications.
2. Development should be of low density, allowing for normal agricultural and forest uses. Residential densities should generally not exceed 1 per 40 acres. However, on some critical big game winter ranges partitioning or subdividing is not recommended.
3. Development on or adjacent to big game sensitive areas should be consistent with Goal 5 and require design review or conditional use permits so that site specific problems can be addressed.
 - a. If new homes are built on or adjacent to sensitive areas, the owners should be aware of potential conflicts with big game.
 - b. Big game damage to gardens, shrubs, golf courses, etc. can be avoided or lessened by having the developer provide deer-proof fencing or repellent.
4. New roads should be located to avoid sensitive areas wherever possible.
 - a. Seasonal roads should be closed to reduce harassment to animals during stress periods of winter and early spring.
 - b. Roads that are no longer necessary for fire protection or logging should be blocked off permanently.
5. Off-road vehicle use should be controlled during winter and early spring.

Upland Game

The following Department recommendations are related to LCDC guidelines outlined in Goal 13-Guideline 1, Implementation 4 and 5; Goal 8-Guideline 4 and 5, Implementation 1.

1. Union County land use classifications most compatible with upland game habitat are Farm Residential, Agriculture-Forest, Timber/Grazing and Exclusive Agriculture.

2. Maintain rural agriculture and grazing lands. Development should be of low density to assure retention of the upland game habitat.
3. Land uses should maintain the vegetation along the stream banks, fencerows, woodlots, etc.

Waterfowl

The following Department recommendations are related to LCDC guidelines outlined in Goal 3-Guideline 1, Implementation 4; Goal 5-Guideline 4, Implementation 4 and 5; Goal 8-Guideline 4 and 5, Implementation 1.

1. Union County land use classifications most compatible with waterfowl habitat are those that retain open land. Examples are Rural Residential, Agriculture-Forest, Timber/Grazing, and Flood Hazards.
2. Development or land use that requires drainage or channelization, filling, or excessive removal of riparian vegetation in sensitive waterfowl areas should be identified as conditional uses.
 - a. Retention of riparian vegetation provides nesting and cover for waterfowl.
 - b. Maintaining adjacent agricultural lands, i.e., Ladd Marsh, both refuge and surrounding farmlands, provides necessary feeding and resting areas.
3. Residential, commercial or industrial development on or adjacent to sensitive waterfowl habitat should be identified as conditional use so that site specific problems can be addressed, i.e. setbacks or buffer zones should be incorporated into the development.
4. Public access should be maintained or secured to appropriate waterfowl recreational areas wherever possible, i.e. Grande Ronde River and Catherine Creek sloughs.

Furbearers

LCDC goals and guidelines listed for big game, upland game and waterfowl are applicable to furbearers.

1. Union County land use classifications most compatible with furbearers are Rural Residential, Agriculture-Forest, Timber/Grazing, and Exclusive Agriculture and Flood Hazard.
2. The Department recommendations listed for big game recommendations listed for big game, upland game and

waterfowl will also benefit both aquatic and terrestrial furbearers.

Nongame Wildlife

The Department's recommendations listed in this report for the other wildlife groups, including related LCDC goals and guidelines, would be applicable and beneficial to nongame wildlife within urban and rural residential areas of Union County.

1. Residential, commercial or industrial developments in urban and suburban areas should incorporate an appropriate amount of open space.
 - a. Native plant species (trees, shrubs, and grasses) should be left in open space areas whenever possible. Supplemental planting of ornamental species is encouraged when conditions are favorable.
 - b. New landscaping should incorporate a large variety of native plant species supplemented with ornamentals. This habitat diversity provides for a greater variety of nongame wildlife.
2. Protect existing parks and encourage acquisition of land for new parks, especially in urban and suburban areas.
3. Parks, natural areas and other open spaces should be managed to leave natural vegetation when possible.
4. Protect existing ponds, wetlands and riparian vegetation in urban areas.
5. Leave non-hazard snags along streams and sloughs.

APPENDIX / 0.

Scenic Areas

Several areas in the County have been considered by either State or Federal agencies for inclusion into their respective scenic programs. The only two areas actually designated are shown on the Plan Map as the Blue Mountain Forest Wayside and the Minam River, both designated by the Oregon Transportation Commission.

The Blue Mountain Forest Wayside is a corridor of land approximately one-half mile wide west of La Grande, along I-84N. The purpose of this corridor is to preserve the scenic character of this portion of the Grande Ronde River and provide a rest area for travelers.

The entire Minam River from Minam Lake downstream a distance of approximately 45 miles to its confluence with the Wallowa River is included in the Oregon Scenic Waterways System. Under Oregon Transportation Commission "Scenic Waterways Rules and Regulations", the river is divided into two classifications. The segment of the river from Minam Lake downstream approximately 37 miles to the river's intersection with the Willamette Base Line is administered as a Natural River Area. This classification recognizes and provides for the preservation of the unroaded condition and the natural, wild and primitive conditions of the river and the adjacent lands within one-fourth mile of the bank.

The segment of the river from the Willamette Base Line downstream to its confluence with the Wallowa River is administered as an Accessible Natural River Area; providing for the maintenance of the essentially primitive scenic character of the area and existing road, but restricting future road extension or improvement.

Various segments of the Grande Ronde River within the County are still under study by the Oregon Department of Transportation to identify which portions, if any, might also have potential for inclusion into the Oregon Scenic Waterways System.

Separate from the Oregon Scenic Waterways Act, the National Wild and Scenic Rivers Act of 1968 provides for the establishment of a federal policy protecting the free-flowing nature of rivers and their wild, scenic and recreational values. The Grande Ronde River from its confluence with the Snake River to the junction with the Wallowa River and the entire Minam River are presently under study for possible inclusion into this program. The Wallowa River from its confluence down to Rondowa has recently been identified by the Federal government as a potential National Wild and Scenic River. All potential sites are recognized as 1B resource sites. Further classification will be completed during study for program inclusion by both state and Federal agencies.

APPENDIX ~~X~~ 8.

Possible Reservoir Sites

Three possible reservoir sites have been identified in the County. While the benefits for these projects have not proven to outweigh the costs to date, future development needs to be recognized if this ratio is ever reversed.

The Army Corps of Engineers proposed reservoir sites on Catherine Creek above Catherine Creek State Park and the Grande Ronde River below the mouth of Jordan Creek. The two projects were designed as companion projects, both providing for late-season, supplemental irrigation flows. The Grande Ronde River project did not have a favorable cost-benefit ratio and would have been deleterious to anadromous fish migration. A 1977 court case ruled that the Catherine Creek project would reduce the anadromous fish habitat; consequently, conflicting with the Umatilla Indian Reservation's ancient fishing rights. The pursuit of both projects by the Corps is presently at a standstill.

Several other potential reservoir projects on the Grande Ronde River were identified in House Document 531, dated 1950. The Grande Ronde and Wallowa Rivers, is located in Wallowa County but could back water into Union County. While the primary purpose of this project would be for regulation of power, the prospects of developing this site do not appear to be high.

The Powder Valley Water Control District is presently pursuing the development of the Pilcher Creek project in the southern part of the County with the assistance of the USDA Soil Conservation Service (SCS). The primary purpose for the development of the reservoir is for increased irrigation flows within the district. However, the Oregon State Marine Board has identified potential slack water recreation facilities that could be constructed through a cost sharing program between them and the SCS if the projects is constructed.

The prospects for construction appear to be the best of any P.L.566 projects in the County. Successful pursuit could initiate construction as early as 1980.

Sites are shown on the Historic/Recreation/Open Space map.

APPENDIX ~~10~~ ¹²

Excerpts from ORS 197, 215 and 308

COMPREHENSIVE PLANNING COORDINATION - (General Provisions)

197.005 Legislative findings. The Legislative Assembly finds that:

1. Uncoordinated use of lands within this state threaten the orderly development, the environment of this state and the health, safety, order, convenience, prosperity and welfare of the people.
2. To promote coordinated administration of land uses consistent with comprehensive plans adopted throughout the state, it is necessary to establish a process for the review of state agency, city, county, and special district land conservation and development plans for compliance with state-wide planning goals and guidelines.
3. Except as otherwise provided in subsection (4) of this section, cities and counties should remain as the agencies to consider, promote and manage the local aspects of land conservation and development for the best interests of the people within their jurisdictions.
4. The promotion of coordinated state-wide land conservation and development requires the creation of a state-wide planning agency to prescribe planning goals and objectives to be applied by state agencies, cities, counties and special districts throughout the state.
5. The impact of proposed development projects, constituting activities of state-wide significance upon the public health, safety and welfare, requires a system of permits reviewed by a state-wide agency to carry out state-wide planning goals and guidelines prescribed for application for activities of statewide significance throughout this state.
(1973 c.80 SS1)

197.010 Policy. The Legislative Assembly declares that, in order to assure the highest possible level of liveability in Oregon, it is necessary to provide for properly prepared and coordinated comprehensive plans for cities and counties, regional areas and the state as a whole. These comprehensive plans:

1. Must be adopted by the appropriate governing body at the local and state levels;
2. Are expressions of public policy in the form of policy statements, generalized maps and standards and guidelines;

3. Shall be the basis for more specific rules, regulations and ordinances which implement the policies expressed through the comprehensive plans;
4. Shall be prepared to assure that all public actions are consistent and coordinated with the policies expressed through the comprehensive plans; and
5. Shall be regularly reviewed and, if necessary, revised to keep them consistent with the changing needs and desires of the public they are designed to serve. (1973 c80 SS2)

197.015 Definitions (Selected):

"Comprehensive plan" means a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county or special district that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs. "Comprehensive" means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan. "General nature" means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use. A plan is "coordinated" when the needs of all levels of governments, semi-public and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. "Land" includes water, both surface and subsurface, and the air. (1973 c80 SS 24)

(Comprehensive Planning Responsibilities)

197.175 Cities and counties planning responsibilities; compliance with state-wide goals and guidelines.

- (1) Cities and counties shall exercise their planning and zoning responsibilities in accordance with ORS 197 and 215.
- (2) Pursuant to ORS 197, 215 and 453.345, each city and county in this state shall:
 - (a) Prepare and adopt comprehensive plans consistent with state-wide planning goals and guidelines approved by the commission; and
 - (b) Enact zoning, subdivision and other ordinances or regulations to implement their comprehensive plans. (1973 c80 SS17, 18)

197.190 Regional coordination of planning activities; alternatives:

- (1) In addition to the responsibilities stated in ORS 197.175, each county through its governing body, shall be responsible for coordinating all planning activities affecting land uses within the county, including those of the county, cities, special districts and state agencies to assure an integrated comprehensive plan for the entire area of the county. (1973 c80 SS19)

197.225 County review of comprehensive plans required;
compliance advice:

Following the approval by the commission (LCDC) of state-wide planning goals and guidelines, each county governing body shall review all comprehensive plans for land conservation and development within the county, both those adopted and those being prepared. The county governing body shall advise the state agency, city, county or special district preparing the comprehensive plans whether or not the comprehensive plans are in conformity with the state-wide planning goals. (1973 c80 SS39)

COUNTY PLANNING:

215.055 Standards for plan:

- (1) Any comprehensive plan and all zoning, subdivision, or other ordinances and regulations authorized by ORS 215.010 to 215.233 and 215.402 to 215.422 and adopted prior to the expiration of one year following the date of approval of state-wide planning goals and guidelines under ORS 197.240 shall be designed to promote the public health, safety and general welfare and shall be based on the following considerations, among others: The various characteristics of the various areas in the county, the suitability of the areas for particular land uses and improvements, the land uses and improvements in the areas, trends in land improvements, density of development, property values, the needs of economic enterprises in the future development of the areas, needed access to particular sites in the areas, natural resources of the county and prospective needs for development thereof, and the public need for healthful, safe aesthetic surroundings and conditions.
- (2) Any plan and all zoning, subdivision or other ordinances and regulations authorized by ORS 215.010 to 215.233 and 215.402 to 215.422 and adopted after the expiration of one year after the date of the approval of state-wide planning goals and guidelines under ORS 197.240 shall be designed to comply with such state-wide planning goals and any subsequent revisions or amendments thereof.
- (3) In order to conserve natural resources of the state, any land use plan or zoning, subdivision or other ordinance adopted by a county shall take into consideration lands that are, can or should be utilized for sources or processing of

mineral aggregates. (1955 c439 SS3; 1963 c619 SS4; 1971 c13 SS2; 1971 C739 SS1; 1973 c80 SS43)

AGRICULTURAL LAND USE:

215.203 Adoption of zoning ordinances establishing farm use zones; definitions for ordinances:

- (1) Zoning ordinances may be adopted to zone designated areas of land within the county as exclusive farm use zones. Land within such zones shall be used exclusively for farm use except as otherwise provided in ORS 215.213. Farm use zones shall be established only when such zoning is consistent with the comprehensive plan.
- (2) (a) As used in this section, "farm use" means the current employment of land including that portion of such lands under buildings supporting accepted farming practices for the purpose of obtaining a profit in money by raising, harvesting and selling crops or by the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. "Farm use" includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. It does not include the use of land subject to the provisions of ORS chapter 321, except land used exclusively for growing cultured Christmas trees as defined in subsection (3) of this section, or to the construction and use of dwellings customarily provided in conjunction with the farm use.

(b) "Current employment" of land for farm use includes (A) land subject to the soil-bank provisions of the Federal Agricultural Act of 1956, as amended (P.L. 85-5430, 70 Stat. 188); (B) land lying fallow for one year as a normal and regular requirement of good agricultural husbandry; (C) land planted in orchards or other perennials prior to maturity; and (d) any land constituting a woodlot of less than 20 acres contiguous to and owned by the owner of land specially assessed at true cash value for farm use even if the land constituting the woodlot is not utilized in conjunction with farm use.

(c) As used in this subsection, "accepted farming practice" means a mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to obtain a profit in money, and customarily utilized in conjunction with farm use.
- (3) "Cultured Christmas trees" means trees:

- (a) Grown on lands exclusively for that purpose, capable of preparation by intensive cultivation methods such as plowing or turning over the soil;
- (b) Of a species for which the Department of Revenue requires a "Report of Christmas Trees Harvested" for purposes of ad valorem taxation;
- (c) Managed to produce trees meeting US No. 2 or better standards for Christmas trees as specified by the Agriculture Marketing Services of the United States Department of Agriculture; and
- (d) Evidencing periodic maintenance practices of shearing for Douglas fir and pine species, weed and brush control and one or more of the following practices: Basal pruning, fertilizing, insect and disease control, stump culture, soil cultivation, irrigation. (1963 c.577 SS2; 1963 C.619 SS1 (2), (3); 1967 c.386 SS1; 1973 c.503 SS3; 1975 c.210 SS1; 1977 c.766 SS7; 1977 C.893 SS17a)

215.243 Agricultural land use policy. The Legislative Assembly finds and declares that:

- (1) Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.
- (2) The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.
- (3) Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.
- (4) Exclusive farm use zoning as provided by law substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones. (1973 c503 SS1)

215.515 Comprehensive physical planning objectives.

- (1) Comprehensive physical planning, adopted by the commission prior to the expiration of one year following the date of approval of state-wide planning goals and guidelines under ORS 197.240 should provide guidance for physical development within the state responsive to economic development, human resource development, natural resource development and regional and metropolitan area development. It should assist in attainment of the optimum living environment for the state's citizenry and assure sound housing, employment opportunities, educational fulfillment and sound health facilities. State plans should relate to intermediate and long-range growth objectives. The plans should set a pattern upon which state agencies and local governments may base their programs and local area plans. Goals for comprehensive physical planning are:

(a) To preserve the quality of the air, water and land resources of the state.

(b) To conserve open space and protect natural and scenic resources.

(c) To provide for the recreational needs of citizens of the state and visitors.

(d) To conserve prime farm lands for the production of crops.

(e) To provide for an orderly and efficient transition from rural to urban land use.

(f) To protect life and property in areas subject to floods, landslides and other natural disasters.

(g) To provide and encourage a safe, convenient and economic transportation system including all modes of transportation: air, water, rail, highway and mass transit, and recognizing differences in the social costs in the various modes of transportation.

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

(i) To diversify and improve the economy of the state.

(j) To ensure that the development of properties within the state is commensurate with the character and the physical limitations of the land.

(Zoned and Unzoned Farmland)

308.370 Special assessment provisions for farmland; effect of certain leases; automatic effect if zoned for farm use;

application required if unzoned. Notwithstanding ORS 308.205 or 308.235, but subject to ORS 308.232:

- (1) Any land which is within a farm use zone established under ORS 215.010 to 215.190 and 215.402 to 215.422 or 227.210 to 227.300, and which is used exclusively for farm use as defined in subsection (2) of ORS 215.203, shall be assessed at its true cash value for farm use and not at the true cash value it would have if applied to other than farm use.
- (2) Any land which is not within a farm use zone but which is being used, and has been used for the preceding two years, exclusively for farm use as defined in subsection (2) of ORS 215.203 shall, upon compliance with ORS 308.375, be assessed at its true cash value for farm use and not at the true cash value it would have if applied to other than farm use. The provisions of this subsection shall not apply to any land with respect to which the owner has granted, and has outstanding, any lease or option to buy the surface rights for other than farm use except leases:
 - (a) For the exploration of geothermal resources as defined by subsection (7) of ORS 522.005, mineral resources or other subsurface resources, or
 - (b) For the use of land for hunting, fishing, camping or other recreational use.
- (3) The entitlement of farmland to the special assessment provisions of this section shall be determined as of January 1. However, if land so qualified becomes disqualified prior to July 1 of the same year, it shall be assessed at its true cash value as defined by law without regard to this section. If the land becomes disqualified after July 1, its assessment for that year shall continue as provided in this section. (1963 c.577 SS5; 1971 c.629 SS1; 1971 c.776 SS43; 1975 c.552 SS32a; 1977 c.590 SS1)

308.372 Qualifications for exclusive farm use; gross income; acreage; penalties for failure to notify assessor of failure to meet requirements.

- (1) For purposes of ORS 215.203, 215.243 and 308.345 to 308.403, farmland that is not within an area zoned for farm use under ORS 215.010 to 215.190 and 215.402 to 215.422, is not exclusively for farm use unless in three out of the five calendar years immediately preceding the assessment date the farmland was operated as a part of a farm unit that has produced a gross income from farm uses in the amount provided in subsection (2) of this section. As used in this section, "gross income" includes the value of any crop or livestock that is used by the owner personally or in his farming operation, but shall not include the value of any crop or livestock so used unless records accurately

reflecting both value and use of the crop or livestock are kept by the owner in a manner consistent with generally accepted accounting principles. The burden of proving the gross income of the farm unit for the years described in this subsection is upon the person claiming special assessment for the land.

- (2) (a) If the farm unit consists of less than five acres, the gross income amount required by subsection (1) of this section shall be at least \$500.

(b) If the farm unit consists of five acres but does not consist of more than 20 acres, the gross income amount required by subsection (1) of this section shall be at least equal to the product of \$100 times the number of acres and any fraction of an acre of land included.

(c) If the farm unit consists of more than 20 acres, the gross income amount required by subsection (1) of this section shall be at least \$2,000.

(d) In arriving at the number of acres for purposes of this section, the land described in paragraph (b) of subsection (2) of ORS 215.203 and the land, not exceeding one acre, used as a homestead shall not be included.

(3) The owner of land specially assessed at true cash value for farm use pursuant to subsection (2) of ORS 308.370 shall notify the assessor on or before April 1 following assessment date if the gross income from farm uses was not sufficient to meet the requirements of subsections (1) and (2) of this section. If the owner fails to notify the assessor within the time allowed under this subsection, a penalty is imposed of \$50 a month for each month, or fraction of a month, the failure continues, but not to exceed \$600. (1977 c.339 SS1)

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DEFINITIONS

Alkali - Sodium carbonate or potassium carbonate, or any salt, found at or near the surface.

Anticline - A fold of stratified rock in which the layers bend downward in opposite directions from the crest.

Aquaculture - The raising of plants or fish in water.

Balneological Bathing - Science of therapeutic use of baths.

Biomass Energy - Energy created through the burning, decomposition or conversion of organic matter.

Breccia - Coarse angular, gravel-size cemented rock fragments.

Consumptive Water Use - That portion of water withdrawn from a surface or subsurface source that is used and not returned; e.g., domestic and livestock use, municipal use, etc.

Fluvial Sediments - Materials moved and deposited by stream action.

Hydroponics - The growing of plants in nutrient solutions usually without soil for the support of the root system.

Intrusive Rocks - Masses of molten or fluid (igneous) rock that has moved through or into other insitu rock formations beneath the surface of the earth.

Kilowatts - A unit of power equal to 1,000 watts.

Non-consumptive Water Use - Any use of water that does not reduce volume, e.g., hydroelectric generation.

Syncline - (opposite of an anticline) a trough of stratified rock in which the beds dip toward each other from either side.

Tuff-breccia - Cemented rock fragments of poorly sorted materials which contains volcanic ash intermixed.

RECOMMENDATIONS

The following recommendations have been developed from discussions regarding Plan maps and policies. Such recommendations are intended to be measures undertaken to implement the Plans, but do not have the same regulatory effect as the goals and policies. The recommendations are arranged in the same categories as the policies, i.e., according to State planning goal topics.

I. Citizen Involvement. It is recommended:

- A. That informational materials be prepared for distribution to schools, civic groups and other organizations, and individual citizens to explain the Plans and planning procedures.
- B. That at the yearly Plan review public hearing, the Board of Commissioners and Planning Commission also meet with interested citizens to evaluate citizen involvement opportunities and to make recommendations for improvements.
- C. That more widespread notification be made to announce Planning Commission agendas.
- D. That presentations of planning materials be made to civic groups and other interests upon request to explain land use planning and related concerns.
- E. That written responses be made to planning queries, and records of such responses be maintained.
- F. That sufficient budget amounts be appropriated to insure adequate financial, human and informational resources will be made available.

Planning Procedures. It is recommended:

- A. That the factual basis used in preparing the Plan be updated periodically and be made available to the public upon request.
- B. That a file of suggested Plan alterations be maintained by the Planning Commission, and that such revisions be considered as part of the Plan review procedure.
- C. That a check sheet or similar system be developed by the County to insure coordination with all levels of government in planning decisions.
- D. That findings made in the course of land use planning decisions be related to specific planning policies or background information, and that such findings be documented.

- E. That an official copy of the Plan be filed with the County Recorder and similar copies be available for review in the Planning Department and with each City Recorder.

III. Agriculture Land. It is recommended:

- A. That the amount of land designated for 10-acre Agriculture Zoning be minimized, and that 40-acre (or larger) zoning be adopted for areas designated on Plan maps for timber/grazing and Agriculture-Forest.
- B. That zoning ordinance changes be made to provide rural living opportunities primarily in close proximity to urban areas without diminishing productive agriculture lands, and providing a transition between urban and intensive agricultural uses.
- C. That zoning revisions be made to address the need to provide the same protection to highly productive timber and grazing areas as is afforded productive agricultural lands, e.g., the EA zoning could be expanded to EA/ETG (Exclusive Timber/Grazing) *****

IV. Forest Land. It is recommended:

- A. That the County work with the US Forest Service, State Forestry Department, Extension Service and private industry to insure revegetation of those lands capable of producing commercial timber, including those marginal agricultural lands no longer intensively farmed.
- B. That the County assemble and maintain updated inventory information related to timber productivity, harvest, etc.
- C. That permanent residential development be prohibited in Plan designated timberlands where there is virtually no fire protection or where residential development might likely increase fire hazards to timberlands.
- D. That additional public land withdrawals for wilderness preservation be limited to those lands that have minimal economic value to county communities and that a full economic analysis be made as a part of any future wilderness proposal.

V. Open Spaces, Scenic and Historical Areas, and Natural Resources.

It is recommended:

- A. That the County continue to encourage the study of geothermal, solar, wind, hydroelectric and groundwater resources.

- B. That ordinance provisions be developed according to Federal laws of Historic Preservation to insure recognition and protection of historical and cultural locations and structures, and protection of significant views and sites.
- C. That a program be pursued to provide tax incentives or other means of preserving historical and cultural locations and structures, and protection of significant views and sites.
- D. That additional research be undertaken to determine specific location of aggregate and that mapping be prepared to indicate where silt and/or gravel buildup may likely need to be removed as a road hazard reduction measure.
- E. That zoning provisions be developed for both removal and processing of mineral and aggregate resources, and that the County develop standards for reclamation of such sites after their use.

VI. Air, Water and Land Resource Quality.

It is recommended:

- A. That Union County's first priority for use of water resources be domestic and the production of food, fiber, and energy. Other multi-uses would be a second priority.
- B. That ordinances be developed to require that public hearings be held when considering uses which may adversely affect resource quality and to insure revegetation of land where land alterations have removed existing vegetation.
- C. That all units of local government work closely with the Bureau of Reclamation and related agencies in their water monitoring programs.
- D. That the County consider developing carrying capacities for resources and include such provisions in zoning and/or subdivision regulations.

VII. Areas Subject to Natural Hazards and Disasters.

It is recommended:

- A. That known levels of flooding be documented and/or monumented.
- B. That the County and cities herein work jointly in solving floodplain problems that are inclusive of more than one jurisdiction.
- C. That additional geological hazard inventory mapping be undertaken.

- D. That ordinances be developed for extracting aggregate and for preventing encroachment into or filling of natural drainways or waterways.

VIII. Recreation Needs. It is recommended:

- A. That developed recreational use of existing National Forest multiple use lands be encouraged, consistent with recognized natural resource management practices.
- B. That a County Parks program be developed to fulfill the recreation demands not satisfied by City, State, or Federal units of government.
- C. That easements or development rights be considered (in addition to fee simple purchase), for acquiring recreational sites.

IX. Economy. It is recommended:

- A. That the County's Housing Element of the Comprehensive Plan be utilized as a guideline to improve housing in the County.
- B. That the County, cities, EOCDC and other public agencies work jointly with financiers and builders to improve existing, and provide additional new housing units in the region.
- C. That ordinance revisions be made to accommodate mobile homes, planned recreation or cluster developments and other innovative design techniques which might provide more flexibility and/or lower housing costs.

XI. Public Services and Facilities. It is recommended:

- A. That the cities and County work together to alleviate storm water drainage problems, particularly in the La Grande area.
- B. That sites for parks, schools and other public facilities be identified as soon as need is recognized, and that some means of acquisition be devised.
- C. That school sites be used for public recreation purposes wherever possible.

XII. Transportation. It is recommended:

- A. That some means broader than City of La Grande be considered for ownership and operation of the airport, because of the regional importance of the facility.
- B. That special airport zoning be incorporated into the County Zoning Ordinance.

- C. That the cities and County provide more input into decisions regarding railroad improvements.
- D. That unimproved or unneeded County road rights-of-way be vacated in order that limited funds available for construction and maintenance can be used more effectively.
- E. That only arterial or collector roads as provided in the County Road Plan be accepted into the County Road System.
- F. That the cities and County support programs to improve conditions for the transportation disadvantaged.
- G. That the County work more closely with the USFS in determining road locations and level of improvement or roads within the USFS boundary.

XIII. Energy Conservation. It is recommended:

- A. That the County and cities work with other public agencies and private industry to develop hydroelectric, geothermal, wind, and other sources of energy.
- B. That the cities and County explore tax and other incentive programs to encourage insulation, use of solar and geothermal resources, and other energy-saving devices.
- C. That diseased and/or downed timber and other solid wastes be encouraged to be used as a source of energy.

XIV. Urbanization. It is recommended:

- A. That zone provisions be made to accommodate rural residences, and provide buffers between urban and agricultural areas.
- B. That the County develop a Rural Community/Recreation Center Zone that would allow for multiple uses in the incorporated rural communities.
- C. That ordinance revisions be made to provide for changing urban growth boundaries in accord with the urbanization policies.

UNION COUNTY LAND USE PLAN
SUPPLEMENT

JUNE 1984

Justification Documentation

Prepared in Support of the Union County Land Use Plan & Union County Zoning, Partition and
Subdivision

Prepared By:

Union County Planning Department

Hanley Jenkins II, Planning Director

Tresa Harrell, Secretary

LAND USE PLANNING

Not just for Today, but for Tomorrow- Not just for Us, but for Everyone

BE IT REMEMBERED, that at a regular term of the County Court of the State of Oregon for the County of Union, sitting for the transaction of County business, begun and held at the Court House in the City of La Grande, in said County and State, on Wednesday, the 27th day of June, A.D., 1984, the same being the first Wednesday of said month and the time fixed by law for holding a regular term of said Court, when were present:

The Honorable.....	Earle C. Misener.....	County Judge
	Mike Caldwell.....	Commissioner
	Marie C. Lester.....	Commissioner
	Shirley Bolin.....	Clerk
	Robert Price.....	Sheriff
	Barbara Dean.....	Tax-Treasurer
	Patty Gooderham.....	Assessor

WHEN, on Wednesday, the 27th day of June, A.D., 1984, or the fourth Judicial day of said term, among others, the following proceedings were had, to-wit:

IN THE MATTER OF ADOPTING THE)
UNION COUNTY LAND USE PLAN)
SUPPLEMENT - JUNE 1984 AND)
DECLARING AN EMERGENCY)

ORDINANCE NO. 1984-9

WHEREAS, Union County adopted its Land Use Plan on April 11, 1979;

WHEREAS, the Union County Land Use Plan was denied to be in compliance with the statewide planning goals on August 9, 1979;

WHEREAS, Union County adopted revisions to the Land Use Plan maps and Union County Zoning, Partition and Subdivision Ordinance on November 2, 1983;

WHEREAS, Union County has developed justification documentation for the Land Use Plan and implementing ordinances to explain how the County land use regulations comply with the statewide planning goals;

WHEREAS, public hearings have been held by the County Planning Commission and County Court to review and receive testimony on the justification documentation;

NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COURT OF THE COUNTY OF UNION, STATE OF OREGON:

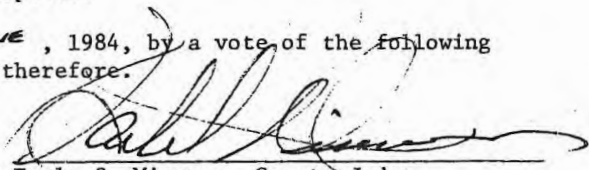
Section 1. LAND USE PLAN SUPPLEMENT

That the "Union County Land Use Plan Supplement - June 1984" is approved, adopted and affixed hereto becoming a part of this ordinance;

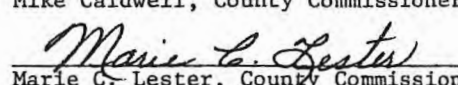
Section 2. EMERGENCY ADOPTION

Where an emergency does hereby exist for the immediate need to adopt the County Land Use Plan document before July 1, 1984, this ordinance is hereby adopted and shall be in full force and effect upon adoption.

PASSED AND ADOPTED this 27th day of June, 1984, by a vote of the following members of the Union County Court voting therefore.


Earle C. Misener, County Judge

Mike Caldwell, County Commissioner


Marie C. Lester, County Commissioner

**SUPPLEMENT TO
UNION COUNTY LAND USE PLAN
CLASSIFICATIONS
PUBLIC & URBAN RESERVE**

On April 11, 1979, the County adopted its first Land Use Plan. The Plan classifications, policies and recommendations of the original plan are still in effect. The County has been preparing revisions to the Plan maps and implementing plans use regulations over the last five years. On November 2, 1983, the County adopted revisions to the Plan/Zoning Maps and the Zoning, Partition and Subdivision Ordinance. The County has also adopted revisions to all of the city plans within the County.

During development of these revisions it became apparent the County needed to expand the list of Plan classifications to include two new designations- Public and Urban Reserve. These should be added to the existing classifications identified and described on pages 10 through 18 of the Land Use Plan. Their descriptions are as follows:

PUBLIC- To provide areas suitable and desirable for general public use such as public use airports, wildlife management areas, and multi-purpose lased and reservoirs; and other local, state or federal activities or facilities such as sewage treatment planes. There areas are intended to provide for large activity facilities which benefit the general public. Implementing zones will vary depending on the intended uses and the degree of land use regulation necessary.

The Plan Maps identify the following areas Public: LaGrande Municipal Airport, LaGrande Sewage Treatment Facility, Morgan Lake, and Ladd Marsh and Elkhorn Wildlife Management Areas.

URBAN RESERVE- To provide areas suitable and desirable for urban expansion beyond an existing urban growth boundary. This classification is intended to recognize the future need or desire for urban expansion into rural lands adjacent to one or more incorporated jurisdictions. This classification is essentially recognized as a second layer urban growth boundary which is preserved for future urban development. At such time a need can be demonstrated for expansion of an incorporated jurisdiction's urban growth boundary this area should be given primary consideration. In the interim the County will apply more restrictive resource zoning where applicable to hold the area for future urbanization.

The Plan maps identify 120 acres north of Cove Avenue which is between Island City's and LaGrande's urban growth boundaries. This are is in cultivated agricultural use and zoned A-1 Exclusive Farm Use.

UNION COUNTY LAND USE PLAN

TABLE OF CONTENTS

The “Plan Supplement” is a composite of justification documentation comprised of major sections designed to comply with specific statewide land use planning procedures. Each section has been prepared as a separate document with table of contents, introduction, text and appendices. This has facilitated review where only specific sections are involved.

The following general listing only provides the order of major sections. Please refer to each section for more specific information on their contents.

1. Union County Ordinance No. 1984-9
2. Supplement to Union County Land Use Plan Classifications Public and Urban Reserve
3. Union County Population
4. Union County Minimum Lot Size Justification Document
5. Land Use Plan Supplement Goal 5 Resources
6. Union County Land Use Plan Goal 2- Exception Areas Justification Per OAR 660-04-000

UNION COUNTY POPULATION

PAST TRENDS

Union County's population growth has steadily increased since the turn of the century. The rate of growth took a marked increase between 1960 and 1970 (6.6%) and between 1970 and 1980 (23.5%). Migration is estimated to account for 65% of the 1970 to 1980 growth rate.

Countrywide growth is estimated to have continued at the same rate (2.22%) from 1980 to 1981 (24,450 people), but began a slight decline over the next two years due to the recession (1982- 24,410; 1983- 24,183). Portland State University has projected an upturn in 1985 to 24,680 people.

TABLE 1

UNION COUNTY POPULATION TRENDS~ 1900-1980

YEAR	COUNTY POPULATION	PERCENT CHANGE
1900	16070	
1910	16191	+0.7
1920	16636	2.7
1930	17492	5.1
1940	17399	-0.5
1950	17962	3.2
1960	18180	1.2
1970	19377	6.6
1980	23921	23.5

Source: U.S Census Data

Additional detailed information on population distribution by sex, age and race, labor force statistics and employment opportunities is available in "Economic Survey Analysis- JTPA District 13 Baker, Union and Wallowa counties", December 1983, by the State of Oregon Employment Division.

POPULATION PROJECTIONS

Any population projection for the County should directly reflect anticipated growth for the incorporated jurisdictions within the County. The 1970 population for all cities (13,635 people) represents 70.4% of the County's total population. The growth inside city limits over the following decades to 17,537 people captured a greater percentage of the County's overall population at 73.3%. Examined any other way, the percentage increase in total incorporated population from 1970-1980 is 28.6%.

TABLE 2
UNION COUNTY CITIES POPULATION TREND & PROJECTION
 (1970 – 2000)

City	1970	1980	% change	1990	2000
LaGrande	9645	12060	20	15647	19074
Elgin	1375	1684	22	2281	2938
Union	1531	2042	33	2553	3064
Cove	363	450	24	537	641
North Powder	304	416	37	601	800
Island City	202	466	131	1796	3127
Imbler	139	287	106	301	321
Summerville	76	132	74	270	400
Totals	13635	17537	286	23986 (36.7%)	30365 (73%)

Table 2 identifies population projections for the years 1990 & 2000 by incorporated jurisdiction. Projections have been derived from each city's individual plan documents. Five of the jurisdictions are acknowledged and the County Court has formally adopted Cove, Island City and Union's plans, which have been submitted for compliance with the statewide planning goals.

The 1990 population projection for all cities (23986 people) represents a 36.% increase over 1980 census figures and the year 2000 population projection (30365 people) represents a 73% increase over 1980.

Assuming the cities will continue to contain about 73% of the population and the unincorporated portion of the County will provide housing for the remaining 27%, the combined population projection for 1990 is 32857 people and 2000 is 41596 people.

TABLE 3
UNION COUNTY POPULATION PROJECTION

Area	Percent	1990	2000
Incorporated	73	23986	30365
Unincorporated	27	8871	11231
Total	100	32857	41596

Independent published population projections have been developed for the year 2000 by Portland State University (PSU) Center for Population Research and Census and the Bonneville Power Administration (BPA). Both projections use cohort survival models consisting of birth, death and migration components and are based on 1970 census information. PSU and BPA

projections differ mainly in the way the migration component is projected. PSU uses 3 different migration assumptions which produce high, medium and low projections.

TABLE 4

PSU & BPA POPULATION PROJECTIONS FOR UNION COUNTY- YEAR 2000

Area	BPA	High	PSU Medium	Low
Union County	29300	37800	33100	30300

Source: DLCD, Population Projections used in Union County Comprehensive Plans, September 1981, page 9.

The County's population projection of 41596 people for the year 2000 is based on the combined projection growth for the cities and unincorporated areas is only 10% greater than PSU's high projection for the County. This difference is not recognized as significant.

**UNION COUNTY
MINIMUM LOT SIZE
JUSTIFICATION DOCUMENT**

APRIL 1984

**Prepared by:
Union County Planning Department**

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I. INTRODUCTION

Union County was one of the first counties in the State to adopt a Commercial Agriculture Zone. The "Union County Zoning Ordinances and Subdivision Ordinance - November 8, 1973" contained a Commercial Agriculture (CA) Zone which had a 40 acre minimum parcel size. The Zoning Ordinance Map identified the majority of the Grande Ronde Valley within the CA Zone. Other resource lands were identified in the Agriculture (A) Zone which had a four acre minimum parcel size. The uses allowed outright and conditionally in both zones were essentially the same. An Attorney General's opinion on November 14, 1974, stated these zones did not qualify as farm use zones according to ORS 215.203.

The County adopted revisions to the 1973 Ordinances on April 18, 1975• which amended the CA Zone and A Zone to provide for farm and non-farm uses identified in ORS 215.203. The CA Zone was renamed to an Exclusive Farm Use (EFU) Zone. The A Zone went from a 4 acre minimum to a 10 acre minimum parcel size. Both zones qualified as farm use zones under ORS 303.370 farm deferral assessment standards.

The "Union County Zoning and Subdivision Ordinance" was repealed and replaced on April 6, 1977 with the adoption of the "Union County Zoning, Partition and Subdivision Ordinance - Series 1977". The agriculture zones were fundamentally unchanged from the 1975 revisions. Their minimum lot sizes were the same and the outright and conditional uses continued to qualify both zones for farm deferral assessment.

The County began developing its land use plan in 1975 with the formation of three Committees for Citizen Involvement. During the Plan development process the agricultural and forestry communities were asked whether the 40 acre A-1 Zone and 10 acre A-2 Zone were adequate parcel sizes to "maintain" those resource lands for continued resource production. The general feeling by both groups was that neither parcel size was adequate. As a result of this public involvement process the Committees recommended increasing the A-1 Zone to a 160 acre minimum parcel size and the A-2 Zone to a 90 acre minimum parcel size.

The Committees felt that not all land zoned A-2 had the same characteristics, therefore identified those areas that were predominantly timber and grazing and classified them as such. The remaining areas that were formerly within the A-2 Zone which represented a mixture of agriculture, timber and grazing activities were identified separately and included in an Agriculture/Timber/Grazing plan classification with a 40 acre parcel size.

The following presentations on each classification provide a factual basis which supports the minimum lot sizes selected and their appropriateness for continuation of the existing commercial agriculture and forest enterprises within the area.

II. EXCLUSIVE AGRICULTURE PLAN CLASSIFICATION

Goal 3 states, "such minimum lot sizes as are utilized for any farm use zones shall be appropriate for the continuation of the existing commercial agricultural enterprise within the area.

"Oregon Administrative Rule OAR 660-05-000 explains the procedures that counties may use to meet the Goal 3 requirements. OAR 660-06-015(6) (a) states, "the minimum lot size(s) needs to maintain the existing commercial agricultural enterprise shall be determined by identifying the types and sizes of commercial farm units in the area. When identifying commercial farm units, entire commercial farm units shall be included..." OAR 660-05-015(6)(b) goes on to states, "commercial agricultural operations to be identified should be determined based on type of products produced, value of products sold, yields, farming practices and marketing practices".

The U.S. Bureau of Census, 1978 Census of Agriculture conducted a 100 percent survey of all farms earning or capable of earning \$1,000 or more gross income per year. Jim Pease of the Oregon Extension Service in Corvallis has worked with the Census Bureau analyzing their data and has presented it in a usable form for county planning purposes.

The 1982 Census of Agriculture is out in preliminary Form. A comparison between 1978 and 1982 data, will be appropriate when the 1992 data becomes final. Until then, the following analysis is based on the 1975 data and calculations are presented in detail to facilitate future comparison.

UNION COUNTY ALL FARM TABLE

(\$1,000 or more Gross Income)

Acres	1-19	20-39	40-79	80-159	160-319	320+	Total
Number	97	56	76	70	105	251	655
Land Area	821	1654	3955	8038	23597	429569	467534

The above table categorizes all farms into different acreage size classes. The Census identifies a total of 655 farms, with 356 farms or 54% being larger than 160 acres in size. However, more significant is that 453,166 acres or 97% of the land area in farms is farms 160 acres or larger.

If farms are reduced to those earning or capable of earning \$2,500 or more gross income the total number of farms are reduced to 493 comprising 429,501 acres or 92% of the farms earning \$1,001 or more.

FARMS WITH SALES OF \$2,500 OR MORE

Acres	Total	1-19	20-39	40-79	80-159	160-319	320+
Number	493	38	27	44	52	90	242
Land in Farms	429501	345	760	2244	6077	20365	399710
Ave. Size of Farm	871	9	28	51	117	226	1652

Farms by Acres:

Farms by Acres	Total	1-19	20-39	40-79	80-159	160-319	320+
0-40	65	38	27				
40-59	32			32			
60-79	12			12			
80-119	27				27		
120-159	25				25		
160-239	51					51	
240-319	39					39	
320-499	42						42
500-999	84						84
1000 or more	116						116

Obviously, as the gross earnings increase to \$2,500 the number of smaller lots will decrease. Of the 493 farms earning or capable of earning \$2,500 or more gross income 332 farms or 67.3% are 160 acres or larger. More significantly, 420,075 acres or 97.8% of the land area is in parcels 160 acres or larger. Of the remainder, 6,077 acres are in the 80 to 159 acre class or 65% of the remainder.

In addition to the number and size of farms in the County the 1978 Census of Agriculture surveyed market value of agricultural products sold by acreage class.

MARKET VALUE OF ALL AGRI. PRODUCTS SOLD

(in \$1000)

Acres	1-19	20-39	40-79	80-159	160-319	320+	Total
Value	650	316	432	643	1728	23737	27506
Percent	2.4	1.1	1.6	2.3	6.3	86.3	100%

Parcels 160 acres and larger are producing 92.6% of all agricultural products sold. The remaining percentage is relatively well distributed among the remaining acreage classes..

The Census data is further divided by Standard Industrial Classifications (SIC). F3Ch classification represents a type of agriculture, such as cash grains. Union County agricultural activities are divided into six major groups. The first group, cash grains, includes wheat, pea (dry field and seed) and feed grain farms. The second group, field crops, includes grass seed and hay farms. These two groups combined contain the majority of cultivated agricultural cropland. Tree fruits comprise the third group and include cherry, apple, prune, peach and pear orchards. General farms are those which derive 50% or more of their total value of sales of .agricultural products from crops, but less than 50% from products of any single group. Extensive animal grazing is the fifth group and includes the raising of beef cattle, sheep, goats, horses and mules. Intensive animal husbandry is differentiated from extensive animal grazing by the nature of the operation. 9eef cattle feed lots, hog feed lots, chicken and rabbit farms and animal specialty farms are included as intensive animal husbandry.

A comparison of the value of products sold between major groups provides an understanding of the economic importance between groups. Also, each major group is examined internally to determine value of products sold by acreage classification.

UNION COUNTY SIC GROUPS

(Earning or Capable of Earning \$1,000 or More Gross)

Group	Total	1-19	20-39	40-79	80-159	160-319	320+
Cash Grains							
• # of Farms	159	3	6	9	9	39	93
• Land in Fams	119321	(S) ¹	150	560	1144	9008	108422
• Value of Products ²	8240	(S)	16	59	128	732	7297
Field Crops							
• # of Farms	77	10	7	12	17	12	19
• Land in Farms	22815	120	197	572	1736	3043	17147
• Value of Products ²	4157	14	10	58	109	319	3647
Tree Fruit & Nuts							
• # of Farms	42	16	8	4	6	4	4
• Land in Farms	4323	163	206	(S)	755	(S)	(S)
• Value of Products ²	649	139	88	(S)	135	(S)	(S)

General Farms							
• # of Farms	21	2	-	1	2	4	12
• Land in Farms	21212	(S)	(S)	(S)	(S)	(S)	19980
• Value of Products ²	1130	(S)	(S)	(S)	(S)	(S)	1060
Extensive Animal Grazing							
• # of Farms	304	47	30	47	30	41	109
• Land in Farms	229040	369	870	2485	3402	8462	213152
• Value of Products ²	11128	141	184	198	187	353	10064
Intensive Animal Husbandry							
• # of Farms	41	14	3	3	5	4	12
• Land in Farms	48727	83	(S)	(S)	629	(S)	46973
• Value of Products ²	1737	186	(S)	(S)	30	(S)	1356

- (1) Data was suppressed
- (2) Multiplied by \$1,000

A comparison between major groups identifies Extensive Animal Grazing as having the largest number of farms (304 farms), largest amount of land in farms (229,040 acres) and the highest value of products sold (\$11,128,000). It is important to note these figures do not include acres leased on public lands for livestock grazing. Within this group the number of farms are relatively evenly distributed between acreage classes, except there are 109 farms 320 acres and larger. Comparing land area by acreage classes 97% of the land used for animal grazing and 94% of the value of products sold is in parcels 160 acres and larger.

Combining Group 1, cash grains and Group 2, field crops, a total of 236 farms or 37% of the total number of farms, 142,135 acres or 32% of the total acres in farms, and \$12,397,000 or 46% of the total value of products sold come from cultivated agricultural production. Once again, examining these two groups internally by acreage classes an average of 96% of the value of products sold were from farms 160 acres and larger.

Group 3, tree fruits, has some unique characteristics compared to the other groups. The number of farms (42) and the value of products sold (\$649,000) only represent about 2% of the County totals. However, it is interesting to note that 16 of the total farms (38%) and \$139,000 of the total value (21%) is on farms 1 to 20 acres in size, which is more than any other acreage class. If the County ever desires to pursue an orchard zone this information could be used to support a smaller minimum lot size (i.e. 20 acres).

In addition to the Census data, Oregon State University Extension Service develops an annual report which includes agricultural income based on value of products sold. The "1993 Annual Report" includes estimates for 1982 and 1993.

ESTIMATES OF AGRICULTURAL INCOME FROM CASH FARM MARKETINGS UNION COUNTY, OREGON

1982-1983

				Percent Sold	
<u>CROPS</u>	<u>1982</u>		<u>1983</u>		<u>Out of County</u>
Wheat	2,289,600 bu	\$ 8,548,000	2,275,000 bu	\$ 7,724,000	97
Barley	1,202,400 bu	\$1,710,000	972,000 bu	\$1,905,000	80
Oats	266,000 bu	\$250,000	350,000 bu	\$367,000	60
Hay	177,850 tons	\$924,000	121,000 tons	\$1,348,000	28
Grass Seed	8,138,000 lb	\$3,877,000	5,930,000 lb	\$2,781,000	100
Dry Peas	50,000 cwt	\$500,000	84,000 cwt	\$672,000	100
Potatoes	38,000 cwt	\$133,000	4,000 cwt	\$15,000	100
Cherries	2,150 tons	\$1,401,000	2,200 tons	\$1,107,000	100
Misc.Horticulture		\$51,000		\$51,000	
Misc.Field Crops		\$50,000		\$100,000	100
Farm Forestry		\$1,200,000		1,300,000	
TOTAL ALL CROPS		\$18,644,000		\$17,370,000	

<u>LIVESTOCK</u>	<u>1982</u>		<u>1983</u>	
Cattle & Calves	44,000 head	\$7,170,000	40,000 head	\$5,634,000
Swine	11,500 hd mkt	\$1,385,000	10,000 hd mkt	\$990,000
Sheep	4,000	\$260,000	3,500	\$246,000
Wool	34,000 lbs	\$17,000	25,000lbs	\$13,000
Dairy Products	450 head	\$830,000	450 head	\$853,000
Misc.Livestk & Poultry		\$114,000		\$96,000
TOTAL LIVESTOCK		\$9,776,000		\$7,832,000

GRAND TOTAL ESTIMATED

AGRICULTURAL RECEIPTS	\$28,420,000	\$25,202,000
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Compiled by Union County Extension Agents Ralph D. Hart & Gordon Cook with assistance of Stanley Miles, Extension Economist, from data obtained from various sources. Cooperators include Union County ASCS Committee, Cherry Cooperatives, Food Processors, Grain Dealers, Seed Handlers, State Forestry & others. The above figures do not include deficiency, PIK, or incentive payments.

These data indicate only total gross returns. They do not reflect production costs or net returns to Union County farmers.

A comparison among the value of products identified in the 1978 Census data and the 1982 and 1983 Extension Service data shows that the total value in 1978. \$27,506,000 only slightly increased in 1982 to \$28,420,000. The following year, 1983 a \$3,218.000 decrease in agricultural values is estimated. Examining the data the decrease is a result of reduced receipts for wheat, grass seed and cattle and calves.

The Extension Service has also estimated the percentage of agricultural products sold out of the County. With exception of hay (28%) and oats (60%), the majority of agricultural products are shipped out of the County to other markets.

The proceeding findings summarize the data presented by the 1978 Census of Agriculture and the Extension Service Annual Report. The data substantially supports the 160 acre minimum parcel size for the cultivated agricultural land in the Exclusive Agriculture plan classification.

III. TIMBER-GRAZING PLAN CLASSIFICATION

The "Union County Atlas" March 1978 presents an inventory of timber species and a generalized timber productivity map of the County. Plan boundaries for the Timber-Grazing plan classification predominantly encompasses those areas which have historically been timbered and identified as capable of producing 20 cubic feet of wood fiber per acre per year. (pg. 49-56)

The "Union County Land Use Plan - April 11, 1979", Appendix A (pg. 51) presents an acreage breakdown for each plan classification. Amendments to the Plan Maps on November 2, 1983, resulted in corresponding changes to the acreage breakdown. During the public involvement process the Craig Mountain area was recommended to be changed from an Agriculture-Timber-Grazing plan classification (40 acre minimum) to a Timber-Grazing plan classification (80 acre minimum) affecting about 24,128 acres. Another area of major change includes about 12,160 acres on Cricket Flats north of Oregon Highway 92 which was rezoned from Exclusive Agriculture to Agriculture-Timber-Grazing. Minor adjustments around the entire County have resulted in the following revised acreage figures for the three resource plan classifications.

Classification	Acres
Exclusive Agriculture	130867
Timber-Grazing	997363
Agriculture-Timber-Grazing	145030
Total	1273260

Therefore, the Timber-Grazing acreage is amended to 997363 acres on 76.6 percent of the County and the Agriculture-Timber-Grazing acreage is increased to 145030 acres or 11.1 percent of the County.

The Timber-Grazing classification can be divided into the following ownership groups. Existing timbered acres are displayed for a comparison between standing timber and strictly grazing areas.

Timber-Grazing Acreage				
Ownership	Forested Areas	Total Acres	% of Total	
Federal	628904	628904	63.0	
Timber Industry	103112	117617	11.8	
Private	126131	250942	25.2	
TOTAL	858847	(86.1%) 997363	100.00	

The County has elected to include all of the lands managed by the U.S. National Forest within the Timber-Grazing plan classification and A-2 Forest Use Zone. The County recognizes local planning and zoning regulations cannot supersede federal management regulations on federal lands. However, where private inclusions exist and if the Forest Service conducts land exchanges with private landowners or the timber industry County land use regulations would apply.

Timber industry holdings are in large parcels and managed primarily for timber production, with livestock grazing comprising a secondary use.

TIMPER INDUSTRY HOLDINGS

Boise Cascade Corp.	105239
Crown Zellerbach	10549
Louisiana-Pacific	1829
TOTAL	117,517 acres

Reviewing Boise Cascade Corporations ownership the average non-contiguous parcel size is about 900 acres.

Private landowner holdings comprise about 25.2% (250,942 acres) of the total land area in the Timber-Grazing plan classification. About half of this area (126,131 acres) contains existing stands of timber.

It is important to note that private landowners cumulatively hold about 22,000 timbered acres more than the timber industry. Therefore, a significant percentage of existing stands of timber is in private land ownership.

A primary difference between timber industry and private landowner management is short-term focus on use. Private landowners are generally trying to maximize grazing uses over the short-term and timber uses over the long-term. Therefore, grazing activities on private land is recognized as a primary use.

Art Stockton of the Oregon Department of Revenue, Timber Division, has calculated the value of timber sold on private and timber industry lands in the County from 1962 to 1983 based on revenues collected under the Oregon Severance Tax.

VALUE OF PRIVATE TIMBER CUT
JULY 1, 1962 TO JUNE 30, 1983

Fiscal Year	Volume Timber (1000 bd. ft)	Value (\$)
1962-63	40,562	412,000
1963-64	34,891	438,140
1964-65	36,293	469,971
1965-66	52,478	835,000
1966-67	37,016	525,440
1967-68	23,004	330,089
1968-69	18,574	237,059
1969-70	24,480	441,420
1970-71	55,002	1,115,720
1971-72	27,937	604,464

Fiscal Year	Volume Timber (1000 bd. ft.)	Value (\$)
1972-73	25,346	1,442,340
1973-74	23,719	1,511,160
1974-75	33,449	1,294,090
1975-76	28,790	1,063,700
1976-77	43,433	1,854,240
1977-78	56,239	2,563,330
1978-79	43,890	2,586,820
1979-80	85,246	4,583,265
1980-81	63,304	3,651,620
1981-82	40,433	3,264,640
1982-83	58,873	3,789,640

Volume and value figures will vary based on the type of timber cut on private land and volume of timber cut on public lands. For example, volumes increased during the Tussock moth and Pine Beetle epidemics. Correspondingly, the value of this timber was lower because of the type of timber cut and its condition.

Source: Art Stockton. Timber Division, Oregon Department of Revenue, Communication May 2, 1984.

It is generally understood that a minimum forestland lot size need not be equal in size to an economic commercial forestry operation. It needs only be adequate to protect commercial forestry and other forest uses enumerated in Goal 4. Other factors being equal, the per acre price of forestland is inversely related to the size of the parcel. Thus a forestland minimum lot size should require the maintenance of forestland parcels in sizes which do not acquire speculative residential value.

The following table has been developed by the Union County Assessor's Office and is used to appraise recreational lands.

RECREATIONAL LAND SCHEDULE

UNION COUNTY 1984

# of Acres	Price per Acre (\$)	Total Value (\$)
1	1300	1300
2	1275	2550
3	1250	3750
4	1240	4960
5	1220	6100
6	1200	7200
7	1190	8330
8	1175	9400
9	1160	10440
10	1130	11300
15	1075	16125
20	1000	20000
25	940	23500
30	900	27000
35	850	29750
40	800	32000
45	760	34200
50	725	36250
60	650	39000
70	600	42000
80	550	44000
90	525	47250
100	500	50000

A price of \$550 per acre for 90 acre-parcels is not recognized as a "speculative residential value". These appraisal values can be compared to similar values for dry land 90 acre farm parcels which are class V or VII pasture \$600 per acre.

In conclusion, the findings above demonstrate inventoried forestlands divided among public, private and timber industry holdings contribute significantly to the value of products sold in the County. As discussed, livestock grazing is a primary activity carried out on all forest lands. The Exclusive Agriculture section identifies Extensive Animal Grazing as contributing the greatest value of products sold from all farms. Combining wood fiber production and livestock grazing it becomes very apparent that timber resource lands provide a significant portion of the County's overall economic base.

Comparing the appraised value for recreational and farm ownerships• 80 acre parcels are not recognized as a speculative size for rural residential use.

IV. AGRICULTURE-TIMBER-GRAZING PLAN CLASSIFICATION

As stated in the previous section there are about 145,030 acres or 11.1 percent of the County in the Agriculture-Timber-Crazing plan classification. The Plan states on page 15 that these areas have a 40 acre minimum parcel size and are used to provide sites suitable and desirable for mixed agriculture, timber and grazing uses, where conditions are not optimal for any of the three, hut where any (or all) such uses can he undertaken.

The Zoning, Partition and Subdivision Ordinance - November 2. 1983 implements the Agriculture-Timber-Grazing plan classification through the A-3 Agriculture Forest Use Zone which meets OPS 215.213 standards for EFU Zones.

This classification is identified for 4 geographically distinct areas in the County. Those lands classified Agriculture-Timber-Grazing in the southern portion of the County total about 98,000 acres and are characterized as moderately rolling rangeland. There are only a few inclusions of non-irrigated, cultivated agricultural fields. Little to no commercial timber is found in this area. The Soil Conservation Service has identified the soils as Class IV, VI and VII, some of the poorest agricultural soils in the County, which are vegetated with native range grasses and sagebrush. Livestock grazing on large parcels is the predominant use in the area. Average ownership size has not been calculated for this area but appears to be much greater than 40 acres.

The second and third geographical areas classified Agriculture-Timber-Grazing are in the northern third of the County and are more typically represented by a mixture of agriculture, timber and :Jra7ing uses. The Pumpkin Ridge area is geographically characterized as a gentle to moderately sloping ridge between the Grande Ronde Valley and the Indian Valley. The area includes about 8,058 acres of cultivated agriculture land (predominantly wheat and hay), rangeland and commercial timber land, all in private ownership. There are a total of 96 individual ownerships for an average lot size of 34 acres. (This calculation does include all parcels, not just commercial agriculture and timber units.) Field size is generally smaller than in the valley floor and frequently scattered with rock outcrops. Soil productivity is overall lower and there is essentially no irrigation.

The third area lies north and east of Elgin and totals about 40,460 acres of mixed agriculture, timber and grazing lands. The characteristics of this area are similar to the Pumpkin Ridge area with smaller field sizes and scattered rock outcrops. Large blocks of private commercial timberland have been excluded from this area and designated Timber-Grazing. An analysis of the average lot size for this area has not been calculated, however, based on a general observation, it once again appears to be similar to Pumpkin Ridge.

The fourth area is located up the Grande Ronde River between the Hilgard area and Camp Elkhana and totals about 8520 acres. This area is differentiated from the other areas because it is predominantly held in private timber ownership. The topography of the area is generally mountainous with steep slopes along the Grande Ronde River and its tributaries. Livestock grazing is conducted throughout the area and is recognized as a primary use. The Union County Atlas, Estimated Timber Productivity Map, page 54, has identified this area as containing a low site class 5 and high site class 6 timber productivity capability, 40 to 50 cubic feet of wood fiber per acre per year.

Similar to the Timber-Grazing plan classification the 40 acre minimum lot size for the ATG plan classification is not equal in size to an economic commercial agriculture, timber or grazing operation in these areas. However, the 40 acre minimum lot size is recognized as adequate to protect commercial operations comprising any one or combination of the three resource uses.

The Union County Assessor's Office appraised recreational land schedule (see page) identifies \$800 per acre as the 1984 price for parcels 40 acres in size. This is the same appraised price found in the farm schedule for a 40 acre parcel site class V and VII. Therefore, there appears to be no speculative residential value for 40 acre parcels.

In conclusion, the ATG plan classification identifies those areas in the County which are not exclusive agriculture or predominantly timbered and include a mixture of resource uses within a combination resource designation. The implementing A-3 Ione is similar to the other two resource zones since it conforms to the ORS 215 standards for farm and forest practices. The 40 acre minimum lot size is not equal to the average lot sizes of the areas or an average economic unit. However, it is recognized as adequate to continue commercial economic resource use activities and be non-speculative for rural residential development.

LAND USE PLAN SUPPLEMENT

GOAL 5 RESOURCES

**Prepared to meet the
LCDC COAL 5 Administrative Rule
Adopted Since Original 1979 Plan
Submittal by Union County**

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I. INTRODUCTION

The "April 1979 Union County Land Use Plan" has categorized the Goal 5 resources. The lists of resources remain accurate to date and are a comprehensive collection of open space sites, scenic and historic areas, and natural resources.

The following documentation presents the necessary Goal 5 analysis for each of the resources. Each site or structure has been given a symbol which corresponds to the appropriate Goal 5 process (see Appendix A). Those resources recognized as needing some type of protective measure have been so identified. Protective measures are incorporated in the "Zoning, Partition and Subdivision Ordinance - November 2, 1983".

Individual resources have been grouped in their appropriate categories such as historic sites and structures, scientific and natural areas, fish and wildlife habitats, aggregate resources, and wild and scenic waterways.

II. HISTORICAL SITES & STRUCTURES

A. HISTORICAL SITES - NO FORMAL ACTION

The following communities are sites with historical character which is reflected by their current atmosphere. No formal action is necessary to preserve the historical nature of these communities (1A), as their histories have been recorded in numerous texts on Union County. The numbers to the left correspond to the sites numerical listing in Appendix E-1 of the Union County Land Use Plan.

- (3) (36) Elgin - Indian Valley
- (4) Summerville
- (5) Imbler
- (10) Island City
- (11) La Grande
- (12) Cove
- (16) Union
- (21) North Powder

The following locations are former communities for which there are little or no remnants to justify conflicting uses (1A). As with the existing communities, the quality of each site has been recorded in Union County's history.

- (7) Hilgard Junction
- (23) Medical Springs
- (25) Starkey
- (26) (43) Woodley
- (40) Pondosa

The following names describe general locations which cover broad geographic areas. Their quality and quantity are not unique, therefore no further action is recognized to preserve their historical values (1A).

- (9) Battle of Grande Ronde
- (24) Battle Flat
- (30) Grande Ronde Valley
- (35) Ladd Canyon

The Following trails were dirt roads that were constructed in the late 1800's. Today there is little or no sign that there had once been an established means of travel over these roads but their locations and histories are well recorded in the history of Union County. Therefore, no further action is necessary (1A).

- (8) Frazier Road
- (15) Deally Road
- (28) Birch Creek - Grande Ronde Military Road
- (22) Old Stage Road
- (41) Oregon-Wyoming Sheep Trail

The following are now paved roads or highways. The historical significance of each has been recorded in Union County's history and all historical values have been lost. No further action is necessary (1A).

- (27) Black Hawk Trail
- (39) Mt. Emily Logging Company Railroad
- (45) Tollgate Road (Walla Walla Trail)

3. HISTORICAL STIES - GOAL 5 ADMINISTRATIVE RULE PROCESS

OLD STONE WALL -- (14)

Location: It can be seen from Oregon Highway 203, just south of the Hot Lake Resort area.

Quality: The wall is in deteriorated condition but is still visible. The wall is made of stacked rocks without mortar and currently stands from 1 to 2 feet in height.

Quantity: There are a number of rock walls which can be seen throughout the County; however, it is suspicioned many of them were built by early settlers. This wall is suspected to have been used by Indians in order to trap wild game, by chasing the game along the wall toward another group of Indians waiting at the flat on top of the mountain.

Conflicting Uses: There are no conflicting uses identified with this wall or its surroundings. The A-3 Agriculture-Forest Use Zone restricts this area to farm and forest uses. Due to the steep slopes in this area grazing activities are anticipated as the maximum use for the surrounding land (2A).

BUFFALO HUMP -- (17)

Location: The back side of the ridge can be seen east of Union and is the highest point above Union Cemetery.

Quality: The ridge is a natural rock outcropping similar to other basalt exposures around the valley.

Quantity: Although many ridges can be found in Union County buffalo skulls were found under the ridge of this site during an archeological dig. It is claimed that the Umatilla, Cayuse and possibly the Nez Perce Indians drove animals over this cliff.

Conflicting Uses: No conflicting uses are identified in or around the ridge. The A-3 Agriculture-Forest Use Zone restricts this area to farm or Forest uses. Due to the steep slopes in this area grazing activities are anticipated as the maximum use for the surrounding land (2A).

15 MILE HOUSE -- (19)

Location: Twp. SS. R 39 EWM, Sec. 20 - It is located in the upper or north end of Clover Creek Valley or 15-16 miles from La Grande on the west side of Highway 30 (Interstate 84). At the Clover Creek Interchange, there are some willow trees and a spring. Just west was the location of the stop.

Quality: At the Clover Creek Interchange one can find the remnants of old rotting logs which is the only thing left of the stage stop building.

Quantity: It was one of the numerous stopping places along the Oregon Trail. This stop consisted of a hotel and a log barn used for tending horses.

Conflicting Uses: There are no conflicting uses identified as the deteriorating condition of the few remains is all that is left of the history of the 15 Mile House (2A).

THE OLD OREGON TRAIL

There is nothing worth noting from Ladd Canyon (T5S) to North Powder as the trail was completely destroyed by the construction of Highway 30 and Interstate 84. The same condition applies to the trail beyond Hilgard Park travelling west.

15 - OLD OREGON TRAIL 34 - LADDS CANYON HILL 35 - LADD CANYON

Location: From Twp. 4S, R 38 EWM, Sec. 1, 12 and 13 to Twp. 4S. R 39 EWM, Sec. 30 and 31.

Quality: Wagon ruts are highly visible in this location but have been partially altered by the construction of the natural gas pipeline.

Quantity: These are the only ruts in this location of the Oregon Trail.

Conflicting Uses Identified: These ruts have been well documented in the history of Union County and they have been nominated to the National Register of Historic Places (3A).

Social Consequences: These ruts are on private property. The owner will not permit the general public to trespass on his property.

Economic Consequences: These ruts are in the A-3 Agriculture-Forest Use Zone which allows EFU Zone uses. The soils in this area are too steep for cultivation and not suitable for timber production. Grazing is expected to be a continued land practice.

Environmental Consequences: These ruts have withstood grazing practices to date and it can be expected that they will continue to do so in the near future.

Energy Consequences: None identified. Preserve the resource site.

33 - HILGARD STATE PARK 37 - HILGARD JUNCTION STATE PARK

Location: Twp. 3S, R 37 EWM, Sec. 6 - The original campground on the Old Oregon Trail was one-half mile west of the existing State Park, located at Twp. 2S R 37 EWM, Sec. 30 and R 36 EWM, Sec. 36.

Quality: The present State Park is managed by the State Highway Department and is used by local residents as well as travelers. There are no remains of the original campground called Pioneer Forest Park except that its history has been recorded in the history of Union County.

Quantity: There are numerous State Parks in the area but Hilgard Park represents an historical location as it lies on the Old Oregon Trail.

Conflicting Uses Identified: There are no conflicting uses identified as the old campground rests on USFS land and the existing State Park is under the management of the State Department of Transportation (2A).

32 - EMILY DOANE GRAVE

Location: Twp. 3S, R 37 EWM, Sec. 3 and 10 - About three and one-half miles west of La Grande in the vicinity of the former Oregon Trail between Hilgard and La Grande.

Quality: The grave is marked and easily located. Today a thorn bush covers the grave. There used to be an inscribed stone dating her death at 1868.

Quantity: In addition to the Emily Doane grave there are several other unidentified pioneer graves in the area that have been located and documented. Quantitatively, this grave site is no more distinct or significant than the others.

Conflicting Uses Identified: The site is located in the Timber/Grazing Plan classification which has an 80 acre minimum parcel size (3B).

Economic Consequences: Grazing has been the predominant use and is expected to continue due to the poor soils and steep slopes in the area.

Social Consequences: These graves lie on private property. The Owners do not permit trespassing as previous trespassers have killed cattle and disturbed the natural setting with the use of four-wheel drive vehicles and dirt bikes. Access to this location has been blocked. The owners know where the graves are and have agreed to leave them undisturbed.

Energy Consequences: None identified. The Timber/Grazing plan classification limits uses to agriculture and forest activities which are expected to preserve the resource site.

44 - UNIDENTIFIED GRAVES

Location: Ladd Canyon - Twp. 4S, R 38 EWM, Sec. 12

Quality: Totally destroyed by construction of Highway 30, Interstate 84 and the natural gas pipeline.

Quantity: There are no remnants of the graves. No further action is required (14).

(29) CRICKET FLATS CEMETARY

Location: One-half mile north of Highway 82, about 4.2 miles northeast of Elgin on some high ground. Twp. 1N, R 40 EWM, Sec. 5, TL 1800, owned by the Highland Cemetery Association.

Quality: Fences, well maintained and stones mark individual graves.

Quantity: There are a number of other pioneer grave sites in Union County. No further action is required (2A).

Conflicting Uses: Exclusive Agriculture Plan classification, 160 acre minimum, EFU Zone.

(42) WRTGHTS CEMETERY

Location: Twp. 2S, R 40 EWM, Sec. 19, TL 2700, at the bottom of Mt Harris on the lower end of Cove Road.

Quality: The grass is mowed once or twice a year. It is open to the public and receives minimal care. Some gravestones are broken up others are leaning. About 10-15 people visit the site each year taking care of the graves they visit.

Quantity: There are a number of graveyards in Union County.

Conflicting Uses: The site is located in the Timber/Grazing Plan classification which has an 80 acre minimum parcel size and will be implemented through an EFU Zone. No conflicting uses are identified with the cemetery and the Timber/ Grazing Plan classification is expected to preserve its existing character (2A).

(6) STONE MONUMENT

Location: Twp. 2S, P 38 EWM, Sec. 21BA, TL 100 about 1.5 miles north of La Grande along Mt Glenn Road. The monument is north over a hill just past a graveyard, where it can be seen 15 feet from the roadway at the bottom of the hill near a trailer house.

Quality: It is in good condition.

Quantity: There are numerous historical monuments in Union County. However, the first valley settlers (Ben and Frances Brown and Company), passed the winter of 1861-62 here. The monument was erected in 1934 by the Frances Brown auxiliary in memory of these Union County Pioneers.

Conflicting Uses: The monument is located on a 15 ft. X 118 ft. parcel owned by the County for the specific purpose of maintaining the monument.

The property is in a Farm Residential Plan classification which has a ten acre minimum parcel size. The adjacent property to the west is approximately 4.67 acres and contains a mobile home next to the monument. The current landowners, James and Lois Allen, have no conflict with the monument and plan to maintain the grounds around the monument (2A).

(20) MADAME PIEREE DORIAN MARKER

Location: This sign has been moved from its original location Twp. 6s, R39 EWM, Sec. 11 and 12 to Twp. 5S, R 40 EWM, Sec. 31 and 32.

Quality: Madame Pierree Dorian was the Indian wife of the half-breed interpreter of the Astorian and Overland Expedition. She was the mother of the first child born in Eastern Oregon who had white blood in his veins. The child was born December 30, 1811 - died January 12, 1812. The marker is a sign in good shape, maintained by the Oregon Department of Transportation.

Quantity: There are numerous historical markers in Union County. Since the sign is located on the highway right-of-way no conflicting uses are identified (2A).

(31) GANGLOFF PARK MONUMENT

Location: Twp. 35, P 38 EWM, Sec. 6, west on old Highway 30 from La Grande at the west city limits.

Quality: At present the monument is well maintained by the State Highway Department. Consideration for developing a Park at this location has been proposed. The monument is in recognition of some of the earliest settlers in Union County (Toe Gangloffs) and for their contributions to the County. The park was donated by Mrs. Gangloff wife of Augustine T. Gangloff.

Quantity: There are numerous monuments depicting the history of Union County but few of this type. Since the monument is on highway right-of-way and maintained by the State Highway Department no conflicting uses are identified (2A).

(33) OREGON TRAIL- MONUMENT (Foster Toll Road)

Location: The location of this monument is unknown and the legal description in the "Statewide Inventory of Historical Sites and Buildings". Twp. 3S, R 37 EWM, Sec. 8 is 3 miles west of Morgan Lake on an open hilltop far removed from any existing highways or roads (14).

C. HISTORICAL STRUCTURES - GOAL 5 ADMINISTRATIVE RULE PROCESS

(1) DINE GROVE CHURCH

Twp. 1N, R 40 EWM, TL 601

Location: 8 miles east of Elgin in the Cricket Flat area (near Miriam Hill), next to Pine Grove County Road.

The Church was totally destroyed by fire in April, 1984. (1A)

LEONARD GOODSON BARN, CARRIAGE SHED AND HOUSE

Location: Twp. 3S, P 40 EWM, Sec. 15, Cove/Island City Road at Cove.

Quality: Each building is well maintained by the owner written on the barn door is a date of Jan. 10, 1916. On the door of the carriage shed is a date of 1896. A picture of the house dates at 1896, but according to hearsay, it was built three years earlier. Each building was originally constructed with the use of square nails, pins and pegs. The carriage shed is currently being used to store hay.

There is an old cabin across the highway from the Goodson residence (on his property) which is claimed to have been built in 1855 or 1856 by Asher Robinson and Ed Payne. Indians frequently burned any building by white people at this time. The reason it was not burned is because these two men were friends of the Indians. The cabin is not maintained but is still a solid structure.

Quantity: There are a number of like buildings in Union County. However, the age and condition of these structures make them suitable for documentation in the history of Union County.

Conflicting Uses Identified: The owner plans to keep the buildings in good condition to preserve them as historical sites. The property is in the Rural Residential plan classification which has a one acre minimum lot size. Uses allowed are oriented to hobby farm type activities which are not anticipated to be in conflict with maintaining these structures for their historical character. (2A)

2. JAMES HENDERSHOTT BARN, OUTHOUSE, SMOKEHOUSE AND HOUSE

Location: Twp. 3S, R 40 EWM, Sec. 15, Cove/Union Road both in and just out of the City of Cove.

Quality: The barn is in fair condition. Plans for restoring it to somewhat better condition are in the making. The house is in excellent condition. The smokehouse and outhouse are in good but altered condition.

Quantity: There are many such structures in Union County. The house, barn and outhouse were built by the notable Judge Hendershott approximately 1870. The barn was built with the use of angle braces and wooden pegs. The outhouse was constructed of lathe and plaster which housed five seats ranging in height to accommodate children to adults. This building has been moved 200 feet from the east of its original location. The smokehouse is still a solid structure (the tongue and groove have pulled apart somewhat and a metal roof replaces the old one). It was

built with the use of square nails. The house has a hall in the attic where past residents have inscribed their names and dates. The owner is calling it the "Hall of Fame".

Conflicting Uses Identified: None, as the owner is currently restoring each building to, or as close to, its original condition as possible. The Hills are considering registering with the National Register. (2A)

3. HOT LAKE BATHHOUSE, LANDMARK AND HOTEL

Location: Twp. 4S, R 39 EWM, Sec. 5, 8 miles southeast of La Grande on the La Grande/Union Road.

Quality: The hotel and bathhouse have been in various stages of restoration in the past. Currently, the west wing is used as a residence. The remainder of the structure is vacant and the roof is in need of repair. Water damage to the lower floors is magnifying the need for restoration or remodeling.

Quantity: This is one of many mineral springs in the vicinity. This geothermal spring, however, has the hottest temperature (185 degrees F) and largest flow (1,700 gpm) in the County. Since prehistoric time, the lake has been used for many purposes. Indian legend tells us that Hot Lake was set aside as a "peace ground" where no Indian war was to take place. Since 1864, there have been many structures built, burned and rebuilt.

Conflicting Uses Identified: The spring and buildings are in a rural center plan classification which allows residential dwellings outright and commercial and industrial uses conditionally. This would allow for resource development and eventual use of the structures. (2A)

4. MILTON S. LEVY BARN

Location: Twp. 4S, R 39 EWM, Sec. 24AD, Tax Lot 1300

This historical building is located inside the Union City limits; therefore refer to the Union Land Use Plan for Goal 5 compliance.

5. RIVERSIDE (RIVERVIEW) SCHOOL

Location: Twp. 3S, R 40 EWM, Sec. 16. It was originally three miles northwest of Cove. It was purchased by the Cove Sportsman Club. Members moved it to the Ascension School grounds for use as their gun club building. It was then bought by Burt Hill, the current owner, and moved to his farm in 1955 where it remains. The building is actually located just inside Cove city limits. However, since it appears on the County's list the following discussion is designed to meet the Goal 5 policy requirements.

Quality: Restoration of the schoolhouse is currently in process: It is in good condition as it has been painted and roofed. The foundation is being replaced. The building is currently being used as a retail store for distribution of Magic Mills.

Quantity: There are a number of old pioneer schoolhouses in Union County, but each has its own particular history. This schoolhouse was originally erected in 1901 as a combination church/school/house by the residents of Nibley (3 miles northwest of Cove). The Nibley residents were immigrants from Utah (The Oregon Land Company) who thought that irrigation would be constructed in the area. In 1906, it was determined that irrigation would not be brought to the area, and hence the people of Nibley either went back to Utah or to neighboring towns. In 1907, no teacher was registered. Nibley was consolidated with the Liberty School of Island City in 1947. Later the Blue mountain Grange bought Liberty School and the children were sent to the La Grande School District.

Conflicting Uses Identified: The building is not in its original location, therefore reducing some of its historical significance. It is currently on land zoned Commercial by the City of Cove and being used for commercial purposes. The owner continues to restore the building to some of its original character.

Future on-site and adjacent uses are not expected to conflict with the remaining historical value of the building. (24)

6. SHANGHAI SCHOOL

Location: Twp. 3S, R 43 EWM, Sec. 9 Cove/Island City Road one and one-half miles northwest of Cove, Rt. 1 Box 141.

Quality: The school is very well maintained by Carmen Miller and in excellent condition. Boarding the windows is a necessity due to rocks being thrown at windows of schoolhouses.

Quantity: There are numerous pioneer schoolhouses in Union County but the history of this schoolhouse is peculiar in itself. It was the first schoolhouse in the vicinity of Cove built in 1863. It was consolidated with the Cove School District in December of 1938.

Conflicting uses Identified: Carmen Hiller is preserving the school for its historical significance. The building is in the Exclusive Agriculture plan classification which allows EFU uses. The building is currently vacant and surrounded by pasture land. No conflicting use exists and none are anticipated. (2A)

2. LOG BARN

Location: Next to Oregon Highway 82 about four miles east of Elgin on property described as Twp. 1N, R 42 EWM, Tax Lot 2900.

Quality: The barn is currently used for hay storage. The structure is in poor condition. The roof leaks, is swayed to the center and there is no chinking between the logs.

Quantity: There are several pioneer log outbuildings around the County. This one is more visible than most due to its location next to Oregon Highway 82.

Conflicting Uses Identified: The barn is located in the Exclusive Agriculture plan classification which has a 160 acre minimum parcel size and is being implemented through an EFU Zone. The area around the barn is in pasture use and the associated farm dwelling is located about 100 feet to the east. The parcel is 155.84 acres in size and could not be further partitioned.

No existing conflicting uses are identified (2A) and any potential conflicts will be reviewed through zoning ordinance provisions.

III. BIG GAME CRITICAL WILDLIFE HABITAT

A. LOCATION

The Oregon Department of Fish and Wildlife identified big game critical wildlife habitat areas for the County in 1978. These areas are identified on the County Plan maps. Generally, they are physiographically represented by low elevation foothills around the Grande Ronde Valley. Each area has been given a geographic name as follows:

Upper Perry

Lower Perry

East Glass Pill

North Craig Mountain

East Craig Mountain

Catherine Creek/High Valley

Mount Harris

Pumpkin Ridge

B. DURABILITY

Critical Big Game Winter Range includes those areas where large concentrations of big game are known to occur during winters with normal to above normal amounts of snow, or normal amounts of snow during periods of extremely low temperatures. The areas are critical to the continued welfare of the animals dependent on them.

The quality of these areas is protected through one or more of the County's plan or zoning classifications. The majority of the County is identified in one of three resource classifications - Exclusive Agriculture, Timber/Grazing and Agriculture/Timber/Grazing. All three classifications are implemented through Zones which meet EFU (OPS 215.213) standards. The uses allowed within EFU zones are primarily restricted to farm and forest uses. Conflicts can arise where farm and non-farm dwellings are allowed to densely develop in critical wildlife habitat areas. However, the minimum lot size of the resource zones is adequate to safeguard against too high densities -

Exclusive Agriculture - 160 acre minimum

Timber/Grazing - 80 acre minimum

Agriculture/Timber/Grazing - 40 acre minimum

Several of the critical wildlife habitat areas overlap into or are near one or more development classifications in the County. Where this occurs, the quality of the habitat area is reduced and conflicts can arise. The Fast Glass Hill and North Craig mountain areas overlap into the Ladd Canyon Farm Residential plan classification (10 acre minimum). The Ladd Canyon PR area is recognized as being committed to 10 acre size Parcels and developed with rural residential dwellings.

The Catherine Creek/High Valley critical wildlife area contains two areas identified for Farm Residential use and is near one area identified for Rural Residential use. The first is the Catherine Creek Farm Residential area east of Oregon Highway 203. The second area is referred to as the High Valley Farm Residential area and is limited to a strip of land 330 feet back from High Valley Road. In both instances the roads were recognized as barriers to wildlife movement. Therefore• development of small lots was limited to the creation of long, narrow parcels adjacent to the roads to reduce potential impacts on the critical wildlife habitat areas.

The south boundary of the Cove Rural Residential classification is formed by the Cove Cherry Growers deer fence which coincides with the Catherine Creek/High Valley habitat boundary. The Rural Residential boundary was specifically identified to maintain the quality of this habitat area and minimize conflicts between big game and rural residential development.

C. QUANTITY

Each of the 3 areas identified have been used historically by big game during periods of above normal snowfall and low temperatures. Each area provides habitat for animals within a specific region. Past development activities in the three areas discussed in B above have had little impact on big game use of these areas. Boundaries of those areas were drawn to limit habitat disruption or reduction in the future.

D. CONFLICTING USES IDENTIFIED

As mentioned in 3 above, big game critical wildlife habitat areas are protected through the County's resource zones. Conflicts between outright uses in the resource zones and habitat areas have been and are expected to be minimal. The majority of agricultural and forestry practices allowed within the resource zones are compatible with big game use during critical periods (2A).

Conditional use requests and applications to partition property in resource zones where big game critical wildlife habitat has been identified will trigger the review process set up in Section 20.09 of the "Zoning, Partition and Subdivision Ordinance - November 2, 1983". Affected land management agencies i.e., Oregon Department of Fish and Wildlife, landowners and interested persons will be notified of the proposed land use action and given an opportunity to participate in the applicable review process. Economic, social, environmental and energy consequences will be addressed during the review process and given major consideration prior to any Land Use action approval (3C).

The portions of East Glass Hill, North Craig mountain and Catherine Creek/High Valley big game critical wildlife habitat areas that are included in Farm Residential Zones are recognized as having the greatest potential for conflicts with planned development activities. The Ladd Canyon Farm Residential plan classification area which includes portions of the East Glass Hill and North Craig Mountain critical wildlife habitat areas, is recognized as currently committed to small (10 acre minimum) acreage development. Adjacent resource lands provide adequate opportunity for migration from timber/grazing lands on the south to the Ladd Marsh Wildlife Management Area on the north. The economic, social, environmental and energy consequences from allowing the infilling of already committed lands are recognized as minimal (33).

Conflicting uses such as rural residential dwellings can expect some economic loss from wildlife. During winter periods when big game is short of feed they'll browse on ornamental shrubs and fruit tree branches.

IV. CRITICAL AVIAN WILDLIFE HABITAT

The Oregon Department of Fish and wildlife compiled a composite listing of critical avian (bird) wildlife habitat areas in 1983 for the County. These areas are identified on the County Plan maps. The following discussion groups similar habitat types and analyzes each type according to the LCDC Goal 5 Administrative Pule (OAR 660-16-000).

All of the listed sites are located on resource lands. Uses allowed outright in resource zones are per ORS 215.213 and are recognized as being compatible with critical avian wildlife habitat. Conditional use requests and applications to partition property will trigger the review process identified in Section 20.09 of the implementing ordinances (3C).

Some sites are located on federal or state owned lands and are managed for habitat preservation. Conflicts at these resource sites with habitat preservation will be the responsibility of the managing agency. Section 18.09 provides for notice to the affected land management agency when a land use action on private land requiring an application is made within 1,320 feet (one-quarter mile) of the resource site.

RINEHART WILDLIFE AREA

Location: Twp. 1N, R 39 EWM, Sec. 34, TL 1000

Quality and Quantity: This supports a number of unique hog-game wildlife species such as the American Red Start, Gray Catbird and Verrey. Nesting habitat for the American Start is relatively rare in Oregon. Only four areas have been identified and two are located in Union County.

The Oregon Department of Fish and Wildlife is pursuing purchase of the Rhinehart Wildlife Area from the State Highway Division. If ODFW is successful in purchasing the area, management will be similar to other wildlife management areas.

Conflicting Uses Identified: State management of the Rhinehart Wildlife Area either by the Highway Division or ODFW will be to maximize wildlife habitat and minimize Conflicting uses (3A).

GREAT BLUE HERON ROOKERIES

Location: Twp. 1S, R 39 EWM, Sec. 3, NW 1/4 (near Wallowa Lake Highway on the Grande Ronde River) and (2) Tsp3S, R39, Sec. 21, SE 1/4 (near the mouth of Ladd Creek).

Quality and Quantity: These sites support gathering and nesting habitat for Blue Heron.

They are the only two known Blue Heron rookeries in Union County. It is important that their habitat is not disturbed so that their continuation will be secured.

Conflicting Uses Identified: Both sites are on private land. Agricultural and grazing practices are currently compatible with these sites.

The most serious threats to these habitats would include vegetation removal and any human related development such as harvesting the cottonwood trees or building on the rock bluffs overlooking the rookery.

In addition to Section 18.09 in the implementing ordinances, Section 18.08 Riparian Zone Setbacks requires a minimum riparian setback of 25 feet for all roads and structures and retention of 75% of the existing shading over Class I Streams. The combination of both regulations is recognized as adequate to specifically limit conflicting uses.

GOLDEN EAGLE NEST SITES

Location:

Twp. 1S, R39 EWM, Sec. 23, SW $\frac{1}{4}$

Twp. 2S, R39 EWM, Sec. 2, NE $\frac{1}{4}$

Twp. 3S, R40 EWM, Sec. 32, NE $\frac{1}{4}$

Twp. 4S, R 40 EWM, Sec. 2, NW $\frac{1}{4}$

Twp. 6S, R41 EWM, Sec. 32, NE $\frac{1}{4}$

Twp. 6S, R 42 EWM, Sec. 18, SE $\frac{1}{4}$

Quality and Quantity: Golden Eagles nest in a variety of environments i.e., rocky bluffs, fir, pine or cottonwood trees.

The six known Golden Eagle nesting sites in the county generally support 6 pair of eagles. Each pair usually has 2 nests in each location.

Conflicting Uses Identified: In addition to Section 18.09, provisions in the implementing ordinances federal law prohibits the harvest of all eagles ().

PRAIRIE FALCON NEST SITES

Twp. 2S, R 37 EWM, Sec. 26, SW $\frac{1}{4}$

Twp. 4S, R 38 EWM, Sec. 23, NE $\frac{1}{4}$

Twp. 4S, R 40 EWM, Sec. 27, NE $\frac{1}{4}$

Twp. 4S, R 40 EWW, Sec. 28, SW $\frac{1}{4}$

Quality and Quantity: Prairie Falcons nest exclusively in remote rock cliffs. They return to the same nest site each year.

Conflicting Uses Identified: All of the sites are located in A-2 or A-3 Zones and on or near timber and grazing activities. Any proposed uses on or near nesting sites which could create potential conflicts will be addressed through the review process established in Section 18.09 of the implementing ordinances.

WATERFOWL NESTING SITE (CONLEY LAKE)

Location: Twp. 2S, R 39 EWM, Sec. 35, TL 10200

Quality and Quantity: This site is a Spring nesting area (within the Pacific flyway) for Tundra Swans, Tule Geese, White Fronted Geese, Snow Geese and many other migrating fowl. It is the only known nesting area found between Alaska and California for Tule Geese. White Swans and as many as 3,000 Snow Geese annually prefer to use Conley Lake over ponds at Ladd marsh wildlife management Area.

Conflicting Uses Identified: Conley Lake is privately owned. Current adjacent agricultural practices are compatible with habitat use.

FLOOD PLAIN FOR WATERFOWL, SHOREBIRDS & BANK SWALLOW COLONY

Location: Twp. 3S, R 39 EWM, Sec. 28, NW & NE ¼ (at mouth of Ladd Creek).

Quality and Quantity: This is a unique riparian zone along Catherine Creek which has a substantial amount of flooding in the Spring. Waterfowl and shorebirds use the area extensively during high water periods.

Adjacent to Hot Lake-Airport County Road, this is the only location in Union County providing habitat for a large colony of Bank Swallows.

Conflicting Uses Identified: Both sites are located within the A-1 EFU Zone. Current agricultural practices are enhancing habitat characteristics. Winter grazing removes the previous year's grasses, providing a lush green-up each spring.

Renewed sand and gravel removal activities in the vicinity of the Bank Swallow colony could destroy their habitat. Any sand and gravel removal over 5,000 cubic yards annually would require conditional use approval. The ODFW would be contacted to participate in the conditional use decision making process (Section 18.09 of the implementing ordinance).

SAW-WHET WILDLIFE AREA

Location: Twp. 3S, R 36 EWM, Sec. 15, TL 800, 6.58 acres

Quality and Quantity: This area serves as an outdoor laboratory for educational purposes. Many schools use this area for students to view wildlife in natural habitat.

The riparian zones found here are managed by the ODFW and support beaver, wood ducks and the American Red Start. This is one of the only known nesting areas in the County for Wood Ducks.

Conflicting Uses Identified: This property is owned by the Oregon Highway Division and managed by ODFW. Onsite conflicting uses are not anticipated. Adjacent land use practices will be administered through the A-3 Agriculture-Forest Use Zone.

SAGE GROUSE STRUTTING AREA

Location: Twp. 5S, R 40 EWM, Sec. 30, SW $\frac{1}{4}$

Quality and Quantity: This is the only documented sage grouse strutting area in Union County.

Conflicting Uses Identified: This area is located within the A-2 Forest Use Zone (90 acre parcel size). No conflicting uses have been or are anticipated from grazing practices.

OSPREY NEST SITE

Location: Twp. 5S, R 36 EWM, Sec. 19, NW $\frac{1}{4}$

Quality and Quantity: This is the only known site in Union County.

Conflicting Uses Identified: This nesting site is located on federal land managed by the U.S. Forest Service. They have inventoried the site and adopted land management practices for adjacent lands that will minimize any conflicts.

HIGH DENSITY OF RAPTORS

(Golden Eagles, Prairie Falcons, 4 species of owl)

Location:

Twp. 6S, R 40 EWM. Sec. 21, SE $\frac{1}{4}$

Twp. 6S, R 40 EWM, Sec. 22

Twp. 6S, R 40 EWM, Sec. 26

Twp. 6S, R 40 EWM, Sec. 27

Twp. 6S, R 40 EWM, Sec. 35

Nesting sites in the rock ledges along the Powder River Canyon.

Quality and Quantity: These locations offer excellent nesting habitat for several species of raptors. This is the only area in Union County used by a wide variety of raptors.

Conflicting Uses Identified: Sites are found on both public and private land. Public lands are managed by the BLM and Bureau of Reclamation. These agencies have inventoried nesting sites and adopted appropriate land management practices to specifically limit conflicting uses.

V. GRANDE RONDE RIVER OXBOWS

A. Location

The Grande Ronde River basin is a compound structural depression between the Blue Mountains to the west and the Wallowa Mountains to the east. Geologists have characterized the basin as a down dropped block or graben that became a lake bed during the early Pleistocene time (14,000 – 1,000,000 years ago). During recent time (0 – 14,000 years ago) the erosive lowering of the bedrock outlet at Rhinehart has drained the basin floor. The Grande Ronde River enters the basin from the southwest and meanders through the valley lacustrine deposits to its outflow on the north. Because the basin is so flat the river only drops about 50 feet over 15 miles or 3.3 feet per mile.

This geomorphic feature has resulted in dramatic meanders in the Grande Ronde River. At the time of early settlement (1850-1900) the basin was frequently flooded during spring runoff. To reduce this problem the Grande Ronde State Ditch was dug and many meanders were cut off. In addition, over time several of the meanders were naturally pirated and isolated. The isolated meanders, commonly called oxbow lakes, have become important habitat areas for both aquatic and terrestrial wildlife.

The following listing identifies the location of those oxbow lakes which provide riparian habitat for aquatic and terrestrial wildlife. Each site is identified on the Plan and Zoning maps.

GENERAL LOCATION	NUMBER OF SITES
Twp. 1S, R 39 EWM, Sec 3, SW ¼	1
Twp. 1S, R 30 EWM, Sec. 21, NE 1/4	1
Twp. 1S, R 39 EWM, Sec. 22, N4 1/4	1
Twp. 1S, R 39 EWM, Sec. 28, SW 1/4	1
Twp. 1S, R 39 EWM, Sec. 33, SE 1/4 E. NW ¼	2
Twp. 2S, R 39 EWM, Sec. 4,	1
Twp. 2S, R 39 EWM, Sec. 13, NW ¼	1
Twp. 2S, R 39 EWM, Sec. 14,	1
Twp. 2S, R 40 EWM, Sec. 29, SW 1/4	1
Twp. 2S, R 40 EWM, Sec. 3C, (1 each 1/4 sec.)	4
Twp. 3S, R 40 EWM, Sec. 29, SW ¼	1
Twp. 3S, R 40 EWM, Sec. 15, NW 1/4	2

Quality and Quantity: The quality of wildlife habitat provided by the above listed 17 oxbow lakes varies. All of the sites are surrounded by cultivated agricultural activities. In some cases vegetative cover has been removed up to the banks of the oxbow reducing habitat for terrestrial wildlife. Where vegetative buffers do exist good to excellent habitat is provided for game and non-game birds and small mammals (i.e. mink, raccoon, muskrat, beaver, etc.).

Conflicting Uses: All of the sites are located within the Exclusive Farm Use Zone which has a 160 acre minimum parcel size and which allows uses provided in ORS 215.213.

Section 18.09 of the Zoning, Partition and Subdivision Ordinance states any land use action requiring County zoning or partitioning approval within 1,320 feet of a critical wildlife habitat area will have to be reviewed by the Planning Commission. Some agricultural activities, which are allowed as outright uses, could be detrimental to habitat maintenance; however, overall agricultural activities are recognized as being compatible with habitat preservation.

VI. RESEARCH & POTENTIAL NATURAL AREAS

The Oregon Natural Areas - Data Summary prepared through the Oregon Natural Heritage Program by The Nature Conservancy in 1978 identified 28 scientifically or ecologically significant natural areas in Union County, commonly called the Union County Blue Book, states that "...sites are arbitrarily defined units of land which contain one or more elements, and often their boundaries are necessarily vague until some legal and/or protection status is given to the site." The Wallowa-Whitman National Forest has identified the Indian Creek and Government Draw Proposed Research Natural Areas which are in addition to those listed in the Data Summary. Each site is generally located by township, range, section and some cases quarter section on pages 80, 81 and 82 in the Land Use Plan.

Of the 30 sites identified, 9 are either partially or entirely on federal land managed by the U.S. Forest Service. The County does not have planning jurisdiction for these sites, so they are only inventoried. The remaining 21 sites are discussed in more detail and analyzed through the Goal 9 process.

The County contracted with Curt Soper, Data Manager of the Oregon Natural Heritage Data Base, The Nature Conservancy, in February, 1983, to conduct an update and provide additional information on the sites in the Union County Blue Book. The following site descriptions combine both sources.

UN-1 BATES POND

Location: Twp. 3S, R 39 EWM, Sec. 19, TL 4900, near Ladd Marsh

It is a small alkaline pond in the Grande Ronde Valley south of La Grande. The pond is set in a river alluvium on the valley floor at 2700 feet elevation.

Quality: Bates Pond is a small, alkaline, intermittent pond that provides an excellent shorebird and waterfowl nesting habitat. Curlews, whimbrels, avocets, dunlins, phalaropes, ducks, geese and many other species utilize the marsh and pond. It is a small marsh dominated by spike rush, sedges and rushes. Narrow-leaf water plantain, wappato and white water buttercup provides cover, nesting habitat and food.

Ladd marsh Wildlife Management Area 2 miles to the west offers similar habitat. This type of habitat was formerly abundant in this area (alkaline ponds); however, modern agricultural practices have drained wetlands and reduced the number of similar sites. The size of this potential natural area is 8 acres, including the pond which is roughly 25 feet across with surrounding aquatic vegetation.

Conflicting Uses Identified: Livestock grazing and draining the area are the Potential conflicts in this Exclusive Farm Use Zone. To date, cattle grazing the area have not destroyed the bird habitat. The cattle disturbance is greatest in the black greasewood community adjacent to the marsh and pond. Over grazing should not be permitted when considering preservation of this significant natural area.

Since the property is in private ownership and similar nearby ecosystems have been purchased and preserved by the State, preservation of this site will be dependent on the owner (3B).

UN-2 UPPER CATHERINE .CREEK

Location: Twp. 5S, R 41 EWM, portions of sections 7 and 8

Quality: Field work is needed because this site has not yet been adequately surveyed.

Quantity: There are other natural ice caves in Union County but all ice caves offer special geologic features. Other reported values include salmon spawning grounds on Catherine Creek and a very rare wolverine sighting.

Future Considerations: The County will obtain adequate inventory information by the first Plan update to complete the Goal 5 review process for this resource site (19).

New Plan Policy: That where available information is inadequate to identify resource location or value the County will participate with affected individuals and agencies to secure the necessary information to complete the Goal 5 process by the first Plan update.

UN-5 FRAZIER MOUNTAIN

Location: Twp. 5S, R 41 EWM, Sec. 33, SE 1/4 of NE 1/4 of SE 1/4

Quality: Significant features include an active goshawk nest reported in 1974 and the sighting of Franklin Spruce Grouse (not known to breed here).

Conflicting Uses: The site is included within land owned by the federal government and managed by the U.S. Forest Service; management of this resource site will be through the U.S. Forest Service planning process (2A).

UN-7 UNNAMED SITE

Location: Twp. 1S, R 39 EWM, S 1/2 of Sec. 3 in large black cottonwood trees along the Grande Ronde River.

Quality: This site contains a number of active Flue Heron nests. There is also an undisturbed patch of riparian forest here. The Oregon Department of Fish and Wildlife has identified this site as critical avian habitat.

Quantity: This is the larger of two known great Blue Heron rookeries in the Grande Ronde Valley. It contained 18 active nests in 1975 and 16 active nests in 1976. This is also good habitat for other birds.

Conflicting Uses: This site is located in the Exclusive Agriculture plan classification and A-1 Exclusive Farm Use Zone, which have a 160 acre minimum parcel size and allow farm uses according to ORS 215.213. The site is owned by the Oregon Department of Transportation and managed by ODFW. Therefore, onsite conflicting uses are expected to be minimized and adjacent land use practices are expected to be compatible (2A).

UN-7 TWIN LAKE

Location: Twp. 3S, R 37 EWM, Sec. 14, surveyed in 1976 (lies within a natural depression on a basaltic plateau)

Quality: The diversity of vegetation both in and around the pond supports a multitude of animal species. The grassland surrounding the pond contains a number of non-native species, probably resulting from overgrazing.

Quantity: There are many lakes and ponds in Union County. About 4 surface acres of this shallow 20 acre pond is covered with densely matted Buckbean (*Megarrhizis Trifoliata*) and one acre with Indian pond lily (*Nuphar Polysepalum*) which offers nesting sites and protective cover for waterfowl. A fringe of ponderosa pine surrounds all but the north, providing additional wildlife habitat. Over 30 species of birds have been observed and a number of mammal species also inhabit the area.

Good examples of floating aquatic leaf vegetation are rare in Eastern Oregon. Most of the lower elevation sites, as this is, have been dammed for agriculture. No comparable aquatic communities occur in the region including Ladd Marsh and Hot Lake.

Management of the pond as a wildlife refuge should be continued.

Conflicting Uses Identified: None, as this site is managed by the ODFW as a name refuge (2A).

UN-8 LA GRANDE WATERSHED

Location: Twp. 5S, R 37 EWM, Sec. 8 and 17, surveyed in 1976

Quality: Prairie or meadow areas within the watershed have been disturbed and are not of natural area value.

Quantity: There are a number of watersheds throughout Union County. This watershed, however, offers a nesting site to northern 3-toed woodpeckers which are not common in Oregon. There are also coniferous Lodge pole pine, Larch, Douglas fir and Grand fir forests in good condition and worthy of protection.

Conflicting Uses Identified: This area is managed by the U.S. Forest Service. Conflicting uses include timber management practices which could degrade the water quality in this area which supplies the drinking water to the City of La Grande. Management of this resource site will be through the U.S. Forest Service planning process (2A).

UN-9 UNNAMED SITE

Location: Twp. 5S, R 40 EWM, Sec. 19

The Union County Blue Book only locates this site by section and has identified it as a site for Swainson's hawks. No other information is available on this site. The County will participate with affected individuals and agencies to secure the necessary information to complete the Goal 5 process by the first Plan update (18).

UN-10 THIEF VALLEY RESERVOIR

Location: Twp. 6S, P 40 EWM. W 1/2 of NW 1/4 of Sec. 26 and SW 1/4 of Sec. 23 and SE 1/4 of SE 1/4 of NW 1/4 of Sec. 23, surveyed in 1976

Quality: Excellent wildlife habitat is provided on the reservoir and adjacent property. The ODFW has identified critical avian habitat along the Powder River downstream from the reservoir.

Quantity: Heavily used for recreation and hunting. There was an active bald eagle nest known in 1974. Many other raptors and prairie falcons nest in the area (sensitive information).

Conflicting Uses identified: The reservoir site and adjacent land is federally owned and managed by the Water and Power Resource Council of the Department of Interior. Management of this resource site will be through federal planning procedures (2A).

UN-11 CONLEY LAKE

Location: Two. 2S, R 39 EWM, Sec. 35, Tax Lot 10200. Privately owned property including about 150 acres.

Quality: Conley Lake is a medium size, shallow, slightly alkaline sink lake. Combined with the Ladd Marsh Wildlife Management area, these two sites provide a good portion of the remaining marsh, pond, shorebird and waterfowl resting, feeding and nesting habitat in northeast Oregon.

Conley Lake is surrounded by a marsh made up almost exclusively of sedges which provides habitat differing substantially from the tule-cottail habitat of Ladd Marsh.

Quantity: There are few wetland habitats remaining in northeast Oregon as a result of efforts to increase acreage of tillable land. In addition, both marsh and low elevation lakes are high priority research natural areas for northeast Oregon. Conley Lake is one of only a few low elevation natural lakes recorded in the ONHP files for this part of the state.

The shallow waters are important habitat for migrating birds which prefer the open space (used for monitoring predators) not offered by nearby Ladd marsh. This is the only site in either Baker or Grande Ronde Valleys where the sensitive tule white-fronted goose congregates in significant numbers.

Conflicting Uses Identified: Conley Lake is on privately owned land within the A-1 Exclusive Farm Use Zone. Uses allowed within this zone are restricted to those farm and non-farm uses identified in ORS 215.213. Livestock over grazing and draining the area are potential agricultural conflicts with habitat preservation.

Consequences: Current agricultural practices on adjacent lands are compatible with habitat preservation. Draining the lake for agricultural production would have the most obvious environmental impact. Due to the unique character of this site state or federal habitat preservation measures should be pursued.

The County will review all applications under procedures in Section 18.09 of the implementing ordinance to determine compatibility (3C).

UN-12 GRANDE RONDE RIVER

Location: The Grande Ronde River flows out of the Blue Mountains and meanders through the Grande Ronde Valley where it turns north to its eventual union with the Snake River. Several sections of Twp. 1S, and Twp. 2S, R 39 EWM and 40 EWM.

Quality: Along the meandering portion of its route the river creates large oxbows and excellent wildlife habitat (see proceeding section on Grande Ronde River Oxbows).

UN-13 ICE CAVES AT ROCKWALL

Location: Twp. 2N, R 39 EWM, S 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4 of Sec. 29, north of Elgin

Quality: A precipitous basalt cliff (15-20m) with large boulders (1.5-5 m in diameter) piled at the base. The caves are produced by the boulders. The cliff and boulders have a north aspect and therefore retain ice late into the summer. This creates a cool microhabitat that supports an unusual and diverse set of plant associations. Small fragments of forest communities distribute themselves along moisture and temperature gradients at the base of the cliff around the rocks, and a diverse ensemble of shrubs cover the top of the cliff. Aspen is found in the moist areas, Douglas fir in the cool environment around the rocks and Ponderosa pine outside the cool areas.

Quantity: Although there are other ice caves found in the state, these ice caves are a locally prominent, diverse and interesting geological and biological attraction, covering an area of 150 acres. Weedy species are confined, so far, to the disturbed portions of the site. The forest remnants are second growth, with some trees measuring 65 cm dbh. The site is known locally and receives a fair amount of recreational use. An old, still passable road ends at the base of the cliff where picnic tables can be found near the rocks. There are paths to the rocks and the cliff top. The changes occurring in habitat over short distances creates an attractive place for outdoor education activities.

Conflicting Uses Identified: Although unprotected, there are no serious conflicting uses identified as the activities now taking place (minimal grazing disturbance and low impact recreation) can continue to occur without damaging the important features of the caves (2A).

UN-15 SHEEP CREEK VALLEY

Location: Twp. 5S, R 35 EWM, Sec. 25, 26, 34-36

Quality: Wetland grassland.

Quantity: One of many such areas in Union County.

Conflicting Uses Identified: This site is heavily disturbed by grazing. Available information on the site's quality and quantity indicates this resource site is not unique. No further action is required or necessary for Goal 5 compliance (1A).

UN-16 BEATTY CREEK AND BUCKET SPRINGS

Location: Twp. 5S, R 35 EWM, Sec. 27

Quality: A moderately undisturbed wet meadow and lodge pole pine forest with associated natural plant communities and a cold spring.

Quantity: One of numerous meadows found in Union County.

Conflicting Uses Identified: This area needs further survey work in order to be properly evaluated. Ownership is partially private and partially U.S. Forest Service.

Future Considerations; The County will obtain adequate inventory information by the first Plan update to complete the Goals review process (15).

UN-19 UNNAMED

Location: Twp. 4S, R 34 EWM, Sec. 24, on the south side of Highway 208.

Quality: Champion tamarack and possibly the largest (circumference) larch tree in the state, which was still standing in 1976.

Quantity: One of thousands of larch trees in Union County.

Conflicting Uses Identified: Although the area is not particularly significant as a natural area, the tree should be protected. The site is managed by the U.S. Forest Service, any site preservation will depend on their planning process (2A).

UN-22 MEADOW CREEK MESA

Location: Twp. 33, R 35 EWM, E 1/2 of NE 1/4 of Sec. 35 and NW 1/4 of Sec. 36.

Quality: At the time of the 1976 survey, there were very high quality undisturbed native grassland ecosystems which are very rare in Eastern Oregon. Although encircled by poor rangeland, this area has been preserved because of natural topography (a basaltic butte rises 400 feet above the Grande Ronde River). The site contains undisturbed Idaho fescue communities. The dominant grass grows in association with blue bunch wheatgrass, June grass and pine bluegrass.

A mixed conifer forest (Douglas fir and Ponderosa pine) that has been selectively logged covers the butte's flanks.

Quantity: Mesas are commonly formed in Eastern Oregon, but this site is rare due to its undisturbed grassland ecosystems. Prairie falcons have reportedly nested on the butte but were not observed during the summer of 1976.

Conflicting Uses Identified: The site is protected both by its natural topographic location and by the private land owners management. The site is in the A-3 Agriculture-Forest Use Zone which allows farm and forest uses per CRS 215.213. Moderate livestock grazing is not recognized as a conflict (2A).

UN-34 CATHERINE CREEK

Location: Twp. 3S, R 39 EWM, Sec. 21 and 28, near the confluence of Ladd and Catherine Creeks.

Quality: Wetland forest and marshland containing one of two great Blue Heron colonies in the Grande Ronde Valley. In 1976, there were six to ten active nests in four large willow trees. Additional wildlife values include habitat for waterfowl, raptors, beaver and deer.

Quantity: One of two such sites in Union County (see discussion in section on Critical Wildlife Habitat) (3A).

UN-35 GOVERNMENT DRAW PRNA

Location: Twp. 3S, R 34 EMW, Sec. 15 and 16 in the central blue mountains west of La Grande within the Starkey Experimental Forest.

Quality: mixed conifer forests cover much of the Starkey Experimental Forest.

Conflicting Uses Identified: This site is on land managed by the U.S. Forest Service. Management of this site will be through the U.S. Forest Service planning procedures (2A).

UN-35 LADD MARSH PROPOSED RESEARCH NATURAL AREA

Location: Twp. 3S, R 38 EWM, Sec. 34 and 35. A proposed 120 acre section in the northern part of the 300 acre Ladd marsh wildlife refuge (which is part of the 2418 acre Ladd Marsh Wildlife Management Area) just south of La Grande astride Interstate 84 in the alluvium and colluvium of the Grande Ronde Valley floor. The highest quality natural area is located in the NE 1/4 of Section 34 and N 1/2 of NW 1/4 of Section 35.

Quality: A 3 acre permanent pond and a number of intermittent ponds that dot the marsh support a large number of birds and plant communities. Past and present disturbances (grazing, haying, and human intrusion) have left some disturbed, weedy areas in the meadows.

Quantity: Ladd Marsh has some of the best aquatic habitat, marshland and wetland bird habitat in northeast Oregon.

Conflicting Uses Identified: Since its acquisition by the Oregon Wildlife Commission in 1949, this remnant of tule marsh waterfowl habitat has been managed as a wildlife sanctuary. The State of Oregon Natural Area Preserves Advisory Committee is working with the State of Oregon Division of Fish and Wildlife to develop a natural area preserve (3A).

UN-37 STARKEY EXPERIMENTAL FOREST

Location: Twp. 3S, 4S, R 34 EWM, in the central Blue Mountains west of La Grande (see UN-35 Government Draw PRNA discussion).

UN-38 BANZINE CREEK

Location: Twp. 65, R 42 EWM, Sec. 19

Quality: A bald eagle nest site was verified active in 1976.

Quantity: There are few areas left in Union County suitable as nesting habitat for bald eagles.

Conflicting Uses Identified: This site is managed by the U.S. Forest Service, any site preservation will depend on their planning process (2A).

UN-39 ELKHORN WILDLIFE MANAGEMENT AREA

Location: Twp. 6S, R38 EWM, North Powder site.

Quality: Deer and elk critical winter range feeding area.

Quantity: One of only a few areas at the foot of the Elkhorn Range where elk can winter without impacts on private land.

Conflicting Uses Identified: The Management Area is owned and managed by the ODFW. No conflicting uses currently exist and none are anticipated (24).

UN-40 RESTED RANGELAND (18)

Location: Twp. 2S, R 38 EWM, S 1/2 of N 1/2 of SE 1/4 of Sec. 29, about 29 acres in size.

Quality: At one time the site was heavily grazed, but has been protected from grazing by the private owner for the past 40 years. At the time of protection there was little or no soil and few plants on the site. Since then, native grasses have re-established themselves.

Quantity: Many areas in Union County have been overgrazed. This area was protected and since returned, relatively, to its natural state, a few native species include blue bunch wheat grass, Sandberg's bluegrass and Balsam ochiza hirsute. There are few areas in Union County that have been allowed to go through this full-transition.

Conflicting Uses identified: The site is in the A-2 Forest Use Zone which allows farm and forest uses identified in ORS 215.213. The primary conflict would be to allow the site to once again be overgrazed.

The current private landowner's desire is to maintain the site in an ungrazed character. Future management and preservation of the site will depend on future landowner's land management practices.

Consequences: Preservation of this site has been voluntary on the part of the landowner and at an economic cost to their livestock operation. If grazing or even overgrazing were allowed to once again take place the environmental character of the site would surely revert back.

Section 18.09 of the implementing ordinance would not offer any protection for this site because grazing is an outright use within the A-2 Zone. Any further protection will have to be provided by the private landowner or through public land easement or acquisition (3B).

UN-41 GLASS HILL POAD

Location: Twp. 3S, R 38 EWM, NW 1/4 or the NE 1/4 and S 1/2 of the NE 1/4 of the NW 1/4 of Sec. 30.

Quality: This 60 acre forest enclave includes 10 acres of alluvial bottomland, a steep northeast facing slope and a level ridgetop. The area is underlain by typical Blue Mountain basalt of the Columbia River Basalt Group with an ash layer over the residual soil. 80% of the area supports a grand fir forest in various stages of succession. The forest on the bottomland is naturally diverse and approaching climax, while that on the hillside is in an earlier successional stage. The bottomland also contains a small portion of a perennial stream with associated riparian vegetation in excellent condition. Narrow bands of Douglas fir and Ponderosa pine grow near and on the ridgetop, but these have been severely impacted by grazing.

A well-kept cabin is located on the bottomland at the site of an old homestead. A large natural meadow, that was once fenced, lies adjacent to the cabin. It contains a diverse mixture of native and introduced grasses. Rocky Mountain elk use the area, and goshawks and pileated woodpeckers are among the birds surveyed.

Quantity: This site is on the Provisional List of rare and endangered plant species of Oregon. ONHP files list five occurrences and more are likely in similar shallow soil habitats.

Conflicting Uses Identified: There are no current conflicting uses identified for this site because the present landowner has no plans for timber removal. The site is in the A-2 Forest Use Zone which allows farm and forest uses per ORS 215.213. Future preservation of the site is dependent of future landowner's desires to maintain the site (3E).

UN-42 UNNAMED

Location: Twp. 3S, R 36 EWM, E 1/2 of SW 1/4 of Sec. 36.

Quality: A sagebrush community

Quantity: One of many sagebrush communities in Union County. There appears to be nothing unique about this site (14).

UN-43 FIVE POINTS CREEK

Location: Twp. 2S, R 37 EWM, Sec. 19

Quality: Known northern bald eagle nest site last verified in 1974.

Quantity: Bald eagle nest sites are relatively rare in Union County.

Conflicting Uses Identified: This site is on land managed by the U.S. Forest Service. Management of this site will be through the U.S. Forest Service planning process (2A).

UN-45 SLIDE CREEK AREA

Location: Twp. 14S, R 38 EWM, SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4 of Sec. 33

Quality: Wetland forest and sagebrush community.

Quantity: Sagebrush communities and wetland forests are common in Union County. There appears to be nothing unique about this site (1A).

UN-46 EAGLE CAP WILDERNESS AREA

Location: Twp. 2S - 5S, R 41 - 44 EWM

Quality: This wilderness area provides a variety of ecosystems found nowhere else in Oregon.

Quantity: Natural area values are numerous.

Conflicting Uses Identified: The Eagle Cap Wilderness Area is included within the Wallowa-Whitman National Forest. Management of this wilderness area will be through the U.S. Forest Service planning process.

VII. MINERAL & AGGREGATE RESOURCES

A. LOCATION

The Union County Land Use Plan - April 1979 presents a general discussion of aggregate and mineral resources on page 22 and 23, and identifies their general location on the Historic/Recreation/Open Space Map on page 70.

Mining for precious or heavy metals in Union County is limited to exploration activities in the Medical Springs and Camp Carson Districts. Compared to Baker, Grant and Wallowa Counties very little interest has been expressed in the Union County portion of the Blue and Wallowa mountains. New mining technologies could make low grade resource sites economic to develop,

however, until more information is available specific location, quality and quantity of the resource and potential conflicts cannot be analyzed. (1B)

Aggregate removal and processing sites are considerably more abundant. Aggregate is essentially found in two forms - alluvial deposits such as sand and gravel and fractured basalt. The only inventory information available on aggregate material is based on current or past commercial removal sites. The following list of aggregate removal sites is based on an on the ground survey and a review of past and present DOGAMI, Division of State Lands and. County permits. Sites are categorized by the Plan classifications or Zone in which they are located.

TABLE A.S.

AGGREGATE SITES

FARM RESIDENTIAL

1. Twp. 25, R 39 EWM, Sec. 34 - SW 1/4

AGRICULTURE/TIMBER/GRAZING

- 2-3. Twp. 3S, R 40 EWM, Sec. 19 - NE 1/4 & Sec. 31 - NE 1/4
4. Twp. 4S, R 40 EWM, Sec. 31 - NE 1/4

TIMBER/GRAZING

- 5-9. Twp. 2S, R 37 EWM, Sec. 14 - SW 1/4 Sec. 25 - SE 1/4
- 10-12. Twp. 2S, R 38 EWM, Sec. 17 - SW 1/4 Sec. 20 - SW 1/4 and Sec. 31 on the SE & W line
13. Twp. 4S, R 39 EWM, Sec. 6 - SW 1/4

EXCLUSIVE AGRICULTURE

- 14-15. Twp. 1S, R 38, Sec. 15- SW ¼ and Sec. 34-NW 1/4
16. Twp. 2S, R 39 EWM, Sec. 19- SW 1/4
17. Twp. 3S, R 39 EWM, Sec. 8 – SW 1/4
18. Twp. 3S, R 40 EWM, Sec. 20- NE 1/4
- 19-20. Twp.4S, R 38 EWM, Sec. 1 – NW 1/4

SURFACING MINING ZONE

- 21-22. Twp. 2S, Sec. 34 - R 38 EWM, Sec. 33 SW- SE ¼ and Sec. 34- SW1/4

23. Twp. 4S, R 39 EWM, Sec. 1 – N 1/2 of SW 1/4

INDUSTRIAL

24. Twp. 2S, R 38 EWM, Sec. 34, SW 1/4

COUNTY AGGREGATE SITES

AGRICULTURE/TIMBER/GRAZING

Twp. 3N, R 39 EWM, Sec. 24, TL 2200 - SW 1/4 mined to extent of existing lease - basalt

Twp. 2N, R 40 EWM, Sec. 20, TL 5201 - SE ¼ 3.87 ac. - basalt - 30,000 cu. yards basalt remaining

Twp. 1N, R 40 EWM, Sec. 40 EWM, Sec. 3, TL 1001 - NE ¼ 5.44 ac. - 50,000 cu. yards basalt remaining

Twp. 1N, R 38 EWM, Sec. 35, TL 1400 - SW ¼ 8.95 ac. - 30,000 cu. yards sand C gravel remaining

Twp. 3S, R 40 EWM, Sec. 30, TL 5600 - NE ¼ 10.00 ac. site leased, extensive basalt resource, County crusher site

EXCLUSIVE AGRICULTURE

Twp. 1S, R 38 EWM, Sec. 34D, TL 300 - SE ¼ 8.4C ac. - 30,000 cu. yards basalt remaining

Twp. 3N, R 40 EWM, Sec. 21, TL 5900 - NW ¼ 3.00 ac. sand C gravel mine to boundaries

Twp. 4S, R 38 EWM, Sec. 1, TL 800 - NW ¼ 100,000 cu. yards of sand C gravel remaining

B. QUALITY C QUANTITY

The quality of aggregate varies among sites. Sand and gravel operations in the Grande Ronde Valley are rated by the amount of "fines" or smaller particles mixed in with the aggregate. (1) A high percentage of fines requires more processing at a greater cost to the operator. (2) Basalt sites are generally rated on the fracturability of the rock. Basalt that is naturally fractured can usually be excavated or "ripped" with relatively smaller individual pieces of equipment. If blasting and crushing are required the end cost to consumers is usually greater. However, site location in relationship to demand, and marketing also play major roles in the value of the material. Detailed qualitative information is not available without disclosure from operators. ORS 517.900 restricts disclosure by DOGAMI of some information contained in surface mining

permit applications. The combination of these factors has prevented a detailed qualitative analysis of aggregate resources.

The quantity of identified resource sites has been gathered from DOGAMI and County permits where information is available. The value of material projected for removal is described in terms of site acreage and/or cubic yards. The figures should not be recognized as absolute. Most operations are conducted on a demand base rather than the sites ability to produce. Most landowners and operators are either unaware or reluctant to disclose the total volume a site might be able to produce.

C. CONFLICTING USES IDENTIFIED

The aggregate sites are categorized by the Plan classification in which they are located in Table AS. The majority of sites are located within one of three resource Plan classifications (ATG, TG & EA) or specifically placed within a Surface mining Zone. The three resource Plan classifications are implemented through zones which have adopted EFU standards. "Aggregate mineral or other resource exploration mining and processing" activities are recognized conditional uses. Specific standards in Section 19.07 of the Zoning, Partition and Subdivision Ordinance require conditional use applicants for mineral and aggregate extraction and/or processing to submit plans for development and meet certain environmental requirements. Primary consideration during conditional use review would be the proposed activity's compatibility with adjacent existing uses. (2A)

The Surface mining Zone identified for two sand and gravel operations designates all activities associated with aggregate or mineral resources as an outright use. Conflicting uses are not allowed even through a conditional use process. (3A)

At this time, only one aggregate resource site is located (Twp. 2S, R 39 EWM, Sec. 34, TL 1700, 27 acres) within an area of potential conflict with adjacent land use practices. This site is currently owned by RD Mac Inc., and contiguous with other property owned and operated by the owner. Land use regulations associated with this property are currently in a transition position.

Island City revised its Land Use Plan and on May 14, 1994 eliminated this area from its UGB. The County held public hearings on May 16, 1984 for a Plan and Zoning map change to determine the most compatible use for this site. At that time consequences of conflicting uses were discussed. Based on the complexity of the issues, the County Court has initiated a Grande Ronde River Corridor Management Plan to deal with all land use activities in the area. The Management Plan will be a supplement to the County-wide Plan. Until its completion and adoption this 170 acre area will be zoned R-3 Farm Residential which allows aggregate operations as a conditional use. The County plans to submit the Grande Ronde River Corridor Management Plan to LCCC shortly after County-wide plan submittal.

VIII. ENERGY SOURCE

Alternate energy or renewable energy resources could play a major role in Union County's future economic development. Development of hydroelectric, geothermal, wind and solar resources has historically contributed to the County's economy. Potential and existing resource development sites are discussed in the following listing.

HYDROELECTRIC

The Land Use Plan, on page 100, discusses three potential large-scale reservoir sites that if ever pursued could include hydroelectric generation facilities as one of their many beneficial uses. At this time none of these sites have a favorable cost-benefit ratio and construction does not appear likely in the near future. (2A)

Commercial small-scale projects, those producing 5 MNW and less, appear to be more economically viable and less detrimental to other resource uses. The City of Cove is pursuing development of a 650 kw off-stream storage and hydroelectric facility which will divert water from Bridge and Mill Creeks. The generation facility will be located on property described as Twp. 3S, R 40 EWM, Sec. 24, TL 6900, SW 1/4, about 1 acre, and is anticipated for construction in the summer of 1984. The development site is within the Timber/Grazing Plan classification and A-2 Forest Use Zone which allows power generating facilities on conditional use approval. The City of Cove received conditional use approval from the County on February 16, 1983.

A second off-stream hydroelectric facility is being developed on property described as Twp. 1S, R 40 EWM, Sec. 18, TL 100, SW 1/4, and is projected to produce 50-60 kw. This site is also within the A-2 Zone and received conditional use approval on April 20, 1983.

A third site located in Union and Baker Counties is being examined, which is in association with the Thief Valley Reservoir dam. This facility would require no changes to the existing structure or regulated flows for irrigation purposes. Instead of spilling water during high flows, water would pass through a turbine to generate electricity. This facility is still in the planning stages and no power production calculations are available. No conflicting uses are anticipated. (2A)

GEOTHERMAL

The Northeast Oregon Geothermal Project, Eastern Oregon Community Development Council, January 1978, identified 22 geothermal springs and wells and their resource characteristics. All of the sources are defined as low temperature resources, not capable of electrical generation but excellent for space heating and a number of commercial and industrial processing uses.

Hot Lake Resort hot springs is identified as having the greatest flow at 1700 gallons per minute and the highest temperature at 185 degrees F. The Hot Lake - Courtright well, located on adjacent property to the east, has flows of 30 gpm and a temperature of 178 degrees F. The Medical Springs warm spring has flows of 150 gpm and temperatures of 140 degrees F. All of

these properties are included within a Rural Center Plan classification and an R-1 Zone which allow commercial and light industrial uses through conditional use approval. (3A) The other springs and wells in the County have temperatures less than 100 degrees F and are located in resource zones in the County. No conflicts with existing land use practices have been identified. Future energy development is anticipated to be compatible and more probably enhance resource development in the resource zones, as well as the Rural Centers. (2A)

WIND

Several private landowners are currently testing the economics of wind-driven electrical generators. There are about 10 small generators capable of producing about 2.5 kw at peak output scattered around the County. One generator having an installed capacity of 10 kw is located on the east flank of Craig Mountain on property described as Twp. 4S, R 39 EWM, Sec. 15, TL 6100, SW 1/4. All systems are designed to feed power into the public utility lines.

Sampling stations were set up around the County to survey potential production sites. The results of this study are available from the Oregon Department of Energy.

All of the generators and potential sites in the County are located on land zoned for resource uses. Conflicts between wind veneration and other resource-related uses are not anticipated. (2A)

SOLAR

The use of solar energy in the County is most suited for passive solar heating. Many new structures are being constructed to maximize utilization of solar energy. Eastern Oregon State College conducted a study on the total number of degree days in Union County. This information is logged in the County's computer and at EOSC.

Due to the large lot sizes in the County no conflicts with resource utilization is anticipated, therefore the County has not pursued or adopted solar easement provision to its Zoning Ordinance. (2A)

IX. OUTSTANDING SCENIC VIEWS & SITES

Outstanding scenic views and sites are indigenous to Union County. Two specific sites are given special consideration by the Oregon Department of Transportation and are described on page 99 of the Land Use Plan - April 1979. The Blue Mountain Forest Wayside is adjacent to I-84 and in state ownership. The majority of the Minam River drainage is in federal ownership and protected under the Oregon Scenic Waterways Program. Therefore no conflicting uses are anticipated. (2A)

X. OPEN SPACE

No land area has been designated as necessary for open space. However, as previously stated on page 25 of the Union County Atlas 49.64% of the County is in public ownership. The majority of this land area (628,904 acres) is managed by the U.S. Forest Service and the Bureau of Land management for multiple purpose public uses.

If a need is ever designated for open space this land area should be adequate to satisfy that need. Since this land area is under federal ownership the County has no administrative authority over land use actions. (1A)

XI. WILDERNESS AREAS

While the Eagle Cap Wilderness is relatively small (354,692 acres) by comparison to other designated wilderness areas it has many outstanding wilderness qualities. Of the four Wild and Scenic Rivers in the Wilderness, The Minam River is partially in Union County. The Wilderness encompasses the Wallowa Mountains including peaks over 8000 feet and geologically referred to as the Wallowa Mountain batholith comprised of Columbia River basalts intruded by igneous masses and overlain by metamorphosed sediments. A diverse wildlife population includes rocky mountain elk, mule and white tail deer, bighorn sheep, mountain goats, mountain lions, bobcats, and may other smaller mammals and amphibians.

Conflicts with the Eagle Cap Wilderness are minimized by USDA Natural Forest land ownership and land management. However, conflicts with wilderness values can exist on "in holding" (private land surrounded by USFS land) or on the wilderness boundary with private lands.

Where conflicts are within one quarter mile of an "in holding" or wilderness boundary the proposed use should be reviewed per the Union County Zoning, Partition and Subdivision Ordinance Section 20.09 review process to limit conflicts per a "3A" Goal 5 resource site designation for the Wilderness.

XII. WATER AREAS, WETLANDS, WATERSHEDS & GROUNDWATER RESOURCES

Surface and groundwater resources are described in the Union County Atlas on pages 64 to 78. The Oregon State Water Resources Board developed river basin studies throughout the State in the 1960's. The Grande River Basin (1960) and Powder River Basin (1967) reports are adopted by reference, but should be updated as soon as possible.

Water quality is discussed in the Union County Atlas on pages 79 and 80. Impacts to surface and subsurface waters from point and non-point sources of pollution are regulated by the Oregon

Department of Environmental Quality. The Union County Zoning, Partition and Subdivision Ordinance - November 2, 1993 defines riparian zones and regulates (Sec. 18.08) their use for surface water quality protection. (3A)

XIII. CULTURAL AREAS

Cultural areas are defined as areas characterized by evidence of an ethnic, religious or social group with distinct traits, belief and social forms.

No such areas have been identified in the County. (1A)

XIV. POTENTIAL & APPROVED OREGON RECREATION TRAILS

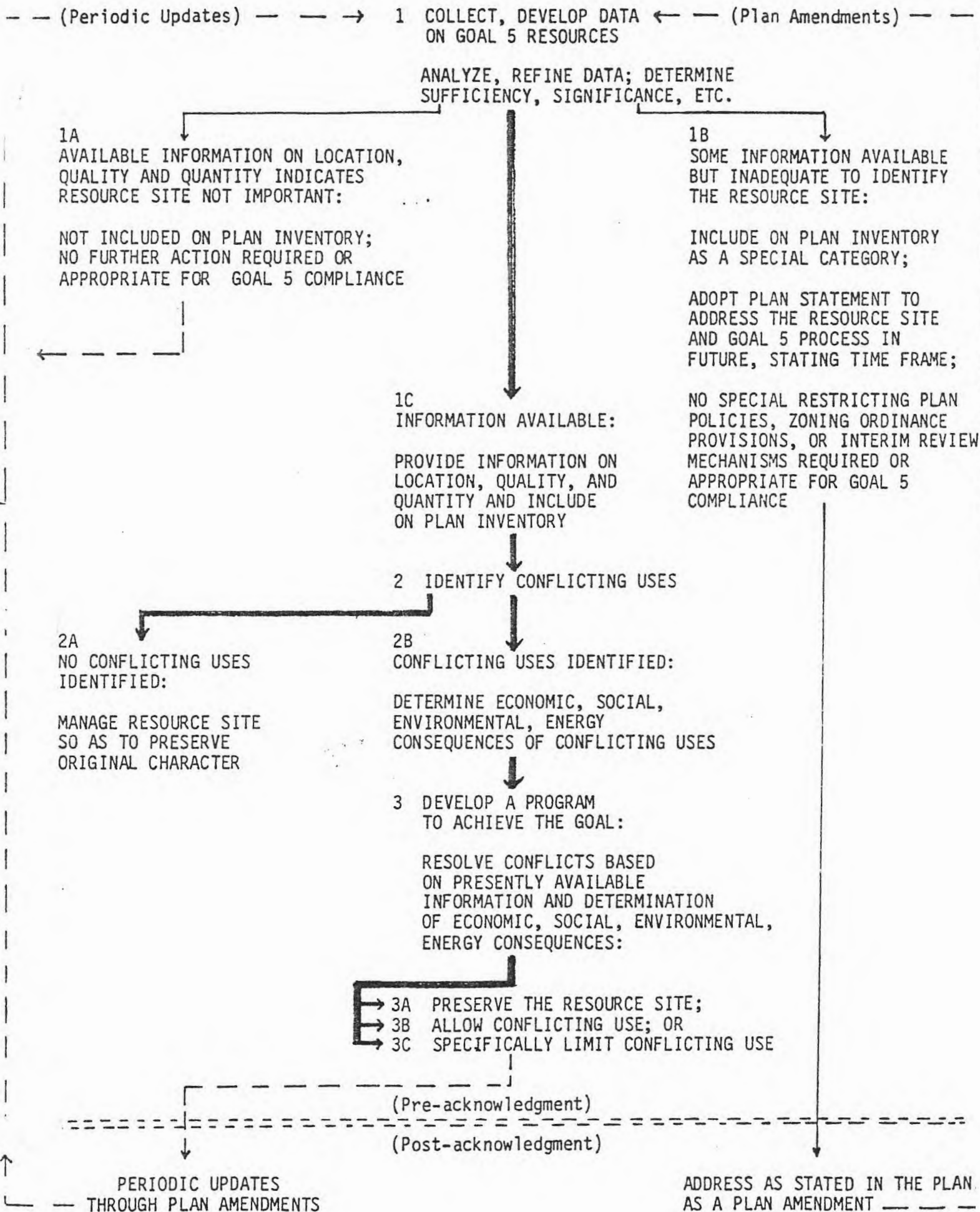
There are no potential or approved Oregon recreation trails in Union County. (1A)

XV. POTENTIAL & APPROVED FEDERAL WILD & SCENIC WATERWAYS AND STATE SCENIC WATERWAYS

Potential and approved federal wild and scenic waterways and state scenic waterways, are identified on page 99 of the Union County Atlas. The Oregon Department of Transportation has recently begun a detailed study on the Wallowa River from its confluence with the Miner River downstream to its confluence with the Grande Ronde River and on northeast to the Oregon border. The river corridor is being studied for potential inclusion into the Oregon Scenic Waterways System. The eventual outcome will be incorporated into the background information of the County Plan.

No conflicting uses exist at this time. However, the Wallowa River and Grande Ronde River have been considered for hydroelectric production (see Union County Atlas, pg.100). The study process under the Oregon Scenic Waterways System will analyze the social, economic and environmental conflicts between the two potential uses.

The Goal 5 Process will be pursued during the first Plan update to review the outcome of the current study. (19)



**UNION COUNTY
LAND USE PLAN
GOAL 2 EXCEPTION AREAS
JUSTIFICATION PER
OAR 660-04-000**

June 14 1984

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CLASSIFICATION	EXCETPTION AREA
RR RURAL RESIDENTIAL	North Elgin Fruitdale Road Island City South LaGrande Cove North Union South Union
FR FARM RESIDENTIAL	Mt. Glenn Island City East Cove Ladd Canyon West Union East Union
FR FOREST RESIDENTIAL	Lost Creek
RC RURAL CENTER	Spout Springs Alicel Upper & Lower Perry Starkey Camp Elkanah Hot Lake Telocaset Medical Springs Anthony Lakes
I INDUSTRIAL	Alicel Conley Island City Industrial Park Grande Ronde River SMZ Hwy 203, I84 Union SMZ

IV. GOAL EXCEPTION DATA AND FINDINGS FOR THE LA GRANDE MUNICIPAL AIRPORT - PA PUBLIC AIRPORT ZONE

I. INTRODUCTION

The Union County Land Use Plan maps identify approximately 30 different areas outside urban growth boundaries for non-resource uses. Statewide planning Goal 2 requires that an exception be taken to the applicable goal (Goal 3 Agricultural Land and Goal 4 Forest Land) where resource lands are designated for some other use. Oregon Administrative Rule 660-04-000 identifies two procedures that counties may use to justify taking resource lands out of resource production.

The County has applied the "developed and/or committed lands" procedure to all areas except one. A "full exception" is being pursued for 218 acres at the La Grande Municipal Airport which is zoned Public Airport. Each area is analyzed in detail and data are compared to specific criteria as required by the applicable procedure. Additional information is provided where relevant. The County believes all of the identified exception areas comply with the applicable exception procedure and criteria.

UNION COUNTY, OREGON

EXCEPTIONS AREA INDEX MAP

II. DEVELOPED AND COMMITTED LANDS - EXCEPTION ANALYSIS & CRITERIA

The following land use classifications are identified in the Union County Land Use Plan as existing developed or committed land areas. The acreage of each classification is given to show its relative percentage impact on the County's rural area which includes approximately 656,000 acres of privately owned resource land. It should be noted this does not include the public lands or lands within urban growth boundaries.

Classification	Total Acreage	% of Private Rural Land
RR Rural Residential	3486	.53
FR Farm & Forest Residential	5093	.78
RC Rural Center	994	.15
I Industrial	546	.08
<u>A Public Airport</u>	<u>414</u>	<u>.06</u>
TOTAL developed or committed acres	10533	1.60

.80% of County 1.6 % of private rural land in County

In order to facilitate a better understanding of the reasons underlying the committed lands criteria this document will address other appropriate factors in the Goal 2 Exceptions Process, even though they are not required by OAR. This will provide additional relevant information which will help recognize the importance of the committed lands existence and the need for their continued development. Application of resource zoning is not realistic in these areas even though many of the properties are engaged in some form of limited farm use on a non-commercial level.

Each area is defined by a boundary around the "developed" and "committed" lands which have common environmental, social, economic or physical characteristics.

The remaining portion of this section addresses each non-resource or development classification and presents a justification analysis and compliance criteria for each classification. The discussion on the Rural Residential and Farm C Forest Residential classifications has been consolidated due to their similar nature. Individual sites or areas within each classification are addressed in detail in Section III.

I. RR - RURAL RESIDENTIAL, FR - FARM RESIDENTIAL & FOREST RESIDENTIAL EXCEPTIONS ANALYSIS AND CRITERIA

1. GENERAL NEEDS ANALYSIS: The need for continued existence and development of the Rural and Farm and Forest Residential areas is supported by the following factors.

A. Community Attitude/Socio-Economic Factors:

Union County residents traditionally maintain a general philosophy of rural living. Participating in activities such as 4-H and FFA along with limited small farm crop and livestock production has become an important pre-occupation of many rural residents and contributes significantly to the overall agricultural economy of the County. A review of the number of small farm or "hobby farm" units in the County is an indication of the demonstrated desire for the established RR & FR areas. There is no other alternative to satisfy this desire for two fundamental reasons:

- (1) There is an insufficient number of pre-existing substandard sized properties available for RR & FR use for the number of people desiring only small scale farming activities.
- (2) Land within UGB's cannot be divided into large lot rural tracts while waiting for future urban uses. Future urban development would be discouraged by an unwillingness to convert pre-existing uses.

It is projected that, because growth of these designated areas has been relatively slow over the years, the areas identified as "committed lands" would be adequate to satisfy the small farm and rural residential growth for the next 15-20 years. The emphasis is not to encourage new small parcel rural development in areas that should be preserved for resource use, but rather to permit the continued development of those areas which have already set a pattern of "parcelization" to accommodate rural residential and farm or forest residential growth.

B. Parcel Size Significance

The existing trend of parcel sizes in the RR and FR areas provides evidence of their respective growth and is the most significant element of the goal exception justification for the following reasons:

- (1) The "committed land" determination is directly related to parcel size because there is a definite land value difference between the larger acreage commercial-level farm and the smaller acreage "part-time" or "hobby-farm", even though both include farm use.
- (2) It is not considered economically feasible, or even possible in most circumstances, to operate a commercial level farm within a RR or FR area where the parcel sizes would range from one to 40 acres. In Union County, commercial farms operate within the Exclusive Agriculture, Agriculture/Timber/ Grazing or Timber/Grazing plan classifications. Implementing zoning map boundaries have been drawn to assure the continuation of commercial resource parcels.
- (3) The designated RR and FR areas cannot be included in city urban growth areas on one hand and cannot be justified on resource lands on the other. It is therefore necessary to identify the areas where parcel size and existing land use practices already has demonstrated commitment to non-commercial levels of farming or forest production.

C. Land Use/Farm Deferral Significance

Land Use Factor: The RR and FR classifications do allow many of the uses identified in ORS 215.213 for Exclusive Farm Use Zones. However, because of their different land use intensities, smaller parcel sizes and close proximity to urban growth boundaries, the RR and FR designated areas do include many non-resource uses not allowed in resource zones. This fact, along with their inherent inability to meet EFU standards, produces a justifiable distinction.

Farm Deferral Significance: The RR and FR inventory indicates that over 90% of the owner-ships are receiving a farm deferral assessment. Most of the deferrals are on relatively small parcels of limited non-commercial level farm use for the purpose of

income subsidy and "hobby farming". The large number of these deferrals tends to support the popular desire for rural living and the practice of conducting small scale farming activities.

It is relatively easy to obtain a farm deferral assessment regardless of parcel size or regardless of whether or not a parcel is a commercial farming operation or a small hobby farm. For these reasons, farm deferral assessment provides little or no measure in determining the type or intensity of farm use therefore does not provide adequate justification for classifying property within a resource zone.

D. Overall Economic Benefits

The concentration of RR E FR areas adjacent to existing communities and associated with committed lands will eliminate the random location of these uses on commercial resource lands. This will allow the continuation of the most economic management practices for resource production.

The local economic benefits derived from the continued existence and development of the RR and FR areas outweigh the benefits that would be realized from somehow changing these areas back to a resource classification. In addition to the above analogy, this conclusion is supported by the relatively low percentage impact the RR (0.53%) and FP (0.78%) acreage has on the total land resource in the County.

E. Geographic Location Factors

Fortunately, most of the developed and committed parcels have over the years developed in specific areas which are associated with the County's urban areas and transportation systems. This has made the task of defining and justifying the RR and FR areas much less difficult. For example, all the Rural Residential areas are adjacent to Urban Growth Boundaries. Likewise, the Farm Residential areas are adjacent to UCB or R1 areas with the exception of Mt. Glenn, Ladd Canyon and Lost Creek.

The RR and FR areas close proximity to the urban areas facilitates energy conservation as opposed to a random placement throughout the rural area.

II. REVIEW OF ALTERNATIVE LOCATIONS, LONG RANGE CONSEQUENCES AND COMPATIBILITY WITH ADJACENT RESOURCE USES:

Most of these considerations are discussed in the fore-going analysis of related factors for the RR and FR areas and are further considered in the findings for the Rural Center Industrial and Public Airport classifications. The "compatibility with adjacent use" consideration is primarily dealt with in the Findings Summary for each individual exception area in Part III.

The following general findings support the RR EFR areas:

- A. Alternative locations - Identification of alternative sites would include resource lands which are not irrevocably committed or physically developed and would require a full new exception.
- B. The long range consequences of not applying Goal 3 or Goal 4 to these designated areas are minimal or non-existent for the following reasons.
 - (1) These areas have already established a trend for their continued existence of non-commercial level farming activities and residential needs.
 - (2) The fact that RR and FR areas are confined to specific areas adjacent to or near urban growth boundaries and transportation systems facilitates energy conservation while providing a lower impact transition between the urban areas and exclusive agricultural areas of the County.
 - (3) The total acreage of RR and FR areas indicates a relatively small percentage impact on the agricultural and timber/grazing areas as a whole and should result in little or no adverse economic effects. Conversely, as pointed out in the foregoing needs analysis, the application of EFU zoning to these areas would likely create more of an adverse economic impact since these areas do significantly contribute to the local economy with small scale farming activities and rural housing.
 - (4) There are no known or anticipated environmental consequences resulting from the continued development of these areas.
- C. Land use compatibility with adjacent resource use is not a serious concern primarily because these areas are confined to specific locations adjacent to or near urban areas as opposed to being scattered throughout the rural area. More specific findings are discussed in Part III for each designated area.
- D. There are certain social consequences that result from the smaller parcel rural development of these areas, e.g. dogs vs. cattle, inadequate fencing for control of livestock and trespass. However, the confined proximity of the RR and FR areas to urban growth areas results in less effect on exclusive agricultural land.

III. RURAL RESIDENTIAL - EXCEPTION CRITERIA- Parcel Size Designation: 0 to 10 acres.

- A. Developed Land

1. Parcels of less than 10 acres in size with a dwelling or other existing non-resource primary use.
2. A recorded Subdivision Plat having less than 10 acre parcels recorded between 1963 and 1973.

B. Committed Lands

1. Parcel Size Criteria
 - a. An area of contiguous parcels where more than 50% of the total acreage is in parcels less than 10 acres in size• or
 - b. An area of contiguous parcels where more than 50% of the total number of ownerships is in parcels less than 10 acres in size.
 - c. An area under a or b where the average ownership size is less than 10 acres.
2. Parcels 10 acres or greater but bordered on three sides by parcels less than 10 acres in size.
3. Parcels which have public sewer and/or water facilities and which are available to the property.
4. An area where at least 50% of the total number of parcels less than 10 acres are developed.
5. An area which does not include parcels of 160 acres or greater which is used or which could be used for exclusive agriculture meeting Exclusive Farm Use standards.

IV. FARM RESIDENTIAL & FOREST RESIDENTIAL EXCEPTION CRITERIA

Parcel Size Designation: 10 to 40 acres.

A. Developed Land

- (1) Parcels of less than 40 acres in size with a dwelling or other existing non-resource primary uses.
- (2) A recorded Subdivision Plat having less than 40 acre parcels recorded between 1963 and 1973.

B. Committed Lands

(1) Parcel Size Criteria

- a. An area of contiguous parcels where more than 50% of the total acreage is in parcels less than 40 acres in size, or
- b. An area of contiguous parcels where more than 50% of the total number of ownerships is in parcels less than 40 acres in size.
- c. An area under a or b where the average ownership size is less than 40 acres.

(2) Parcels 40 acres or greater but bordered on three sides by parcels less than 40 acres in size.

(3) An area where at least 50% of the total number of parcels less than 40 acres are developed.

(4) An area which does not include parcels of 160 acres or greater which is used or which could be used for exclusive agriculture meeting Exclusive Farm Use standards.

V. RC RURAL CENTER - EXCEPTIONS ANALYSIS AND CRITERIA

The Rural Centers designated in the Union County Comprehensive Plan are unincorporated areas which are partially developed and irrevocably committed.

This conclusion is supported by the following compelling reasons which identify the need and provide the basis for the Rural Center designations and goal exception. Detailed "developed" and "committed" lands findings for each rural center are discussed in Part III of this document.

- A. The Rural Centers are already in existence and there are no suitable alternate areas available or needed for the Centers.
- B. The Rural Centers have traditionally been considered and accepted as having unique and historic significance to the County and the traveling public. They provide an established purpose in the County's land use pattern for residential and commercial activities and for recreational facilities.
- C. The environmental• social and economic wellbeing of the Rural Centers depend largely on the expectation that these areas are needed for expansion of existing recreation and rural facilities. This may include a variety of related land uses compatible with the established Rural Center development and adjacent resource land use. (It is recognized

that the future Rural Center land uses will be influenced primarily by the special use characteristics of the original established uses.)

- D. Rural Centers provide the opportunity for their residents to live in the area of their employment which facilitates energy conservation and enhances the economic stability of the residents and the Rural Center as a whole.
- E. The recreational Rural Centers of Anthony Lakes and Spout Springs have some potential commercial timber resources. However• the U.S. Forest Service does not anticipate commercial harvest of this timber to any extent which would conflict with Rural Center objectives or forest use practices of the U.S.D.A.

Based upon these basic findings• the following specific criteria are established to determine the "developed" and "committed" land justification within each designated Rural Center.

DEVELOPED LAND

- 1. Parcels within a designated Rural Center containing permanent or seasonal dwellings.
- 2. Parcels within a designated Rural Center containing commercial, industrial, public or semi-public uses.
- 3. Land which has been developed and is being used for recreational activities.
- 4. A recorded subdivision plat having parcel sizes of one _acre or less which was approved between 1963 and 1973.

COMMITTED LAND

- 1. Vacant land within a designated Rural Center which is adjacent to developed land on 3 or more sides.
- 2. Vacant land included within a Rural Center because of certain adjacent topographic conditions which geographically defines the area as a related part of the Rural Center.
- 3. Vacant land which is marginal and has no conceivable potential for commercial agricultural pursuits within a Rural Center.

VI. INDUSTRIAL - EXCEPTIONS ANALYSIS AND CRITERIA

The industrial areas designated in the Union County Land Use Plan are existing partially or wholly developed areas which are irrevocably committed to industrial use.

This conclusion is supported by the following compelling reasons which provide the basis for their industrial designation and goal exception.

- A. The following designated industrial areas are existing and include industrial uses which significantly contribute to the County's economic base.

Island City Industrial Park (ICIP)

- Boise Cascade Particle Board Plant
- Terry Trailer Manufacturing Corp.
- Borden Chemical Corp.
- Eastern Oregon Custom Coaters, Inc. (formerly Union Co. Solid Waste Processing Center)

Alicel

- Grass Seed Processing Plant
- Peacock Lumber Co.
- Union Pacific Railroad Leases - Grain Elevators

Conley

- Valley Chemical Corp. - Industrial Office
- Comm. Agric. Storage Bldg.

I-84 & Hwy 203

- La Grande Livestock Sale Yard
- Crisstad Enterprises Inc. wood chipping & mill

- B. The Island City Industrial Park has been included because the developed and undeveloped committed lands within the ICIP are based upon its full service capability for immediate Industrial development.
- C. Alicel includes developed and undeveloped committed land which is entirely under the ownership of the existing development and which is planned for its own use and expansion.
- D. Conley includes four (4) developed parcels and one (1) vacant parcel which is expected to develop consistent with existing uses.
- E. Mc Allister C Hwy. 203 area includes two developed parcels and one vacant 9.77 acre parcel.

- F. These industrial areas were in existence prior to the enactment of Statewide Planning Coals resulting in extensive development and irrevocable commitments for continued development within their boundaries. For example, the ICIP is planned for streets and rail spurs and has installed sewer and water supply lines to serve the entire property.

Based upon these basic factors, the following criteria are established to justify the inclusion of these industrial areas as "developed" and "committed" lands.

DEVELOPED LAND

1. Land within a designated industrial area which is being used for industrial activities.

COMMITTED LAND

1. Vacant land within a designated industrial area which is part of the same ownership as the existing activity and is planned for its own use and/or expansion needs.
2. Land within a designated industrial area where more than 50% of the numbers of ownerships are developed with industrial/commercial uses.
3. Vacant land within the Island City Industrial Park which has full service capability, including public sewer and water supply, fire protection, rail access and is planned to satisfy, in part the projected industrial land needs for the La Grande Urban Growth Area.

VII. COMMERCIAL INTERCHANGE - 1-84 C Hwy. 203

Developed and Committed Land Analysis and Justification

Union County has designated about 35 acres west of the intersection of 1-84 and Oregon Hwy. 203 for Commercial interchange uses. This area is currently committed or developed based on the following criteria:

DEVELOPED LAND

1. Parcels within a Commercial Interchange Zone which contain permanent commercial uses.

COMMITTED LAND

1. Vacant land within a Commercial Interchange Zone which is serviced by public sewer or water facilities and adjacent to developed commercial interchange uses.
2. Vacant land adjacent to an interstate interchange which is easily accessed by on and off ramps.

3. Vacant land bordered on three sides by developed land or major access corridors.

VIII. PUBLIC AIRPORT - LA GRANDE MUNICIPAL AIRPORT

The La Grande Municipal Airport is essential to the local and regional transportation system. The long standing existence of the airport property gives it unquestionable importance in the land use planning activities of the city and county. 418 acres of the airport property are predominantly developed with airport and related facilities and are irrevocably committed to present and future growth. This conclusion is based upon the following factors.

- A. The airport is an integral part of a transportation network that meets the public need for a general aviation facility.
- B. The airport is an existing facility. The airport property is owned by the City of La Grande and consists of the following:
 - Airport runways E improvements & 418 acres
 - USFS fire-fighting facilities
- C. The airport is an integral part of the community's economic system and is expected to provide for the improvement and diversification of those economic factors which directly relate to the community it serves. In this sense, Goal 9 would require that the La Grande Municipal Airport be protected to the highest degree.
- D. The City of La Grande has planned for the future of the airport property through the development and adoption of "Airport Master Plan for the La Grande Municipal Airport" which was approved by the Federal Aviation Administration on May 11 1979.

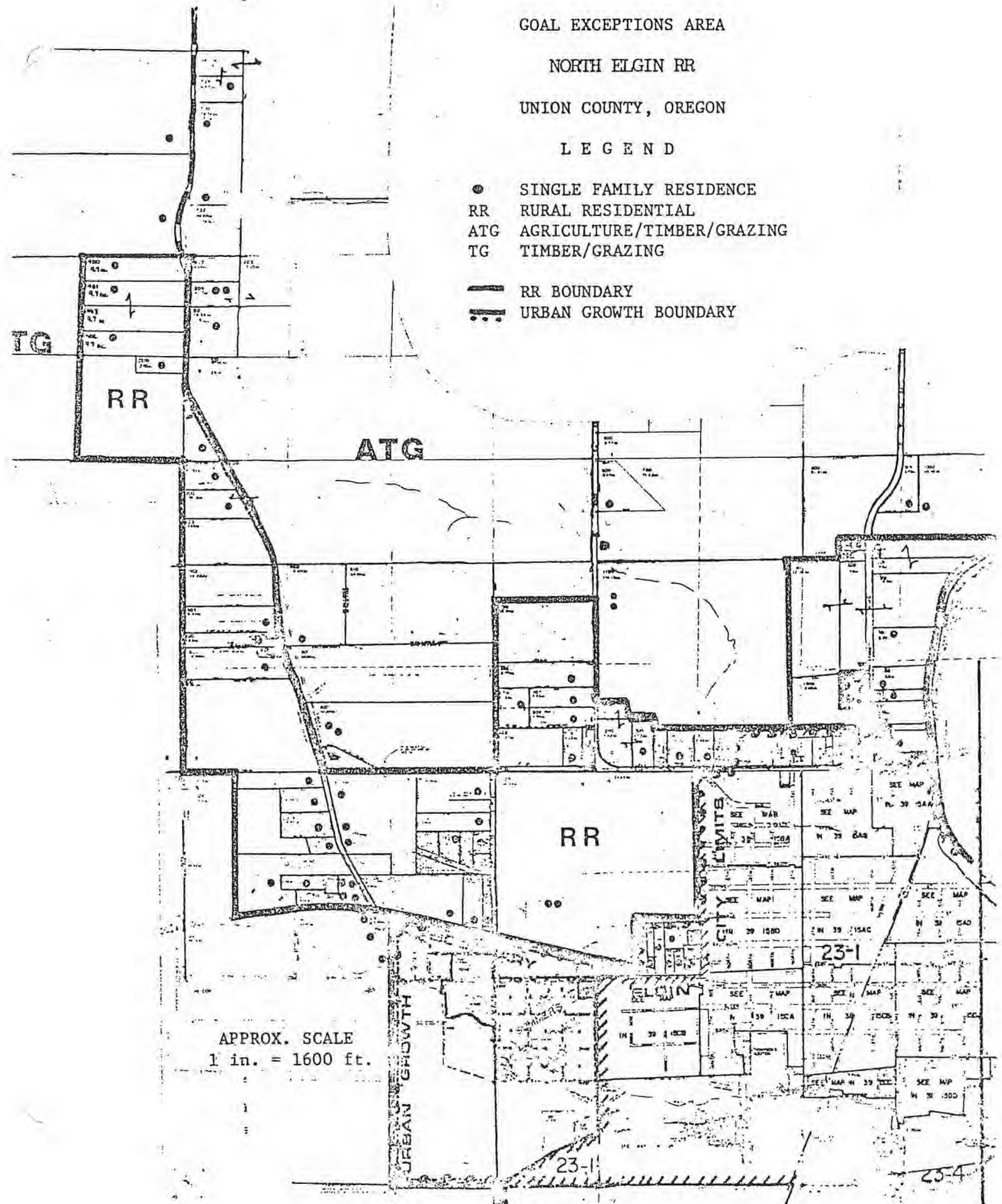
The remaining 218 acres owned by the City of La Grande and recognized as part of the La Grande Municipal Airport property is not committed or developed. However, the Airport Master Plan and the County Zoning maps have identified this area for commercial and light industrial uses. Therefore the County is taking a full exception for this area according to OAR 660-04-020 and 660-04-022 provisions.

Both, developed and committed lands, and the full exception justifications are presented under the Public Airport discussion.

III. GOAL EXCEPTION DATA AND FINDINGS SUMMARY FOR EACH
"DEVELOPED" AND/OR "COMMITTED" EXCEPTION AREA

RURAL RESIDENTIAL AREAS

RR BOUNDARY
URBAN GROWTH BOUNDARY



Area: North Elgin RR		Plan Classification: Rural Residential		
Location: North of Elgin City limits & on the west side of Elgin Foothill Market Road				
INVENTORY				
Ownerships:	No.	%	Acres	%
Parcels 5 acres and less	34	59%	108	19%
Parcels 5 to 10 acres	10	17%	80	14%
Parcels 10 to 40 acres	10	17%	182	32%
Parcels 40 to 160 acres	4	7%	194	34%
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	58	100%	564	100%
Total Parcels Less than 10 acres	44	76%	188	33.3%
Total Parcels 10 acres or greater	14	24%	376	66.6%
Average Ownership Size			10.5	
LAND USE:				
Farm Deferral Parcels Less than 10 acres			51	
Farm Deferral Parcels 10 Acres or greater			360	
Total Acres of Farm Deferral Parcels			411	
Total Developed Parcels with Residence	48	83%		
Other Primary Non-Resource Uses	2			
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The North Elgin RR inventory does not indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL RESIDENTIAL classification.

Summary	No.	%	Acres	%
Ownership	58	100%	564	100%
Developed Parcels	48	83%		
Less than 10 Acre Parcels	44	76%	188	33.3%
Average Ownership Size			9.7	

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

The North Elgin RR area is bordered on the north and east by cultivated agricultural activities and on the west by timber and grazing uses. The area is located adjacent to the City of Elgin and its urban growth boundary. Similar to the other RR areas adjacent to urban growth boundaries, a parcelization trend has been established as a result of the popular desire of many people for a rural living environment. This activity has resulted in a transition area between urban and agriculture and timber uses. Since the land use relationship has been established, the continued existence and infilling of this area for rural residential uses will not create any significant conflicts with adjacent resource uses. The area is relatively flat with no known natural hazards.

3. Public Facilities and Services.

Access: The primary access to the area is provided by the following County Roads: Elgin Foothill Market Road which is paved. Elgin/Palmer Junction Road, which is graveled and Hallgarth/Galloway Road which is paved.

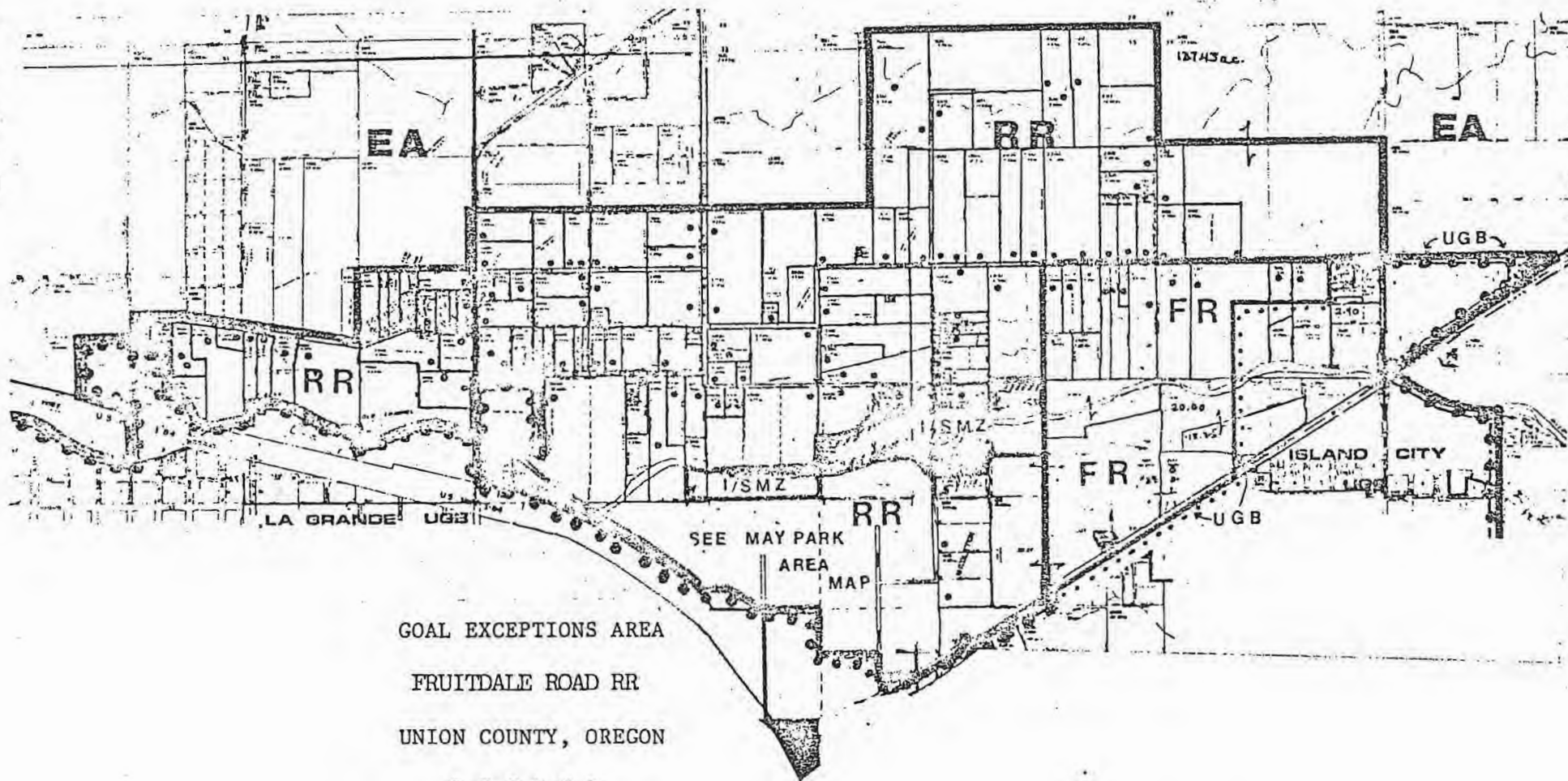
Water and Sewer: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells or developed springs. Sewage disposal is by individual sewage disposal systems permitted by the Department of Environmental Quality.

Fire Protection: Fire protection is provided by the Elgin Rural Fire Protection District.

4. Other Relevant Factors.

Farm Deferral Significance: Similar to other RR areas, the inventory indicates that the farm deferral assessment of this area does not justify an Exclusive Agriculture plan classification for reasons specified in the foregoing Part III committed lands analysis.

5. In conclusion, the facts presented indicate that the North Elgin RR area meets the "developed" and "committed" lands exception analysis and criteria specified in Part III. Therefore, it would not be appropriate or economically feasible to apply Goal 3 or EFU zoning standards to this area.



GOAL EXCEPTIONS AREA

FRUITDALE ROAD RR

UNION COUNTY, OREGON

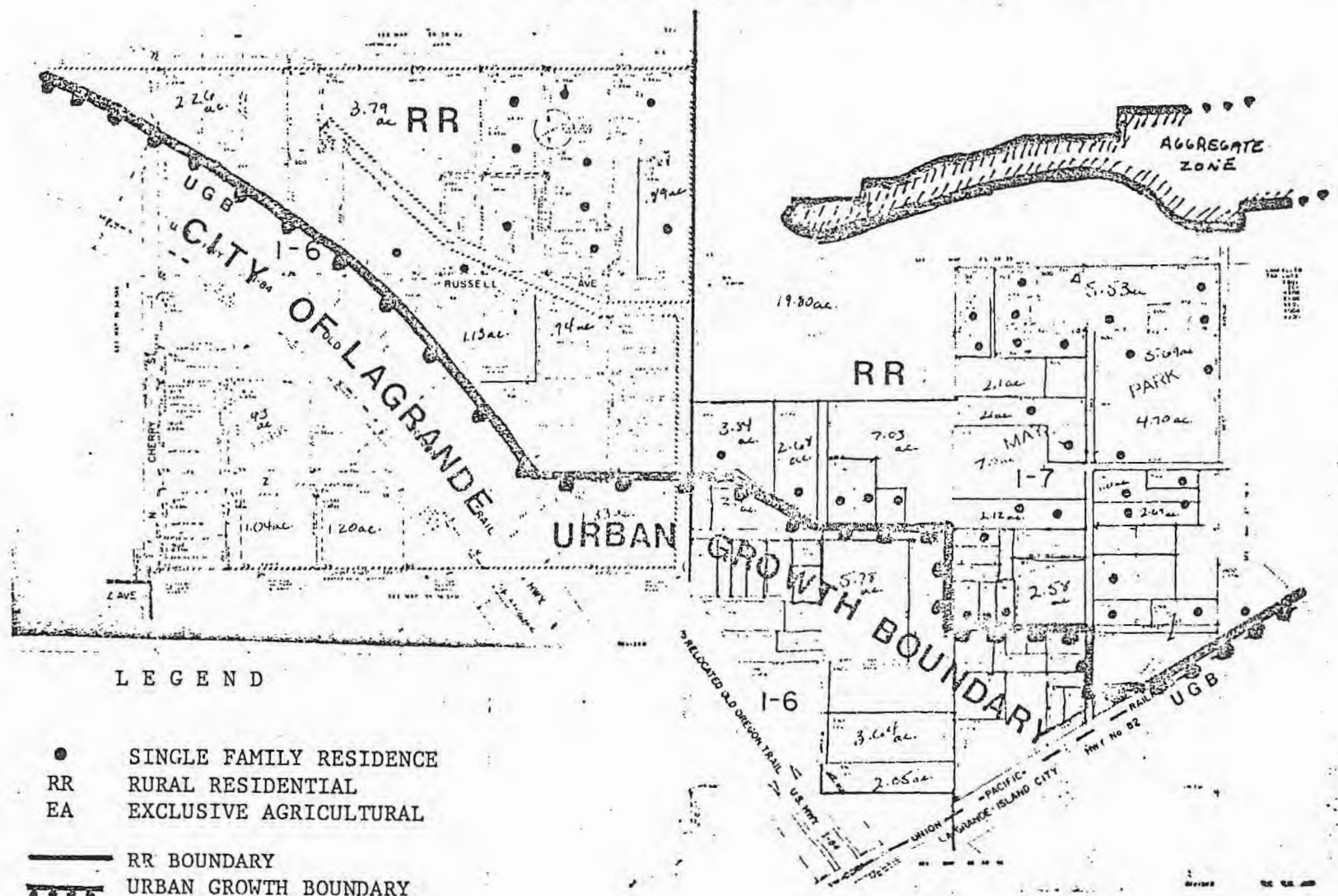
LEGEND

- SINGLE FAMILY RESIDENTIAL
- RR RURAL RESIDENTIAL
- EA EXCLUSIVE AGRICULTURE
- RR BOUNDARY
- URBAN GROWTH BOUNDARY

APPROX. SCALE
1 in. = 2000 ft.

MAY PARK SECTION
(FRUITDALE ROAD AREA)

SEE - FRUITDALE RD. AREA MAP



APPROX. SCALE 1 in. = 400 ft.

Area: Fruitdale Road RR		Plan Classification: Rural Residential		
General Location:				
INVENTORY				
Ownerships:	No.	%	Acres	%
Parcels 5 acres and less	135	72%	286.35	33%
Parcels 5 to 10 acres	36	18%	257.54	30%
Parcels 10 to 40 acres	17	9%	269.77	31%
Parcels 40 to 160 acres	1	1%	56.	6%
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	189	100%	869.66	100%
Total Parcels Less than 10 acres	171	91%	543.9	63%
Total Parcels 10 acres or greater	18	9%	325.8	37%
Average ownership size			5.1	
LAND USE:				
Farm Deferral Parcels Less than 10 acres			217	
Farm Deferral Parcels 10 Acres or greater			325	
Total Acres of Farm Deferral Parcels			542	
Total Developed Parcels with Residence	135	71%		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other: 63 & 39 unit mobile home parks	102		13	

FINDINGS SUMMARY

1. The Fruitdale Road RR inventory does not indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL RESIDENTIAL classification.

Summary	No.	%	Acres	%
Ownership	189	100%	869.66	100%
Developed Parcels	135	71%		
Less than 10 Acre Parcels	171	91%	543.9	63%
Average Ownership Size			5.1	

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

Adjacent Uses: The Fruitdale Road area is bordered on the south by the La Grande and Island City Urban Growth Boundaries. Adjacent areas to the north, east and west are used for farming operations on larger parcels. There has been no evidence of conflicts between

rural residential uses and agricultural activities. The 1983 Zoning Ordinance includes a Surface Mining Zone which is wholly contained within this RR area. Protective provisions for both residential uses and mining operations are identified in the SMZ.

Geographical Characteristics: The Fruitdale Road area is relatively flat and is subject to no known natural hazards except along the Grande Ronde River which is protected by flood plain zoning.

3. Public Facilities and Services.

Access: Access is provided from the following county maintained roads: Fruitdale Road, Mt. Glenn Road, Black Hawk Road, Chandler Leffel Road, Hunter Lane, River St., May Street and Highway 32.

Water and Sewer: Public water and sewer facilities are not available to the Fruitdale RR area, exception for a sewer line provided by the Island City Area Sanitation District. Within the exception area there is about 60 acres north of Fruitdale Road and west of Hunter Lane which is also in the Island City Area Sanitation District. A. gravity sewer line extends up Hunter Lane, turns the corner at Fruitdale Road and runs about 800 feet west along the roads north side. The line is planned to be extended an additional BOO feet to the districts west boundary as the need arises.

Everywhere else individual sewer systems are permitted by the Oregon Department of Environmental Quality. Domestic water is provided by individual wells.

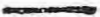
4. Other Relevant Factors:

Farm Deferral Significance: The inventory indicates a substantial number of parcels on farm deferral assessment all of which are relatively small and not used for exclusive farm use.

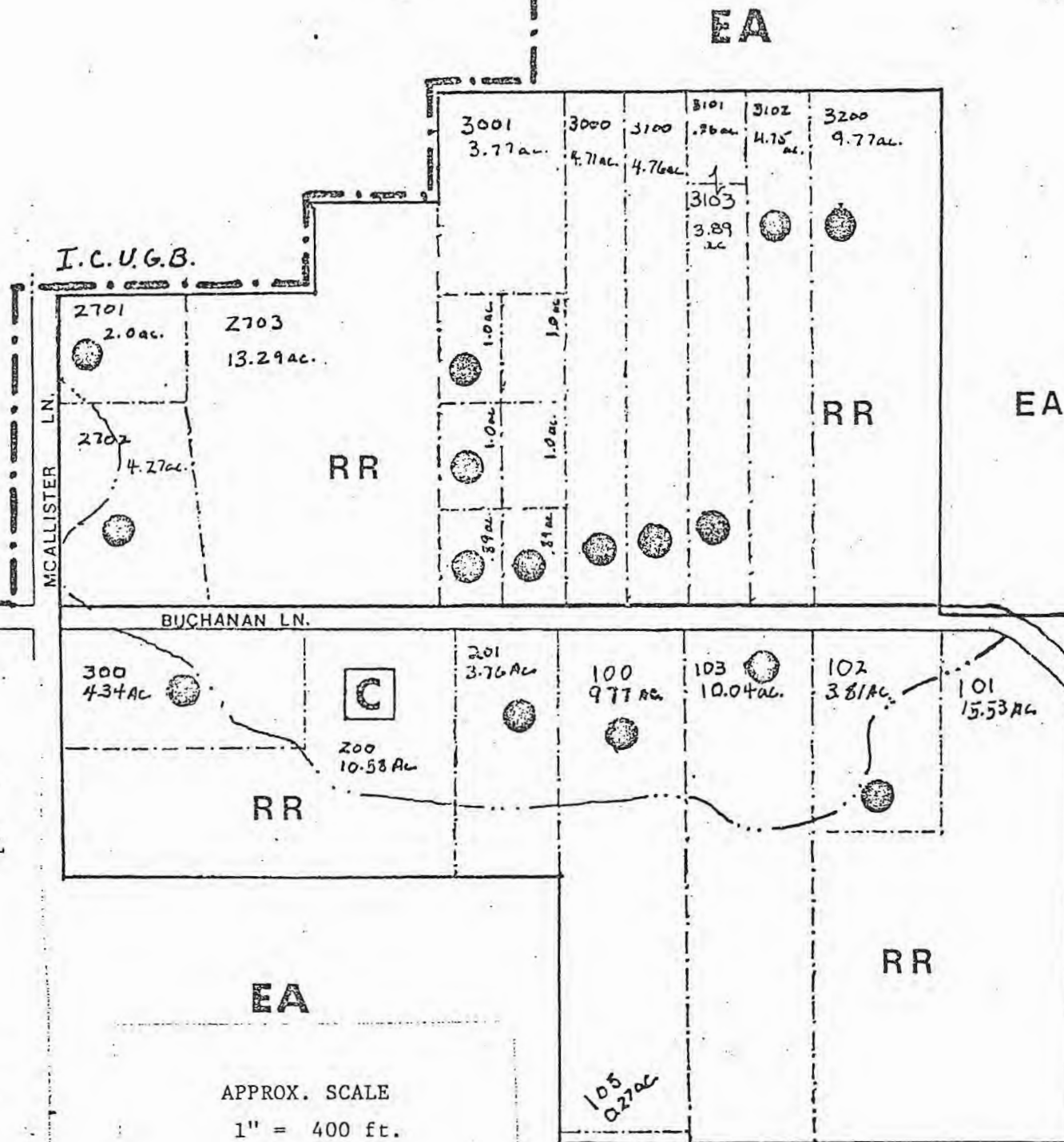
In conclusion, the facts presented indicated that the Fruitdale Road RR area qualifies with the "developed" and "committed" lands exception analysis and criteria specified in Part III. Therefore it is not appropriate or economically feasible to apply Goal 3 or EFU zoning standards to this area.

GOAL EXCEPTIONS AREA
ISLAND CITY RURAL RESIDENTIAL
UNION COUNTY, OREGON

LEGEND

-  SINGLE FAMILY RESIDENCE
- RR RURAL RESIDENTIAL
- EA EXCLUSIVE AGRICULTURAL
-  RR BOUNDARY
-  URBAN GROWTH BOUNDARY
-  COMMERCIAL USE

APPROX. SCALE
1" = 400 ft.



Area: Island City RR		Plan Classification: Rural Residential		
Location: South of Island City UGB & east of McAllister Lane				
INVENTORY				
Ownerships:	No.	%	Acres	%
Parcels 5 acres and less	16	73	47	40
Parcels 5 to 10 acres	2	9	19	17
Parcels 10 to 40 acres	4	18	49	43
Parcels 40 to 160 acres	0	0	0	0
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	22	100	115	100
Total Parcels Less than 10 acres	18	82	66	57
Total Parcels 10 acres or greater	4	18	49	43
Average Ownership Size			5.2	
LAND USE:				
Farm Deferral Parcels Less than 10 acres			22	
Farm Deferral Parcels 10 Acres or greater			29	
Total Acres of Farm Deferral Parcels			51	
Total Developed Parcels with Residence	16	70		
Other Primary Non-Resource Uses	1			
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The Fruitdale Road RR inventory does not indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL RESIDENTIAL classification.

Summary	No.	%	Acres	%
Ownership	22	100	115	100
Developed Parcels	16	40		
Less than 10 Acre Parcels	18	82	66	57
Average Ownership Size			5.2	

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

The Island City RR area is contiguous to Island City's UGB and bordered by EFU lands. Island City has planned the contiguous property on the north in their UGB for public and semi-public uses. The property is owned by the Island City Cemetery Maintenance

District and La Grande Country Club. Property west of Mc Allister is planned for urban residential use. Contiguous property to the east and south is zoned A-1 EFU and in cultivated agricultural production.

The area is relatively flat with a shallow intermittent drainage flowing from west to east. The majority of partitioning and development took place prior to 1973 and has co-existed with adjacent land use practice without conflict. No future conflicts are anticipated from further partitioning of this area.

3. Public Facilities and Services.

Access: The area is bisected by Buchanan Lane which has a 60 foot right-of-way width and an asphalt surface. A non-exclusive easement with a 60 foot right-of-way width and gravel surface has been extended between the 1.0 acre lots south of Tax Lot 3001.

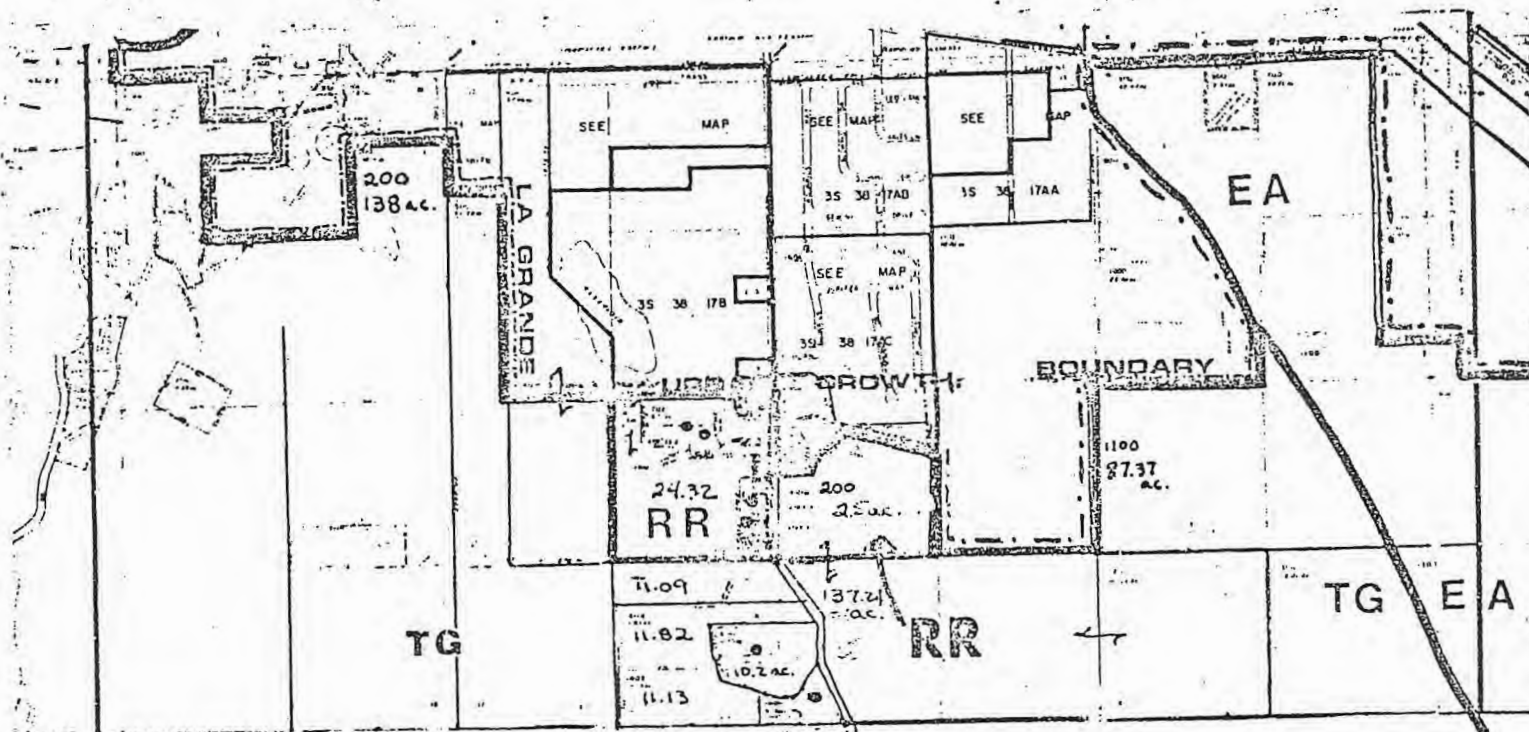
Water and Sewer: No centralized sewer or water system-currently exist in this area. However, the Island City Area Sanitation District does include all of the parcels north of Buchanan Lane and west of Tax Lot 3000, (TL 2701, 2702, 2703, 3001 and 6 parcels at 1.0 acre.) A pump station will need to be installed before this area could be served. All existing dwellings and businesses are on individual septic tank drain field systems and domestic wells.

Fire Protection: Fire protection is provided by the La Grande Rural Fire Protection District.

4. Other Related Factors.

The Rambling Rotors Helicopter Service is located south of Buchanan Lane and identified by a C on Tax Lot 200. Their primary business is agricultural spraying. Conflict with adjacent residential activities has not developed and no conflicts are anticipated.

5. Of the 22 parcels in this area 18 (82%) are less than 10 acres in size, correspondingly 66 acres (57%) is in parcels less than 10 acres in size. The average lot size is 5.2 acres and 16 (70%) dwellings have been constructed. In conclusion, the facts presented indicate that the Island City RR area meets the "developed" and "committed" lands exception analysis and criteria. Therefore it would not be appropriate or economically feasible to apply Goal 3 or EFU Zoning standards to this area.



SOUTH LA GRANDE RR

GOAL EXCEPTIONS AREA

○ = SINGLE FAMILY RESIDENTIAL

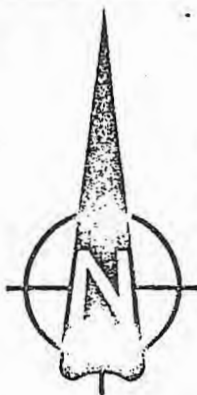
--- LA GRANDE UGB

--- RR PLAN BOUNDARY

RR = RURAL RESIDENTIAL

TG = TIMBER GRAZING

1in=1440ft



AREA: SOUTH LA GRANDE RR		PLAN CLASSIFICATION: RURAL RESIDENTIAL		
GENERAL LOCATION: South of La Grande UGB divided by 12th Street				
INVENTORY				
Ownerships:				
Parcels 5 acres and less	6	67%	6	9%
Parcels 5 to 10 acres	1	11%	9	14%
Parcels 10 to 40 acres	1	11%	24	38%
Parcels 40 to 160 acres	0	0	0	0
Portions of parcels 160 acres or greater	1	11%	25	39%
Total Parcels in Classification	9	100%	64	100%
Total Parcels Less than 10 acres	7	.	78%	15
Total Parcels 10 acres or greater	2	22%	49	77%
Average Ownership Size			7.1	
LAND USE:				
Farm Deferral Parcels Less than 10 acres			0	
Farm Deferral Parcels 10 Acres or greater			44	
Total Acres of Farm Deferral Parcels			44	
Total Developed Parcels with Residence	5	55%		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The SOUTH LA GRANDE RR inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL RESIDENTIAL classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	9	100%	64	100%
Developed Parcels	5	55%	.	
Less than-10 Acre parcels	7	78%	15	23%
Average Ownership Size			7.1	

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

The south La Grande Rural Residential Area is characterized as low rolling, moderately sloping land adjacent to the La Grande UGB. This area is predominantly rangeland. The

U.S.D.A. Soil Conservation Service has identified the soils in this area as Loneridge stony silt loam which has a capability Class VIe.

Adjacent land use practices to the south are predominantly grazing. Urban residential development has occurred east of Bushnell Lane or 12th Street up to the La Grande UGB.

3. PUBLIC FACILITIES AND SERVICES.

ACCESS: Twelfth Street turning into Bushnell Lane County Road provides the only existing access to the area. Twelfth Street is paved and Bushnell Lane has a gravel surface.

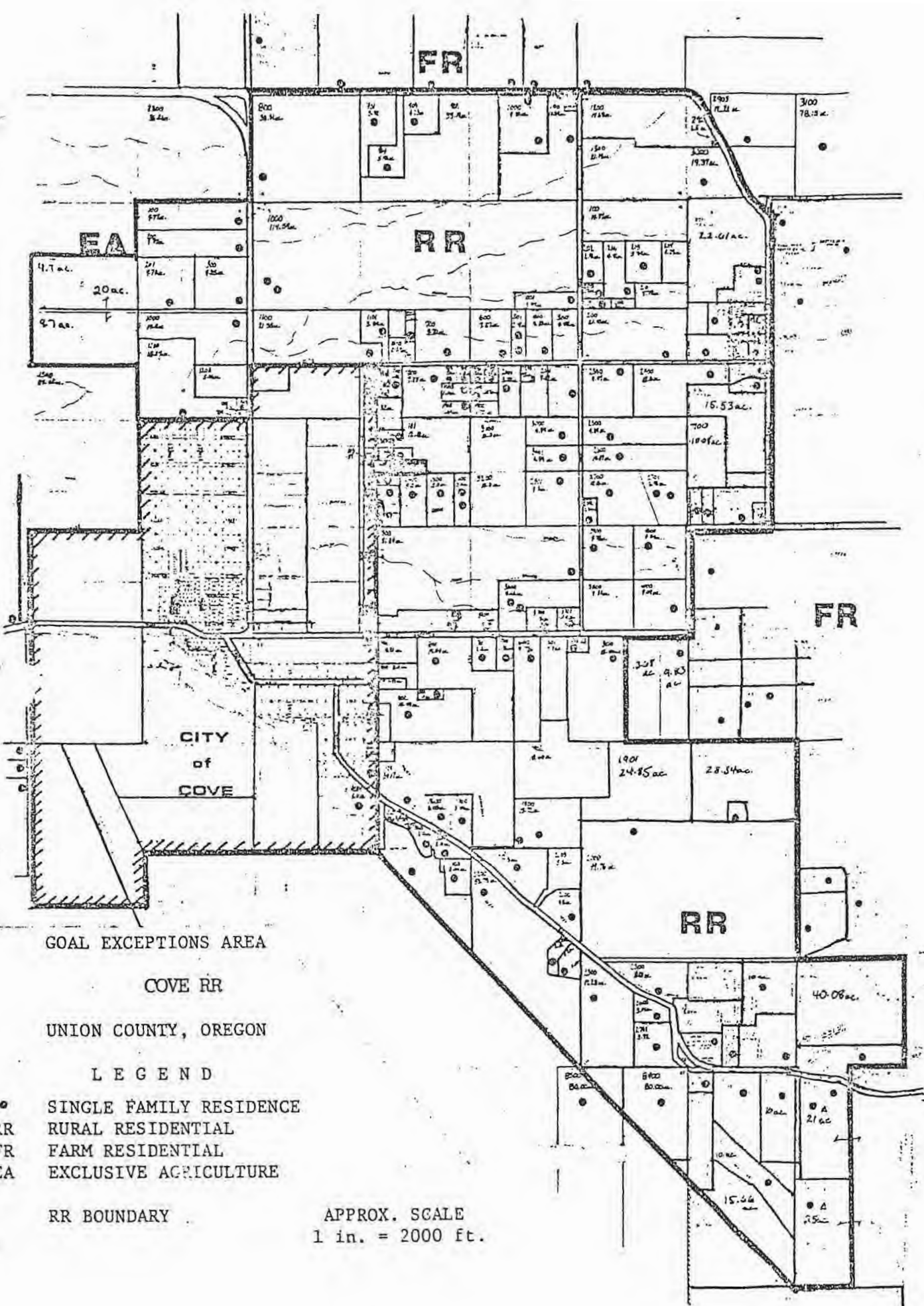
WATER AND SEWER: Public water and sewer facilities are available inside La Grande's UGi3, but not available to the south La Grande RR area. Domestic water is provided by wells and individual sewer systems are permitted by the Oregon Department of Environmental Quality.

FIRE PROTECTION: The entire area is within the La Grande Rural Fire Protection District.

4. OTHER RELEVANT FACTORS

FARM DEFERRAL SIGNIFICANCE: The inventory indicates 44.24 acres of farm deferral property in the South La Grande area.

5. In conclusion, the South La Grande RR area complies with the "developed" or "committed" lands exception criteria specified in Part III. Therefore, it would not be appropriate or economically feasible to apply Goal 3 or EFU Zoning standards to this area.



AREA: Cove RR		PLAN CLASSIFICATION: RR- RURAL RESIDENTIAL		
GENERAL LOCATION:				
INVENTORY				
Ownerships:	No.	%	Acres	%
Parcels 5 acres and less	83	50	164	11
Parcels 5 to 10 acres	42	25	342	23
Parcels 10 to 40 acres	37	22	726	48
Parcels 40 to 160 acres	3	3	266	18
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	165	100	1498	100
Total Parcels Less than 10 acres	125	76	506	34
Total Parcels 10 acres or greater	40	24	992	66
Average Ownership Size			9	
LAND USE:				
Farm Deferral Parcels Less than 10 acres			193	
Farm Deferral Parcels 10 Acres or greater			1072	
Total Acres of Farm Deferral Parcels			1265	
Total Developed Parcels with Residence	118	72		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The COVE RR inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL RESIDENTIAL classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	164	100%	1454	100%
Developed Parcels	118	83%		
Less than-10 Acre parcels	125	76%	506	304%
Average Ownership Size			9	

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

The Cove RR area is located adjacent to the City of Cove and is bordered on the north and east by the Cove Farm Residential designated area. Similar to the Fruitdale Road area

adjacent to La Grande this area includes a large percentage of parcels (76%) which are less than 10 acres in size. This results in an irrevocable commitment to non-commercial "hobby farms", which include residences and related uses. Because of the long-standing establishment of rural living on these parcels and the fact that this area is located between the City limits and a FR area, little or no conflict with resource uses has developed. However, most resource uses are permitted in the R-2 Zone while at the same time allowing the continued existence and development of the area to Rural Residential standards. Like the surrounding area, this area is gently sloping from east to west with a seasonal high water table in some areas.

3. PUBLIC FACILITIES AND SERVICES.

ACCESS: County maintained roads that serve the area are: Mills Haefer Road which is graveled; Stackland Lieurance Road which is graveled; Electric Avenue which is paved; Love Lane which is paved and Mill Creek Road which is paved. All roads connect to State Highway No.237 west of Cove.

WATER AND SEWER: The City of Cove has a 4 inch water line and a 6 inch sewer line extending the length of Conklin Lane. The capacity of Cove's centralized sewer and water systems exceeds the City's anticipated 20 year growth project. The water system has the capacity to serve approximately 1286 people, while the City only anticipated growing to 641 people. The sewer system design capacity is for approximately 2000 people which are over triple the anticipated growth. Therefore, the City is considering extending sewer and water services beyond its existing city limits/urban growth boundary.

The distance the City will be willing to extend these services into the Cove RR area has not been determined. The City Council is seriously considering just those lots which are adjacent to city limits.

The County R-2 Rural Residential Zone has identified specific provisions to accommodate the possible extension of public services into this area:

- A. The minimum lot area shall be 20,000 square feet when public access and public water supply or public sewer is provided.
- B. The minimum lot area shall be 10,000 square feet when public access and public water supply and public sewer are provided and the lot is in a recorded subdivision plat.
- C. The minimum shall be one (1) acre when the above conditions are not met and where Oregon Department of Environmental Quality subsurface sewage disposal approval can be obtained.

This would allow for the efficient use of land within a built and committed area using less land for non-resource related uses. This is not recognized as urban density development due to the lack of other city facilities such as city streets, street lighting, fire hydrants, etc.

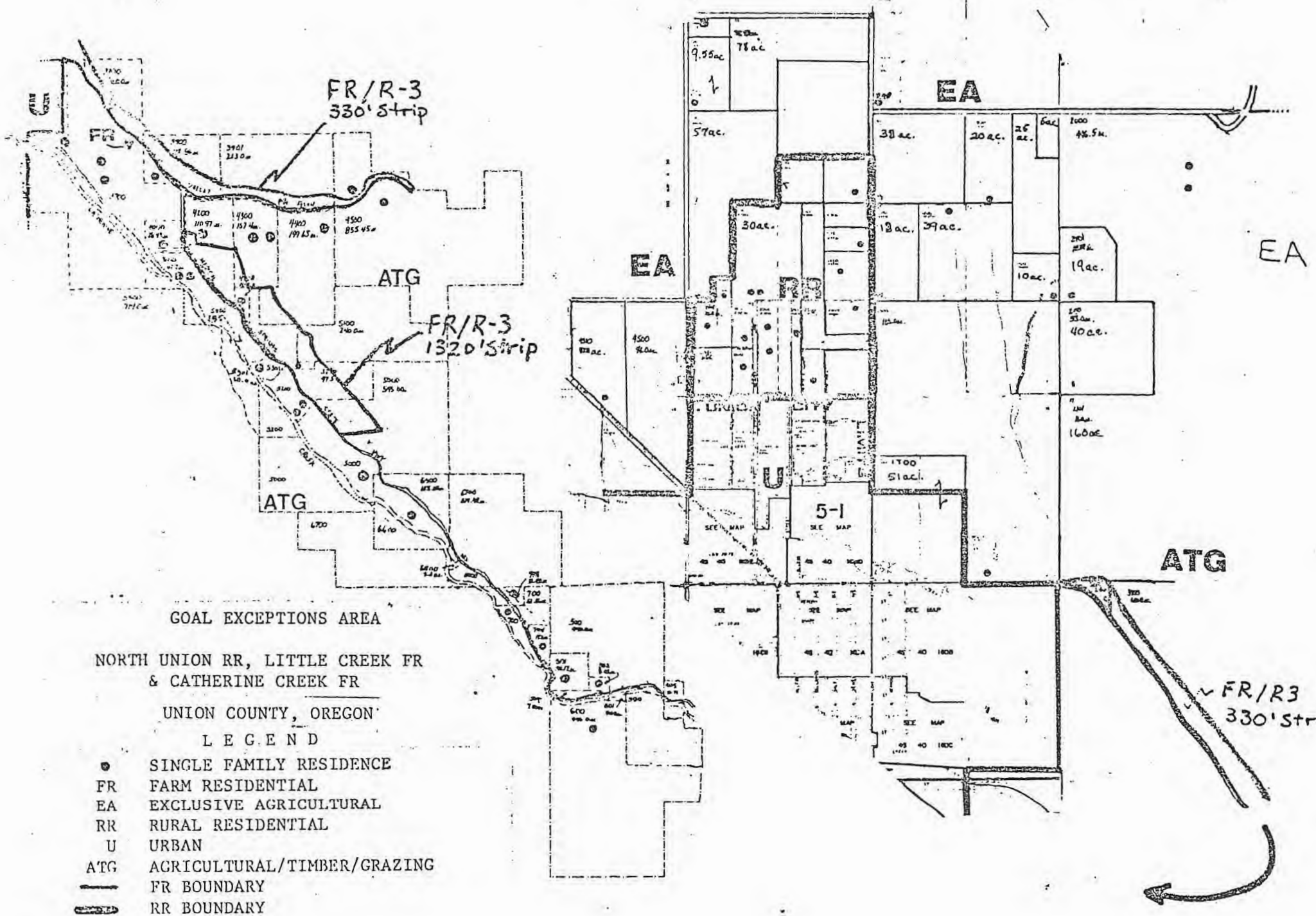
* August 24, 1983 "Memorandum - Agenda Item 9.7 Revision of Wasco County Report and Response to Except" James F. Ross to LCOC.

FIRE PROTECTION: Fire protection is provided by the Cove Rural Fire Protection District.

4. OTHER RELEVANT FACTORS.

FARM DEFERRAL SIGNIFICANCE: Similar to other RR areas, the inventory indicates that the farm deferral assessment of this area does not justify an Exclusive Agriculture classification for reasons specified in the foregoing Part III committed lands analysis.

5. In conclusion, the facts presented indicate that the Cove RR area meets the "developed" and "committed" lands exception analysis and criteria specified in Part III. Therefore, it would not be appropriate or economically feasible to apply Goal 3 or EFU zoning standards to the area.



Area: NORTH UNION RR		Plan Classification: RR RURAL RESIDENTIAL		
General Location:				
INVENTORY				
Ownerships:	No.	%	Acres	%
Parcels 5 acres or less	5	31	15	10
Parcels 5 to 10 Acres	8	50	72	48
Parcels 10 to 40 Acres	3	19	63	42
Parcels 40 to 160 Acres	0	0	0	0
Portions of parcels 160 acres or greater		0	0	0
Total Parcels in Classification	16	100	150	100
Total Parcels Less than 10 Acres	13	81	87	58
Total Parcels 10 Acres or Greater	3	19	63	42
Average Ownership Size			9.4	
LAND USE:				
Farm Deferral Parcels Less than 10 Acres			0	
Farm Deferral Parcels 10 Acres or Greater			243	
Total Acres of Farm Deferral Parcels			243	
Total Developed Parcels with Residence	12	75		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The NORTH UNION RR inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL RESIDENTIAL classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	16	100%	150	100%
Developed Parcels	112	75%		
Less than-10 Acre parcels	13	81%	87	58%
Average Ownership Size			9.4	

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

The North Union RR area is bordered on the northeast and west by cultivated agricultural uses and on the south by the City of Union. Like the RR areas adjacent to the cities of La Grande, Elgin and Cove, the high percentage of rural residential parcels identify a transition area between the city limits and the exclusive agriculture areas. Due to the long

standing existence of this rural residential area it can be expected to continue without conflicts on adjacent resource lands. The area is flat with no known natural hazards.

3. Public Facilities and Services

Access: Access to the area is provided by College Avenue, Weaver/Lane County Road both having gravel surfaces.

Water and Sewer: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells or developed springs. Sewage disposal is by individual sewage disposal systems permitted by the Department of Environmental Quality.

Fire Protection: Fire protection is provided by the Union Rural Fire Protection District.

4. Other Relevant Factors.

Farm Deferral Significance: Similar to other RR areas, the inventory indicates that the farm deferral assessment of this area does not justify an Exclusive Agriculture classification for reasons specified in the foregoing Part III committed lands analysis.

5. In conclusion, the facts presented indicate that the North Union RR area meets the "developed" lands exception analysis and criteria specified in Part III. Therefore, it would not be appropriate or economically feasible to apply Goal 3 or EFU zoning standards to this area.

GOAL EXCEPTION AREA

SOUTH UNION RR

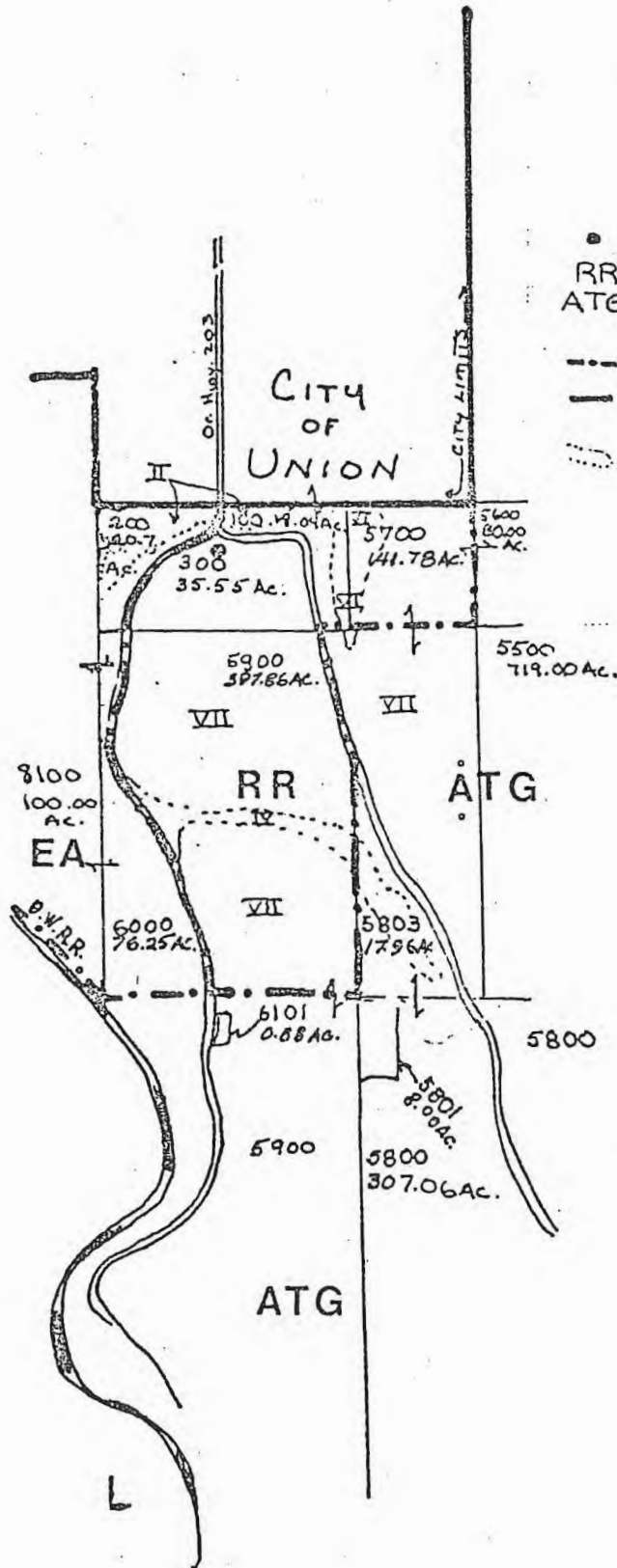
UNION COUNTY, OREGON

LEGEND

- SINGLE FAMILY RESIDENCE
- RR RURAL RESIDENTIAL
- ATG AGRICULTURE/TIMBER/GRAZING

- RR BOUNCARY
- UNION CITY LIMITS
- BOUNDARY
- SCS SOILS BOUNDARY

APPROX. SCALE
1 IN. = 2000 ft.



AREA:SOUTH UNION RR		PLAN CLASSIFICATION: RR- RURAL RESIDENTIAL		
GENERAL LOCATION: South of Union city limits				
INTENTORY				
Ownerships:				
Parcels 5 acres and less	0	0	0	0
Parcels 5 to 10 acres	0	0	0	0
Parcels 10 to 40 acres	2	50%	44	16%
Parcels 40 to 160 acres	0	0	0	0
Portions of parcels 160 acres or greater	2	50%	225	84%
Total Parcels in Classification	4	100%	269	100%
Total Parcels Less than 10 acres	0	0	0	0
Total Parcels 10 acres or greater	4	100%	269	100%
Average Ownership Size			NA	
LAND USE:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater			269	
Total Acres of Farm Deferral Parcels			269	
Total Developed Parcels with\Residence	1	25%		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The SOUTH UNION RR inventory does not indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL RESIDENTIAL classification.

Summary:	No.	%	Acres	%
Ownerships	4	100%	269	100%
Developed Parcels	1	25%		
Less than 10 acre parcels	0	0	0	0
Average Ownership Size			NA	

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

The South Union Rural Residential area is just south of the Union City limits and is characterized as a gentle sloping hillside which is in grazing use. Adjacent land use

practices to the south and east are similar to those in the RP area and are classified Agriculture/Timber/ Grazing. The properties on the north, inside the city limits are in large blocks (greater than 40 acres) and used for agriculture purposes. West of Oregon Hwy. 203 is flat bottom land which is in large ownerships and in cultivated agriculture use.

The majority, 245 acres or 91%, of this area contains Class VII soils. The remaining area contains Class II, IV and VI soils (see soil map).

No exception is necessary for the area in Class VII soils. There are about 5 acres in Class II agriculture soils which lie between the city limits and the Ramo Flats County Road which is contiguous ownership to property inside city limits.

ACCESS: The area is accessed by Oregon Highway 203 which has a paved surface and Ramo Flat County Road which is graveled.

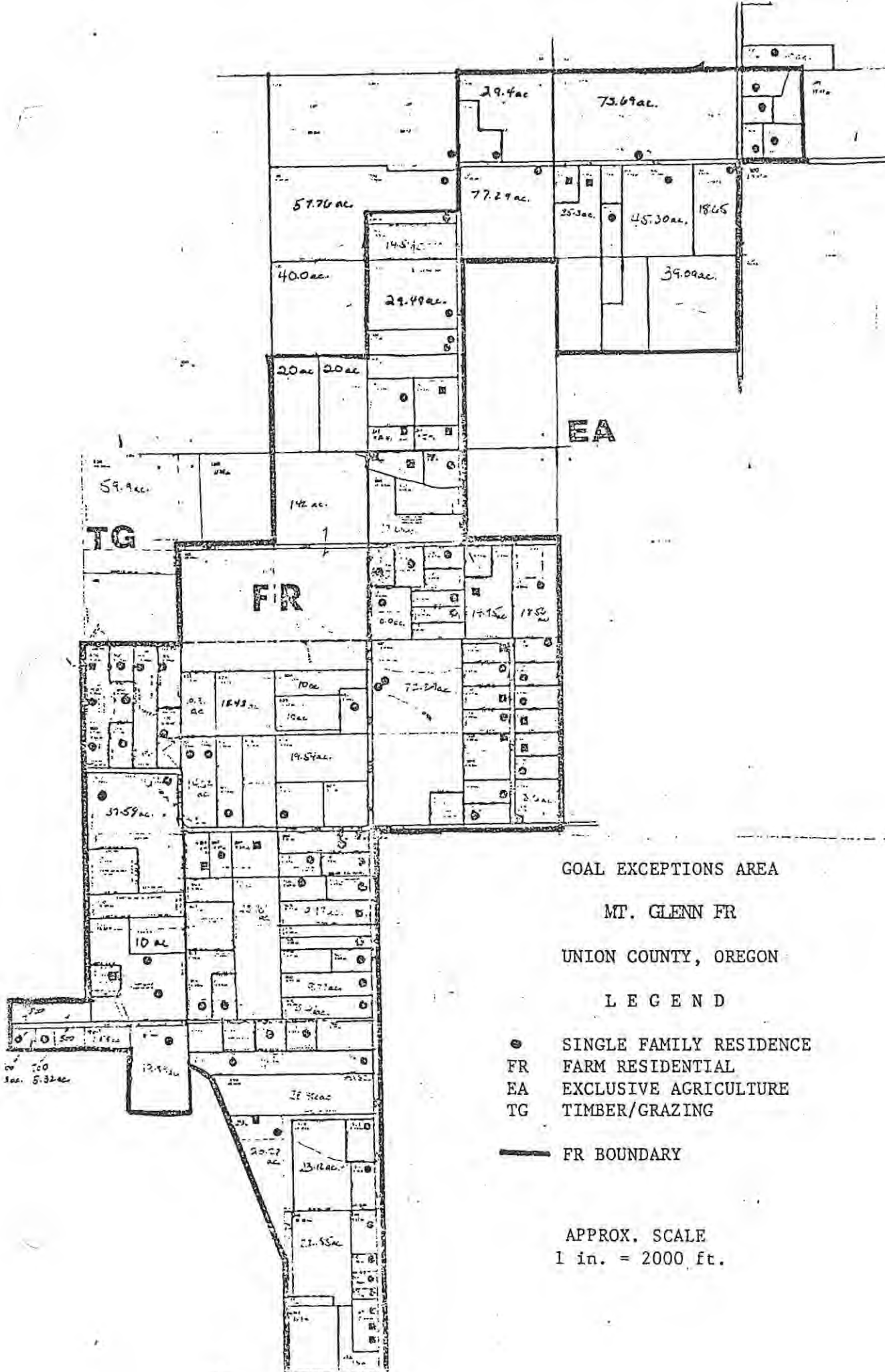
WATER AND SEWER: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells. Sewer systems are by individual sewage disposal systems permitted by the Department of Environmental Quality.

FIRE PROTECTION: Fire protection is provided by the Union Rural Fire Protection District.

4. In conclusion, the facts presented indicate that the South Union RR area consists mainly of non-agriculture soils (Class VII and VIII). The area classified as agricultural consists of Class II, IV and VI soils, which lie between the Union City limits and the RR area, and includes a small percentage of the total area.

FARM RESIDENTIAL AREAS

June 14, 1984



GOAL EXCEPTIONS AREA

MT. GLENN FR

UNION COUNTY, OREGON

LEGEND

- S SINGLE FAMILY RESIDENCE
 FR FARM RESIDENTIAL
 EA EXCLUSIVE AGRICULTURE
 TG TIMBER/GRAZING

FR BOUNDARY

APPROX. SCALE
1 in. = 2000 ft.

Area: MT. GLENN FR		Plan Classification: FR- FARM RESIDENTIAL		
General Location: NORTH OF LA GRANDE APPROXIMATELY 3 MILES				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres or less	60	43	245	14
Parcels 5 to 10 Acres	39	28	313	18
Parcels 10 to 40 Acres	33	24	691	41
Parcels 40 to 160 Acres	5	3	411	24
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	137	100	1660	100
Total Parcels Less than 40 Acres	132	96	1249	75
Total Parcels 40 Acres or Greater	5	4	411	25
Average Ownership Size			12	
LAND USE:				
Farm Deferral Parcels Less than 10 Acres			233	
Farm Deferral Parcels 10 Acres or Greater			943	
Total Acres of Farm Deferral Parcels			1176	
Total Developed Parcels with Residence	92	67		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The MT GLENN FR inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the FARM RESIDENTIAL classification.

Summary:	No.	%	Acres	%
Ownerships	137	100	1660	100
Developed Parcels	92	67		
Less than 10 acre parcels	132	96	1249	75
Average Ownership Size			12	

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

The Mt. Glenn Farm Residential area is bordered on the east by cultivated agriculture land, most of which is managed as commercial level farming operations. The land to the west is used primarily for timber and grazing operations and is in large ownerships. As

indicated in the Plan, this area provides a transition between the timber/grazing foothill area and the exclusive agriculture area of the valley floor. The parcelization trend of the Mt. Glenn FR area is established and is comprised primarily of small "hobby farms". Therefore, since the use relationship has been established, there is no evidence that there are or would be any serious land use conflicts with adjacent resource-uses.

3. PUBLIC FACILITIES AND SERVICES

ACCESS: Access is provided from the following county maintained roads: Mt. Glenn Road, Hunter Lane, Stanley Lane, Stark Lane and Starr Road, Mt. Glenn Road provides the primary access to the Mt. Glenn area.

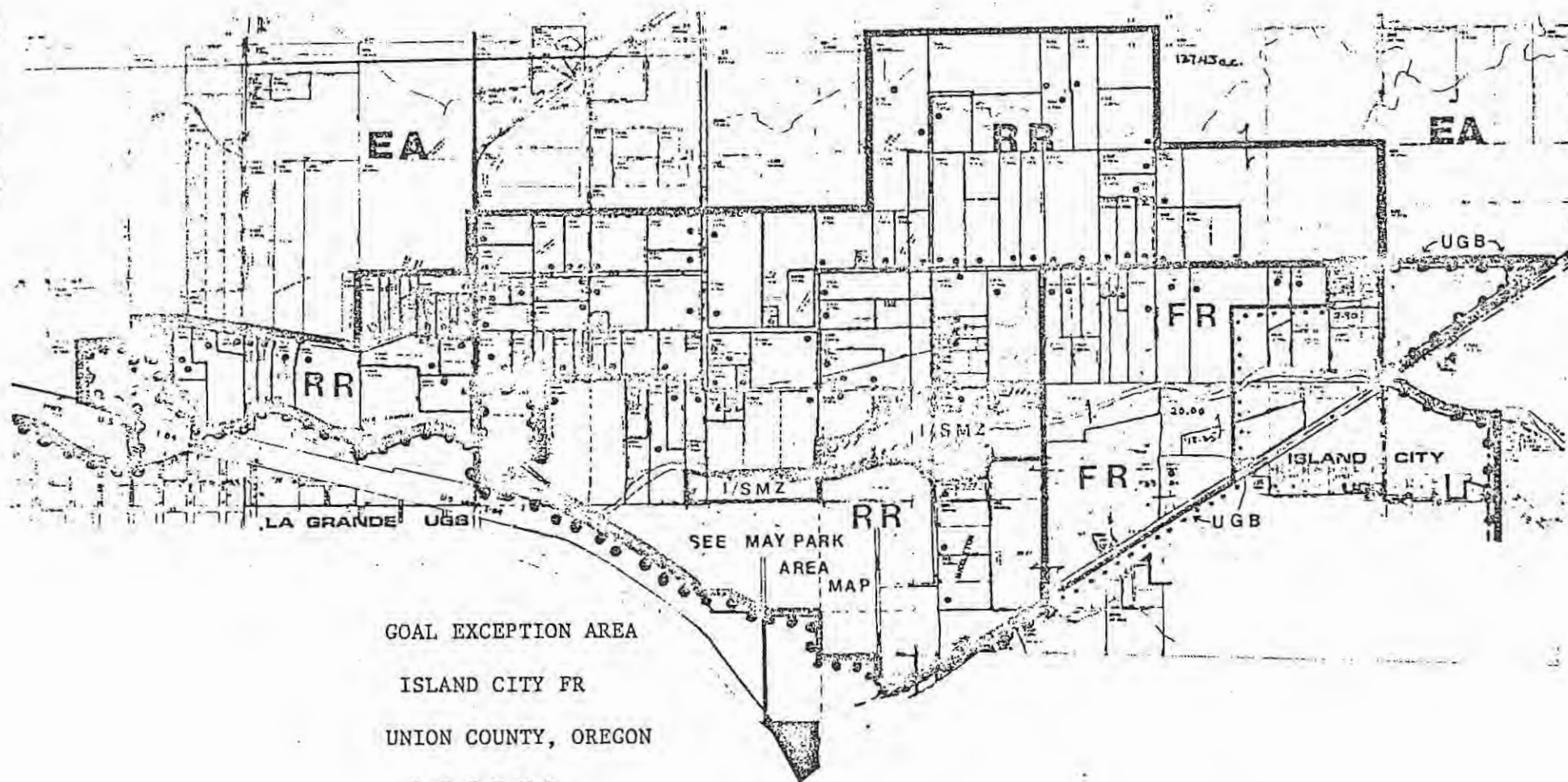
WATER AND SEWER: Public water and sewer facilities are not available to this area. Domestic water systems are provided by wells or developed springs. Individual sewer systems are permitted by the Oregon Department of Environmental Quality.

FIRE PROTECTION: Fire protection is provided by two districts. The area north of Stanley Lane is served by the Imbler Rural Fire Protection District while the area south of Stanley Lane is served by La Grande Rural Fire Protection District.

4. OTHER RELEVANT FACTORS

FARM DEFERRAL SIGNIFICANCE: The inventory indicates that 89% of the total Mt. Glenn area is in farm deferral parcels. Similar to the Fruitdale Road RR area, these farm deferral parcels consist of non-commercial level "hobby farms" primarily for income subsidy purposes. As the inventory indicates, 96% of the total ownerships consists of parcels that are less than 40 acres in size. The farm deferral assessment of these parcels does not justify an Exclusive Agriculture classification for the Mt. Glenn area for reasons specified in the foregoing Part III committed lands analysis.

5. In conclusion, the facts presented indicate that the Mt. Glenn FR area qualifies with the "developed" and "committed" lands exception analysis and criteria specified in Part III. Therefore, it would not be appropriate or economically feasible to apply Goal 3 or EFU zoning standards to this area.



GOAL EXCEPTION AREA

ISLAND CITY FR

UNION COUNTY, OREGON

LEGEND

FR FARM RESIDENTIAL
 --- ISLAND CITY URBAN
 GROWTH BOUNDARY

APPROX. SCALE
 1 in. = 2000 ft.

AREA: ISLAND CITY FARM RESIDENTIAL		PLAN CLASSIFICATION: FARM RESIDENTIAL		
GENERAL LOCATION: WEST OF ISLAND CITY between FRUITDALE ROAD and ORE. HWY. 82				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less	8	53	28.62	17
Parcels 5 to 10 acres	4	27	29.73	18
Parcels 10 to 40 acres	1	7	11.66	6
Parcels 40 to 160 acres	2	13	99.86	59
Portions of parcels 160 acres or greater				
Total Parcels in Classification	15	100	169.87	100
Total Parcels Less than 40 acres	13	87	70.01	41
Total Parcels 40acres or greater	0	0	0	0
Average Ownership Size			11.32	
LAND USE:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed parcels with Residence	13	87		
Other Primary Non-Resource Uses				
Commercial				
Industrial: Sand & Gravel Removal	1	7	50.62	30
Other:				

FINDINGS SUMMARY

1. The Island City FR inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the Farm Residential classification.

Summary:	No.	%	Acres	%
Ownerships	15	100	1	169.87
Developed Parcels	13	87		
Less than 40 Acre Parcels	13	87	70.01	41
Ownerships	15	100	1	169.87

2. Adjacent Use Relationships/Conflicts and Geographical Characteristics.

The Island City Farm Residential area was previously included in Island City's UGB from 1975 to May 1994. The City revised its UGB to conform to the LCDC goals,

thereby returning that 170 acres to the County's planning and zoning jurisdiction. RD Mac, Inc. owns about 50.62 acres of this area adjacent to the Grande Ronde River. The owner has requested that the majority of his land be included in a Surface Mining Zone. Adjacent residential landowners have expressed opposition to this request citing past conflicts. The County Court has recognized the need to develop a River Corridor Management Plan and initiated such on May 16, 1984.

The Management Plan will be a supplement to the County Land Use Plan when completed. Until such time the County has retained the former Farm Residential R-3 Zone for the entire 170 acres. Aggregate exploration, mining and processing is a conditional use within the R-3 Zone and could be pursued for aggregate expansion during the interim.

North of the river adjacent land to this area is planned Rural Residential but zoned R-3 Farm Residential. South of the river adjacent land is planned and zoned Rural Residential. Island City's UGB borders the area on the east and south. On the east, property adjacent to the river is planned Industrial and zoned Surface Mining.

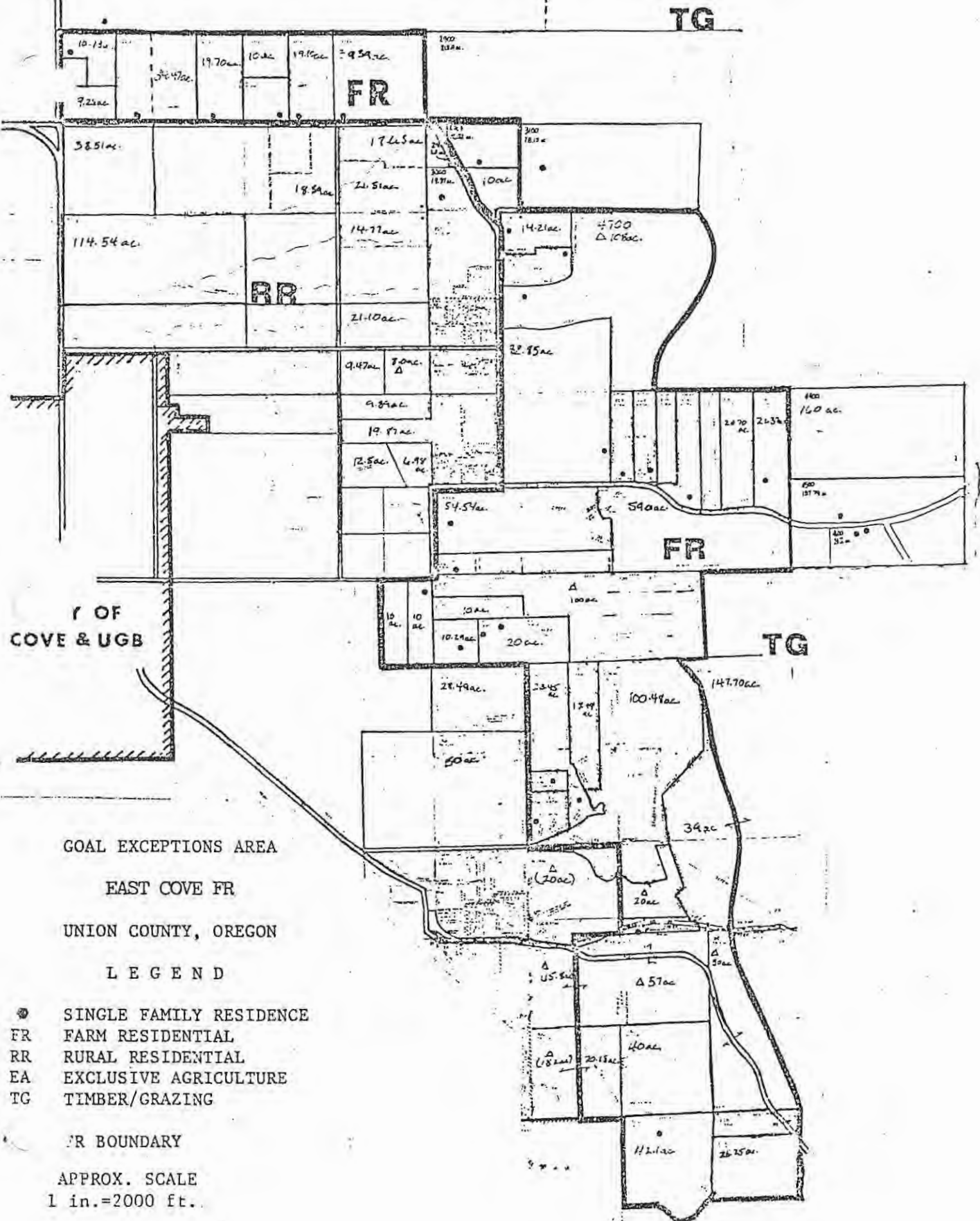
3. PUBLIC FACILITIES AND SERVICES

ACCESS: Fruitdale County Road borders the area on the north which has an asphalt surface and a 40 foot right-of-way width. Oregon Hwy 82 and the Joseph Branch of the Union Pacific Railroad border the area on the south.

WATER AND SEWER: About 15 acres in the northeast corner of the area is in the Island City Area Sanitation District. The remainder of the area is outside any public sewer or water district.

FIRE PROTECTION: The area is in the La Grande Rural Fire Protection District.

4. In conclusion, the Island City Farm Residential area is "developed" and "committed" because 13 parcels contain dwellings, the average lot size is 11.32 acres and 51 acres of the area is owned and operated for surface mining.



AREA: EAST COVE FR		PLAN CLASSIFICATION: FR- FARM RESIDENTIAL		
GENERAL LOCATION: NORTH & EAST OF COVE SITY LIMITS				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less	2	4	7	1
Parcels 5 to 10 acres	5	11	48	4
Parcels 10 to 40 acres	24	57	444	36
Parcels 40 to 160 acres	11	26	713	58
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	42	100	1212	100
Total Parcels Less than 40 acres	31	73	500	41
Total Parcels 40acres or greater	11	27	713	59
Average Ownership Size			29	
LAND USE:				
Farm Deferral Parcels Less than 10 acres			66	
Farm Deferral Parcels 10 Acres or greater			333	
Total Acres of Farm Deferral Parcels			399	
Total Developed parcels with Residence	23	54		
Other Primary Non-Resource Uses				
Commercial				
Industrial: Sand & Gravel Removal				
Other:				

FINDINGS SUMMARY

1. The EAST COVE FR inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the FARM RESIDENTIAL classification.

Summary:	No.	%	Acres	%
Ownerships	42	100	1212	100
Developed Parcels	23	54		
Less than 40 Acre Parcels	31	73	500	41
Average Ownership size			29	

2. Adjacent use relationships/conflicts & Geographical characteristics

The East Cove FR area is bordered by a Timber/Grazing classification to the east, Exclusive Agriculture farmland to the north and Rural Residential to the west. As indicated in the Plan, the area has been established with 73% of its ownerships in parcels less than 40 acres in size. This area contains a large number of small tract cherry orchards. It is significant to note that the east boundary of the East Cove FR area conforms to the Cove Cherry Growers deer fence. The fence was built to protect existing small tract orchards from wintering deer and elk damage.

The area is expected to continue as a Farm Residential area with smaller "hobby farms", therefore, there is no evidence that there are or would be any serious land use conflicts with adjacent resource uses. The area generally slopes from east to west at the foot of Mt. Fanny. Periodic high groundwater table is the only known hazard.

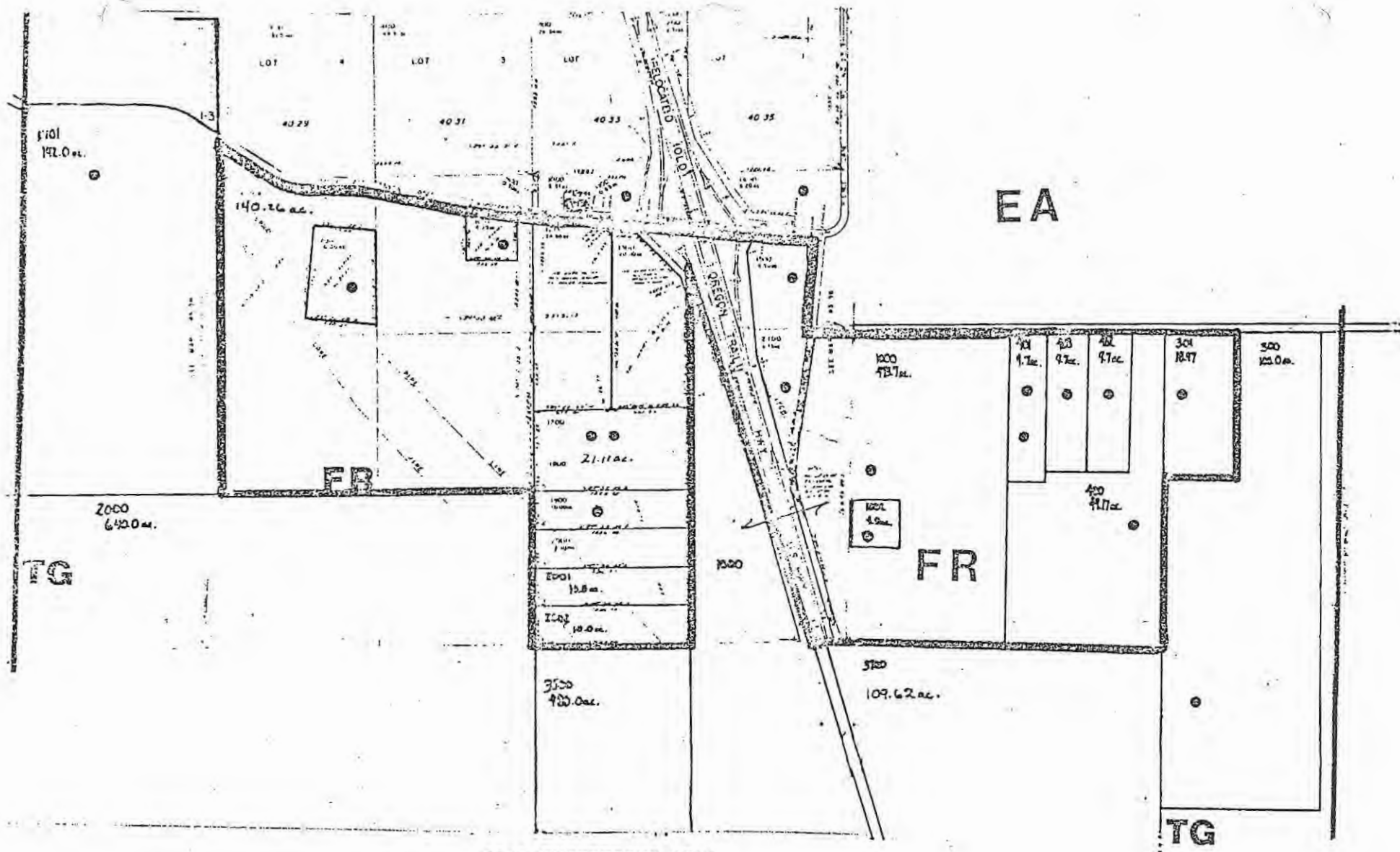
3. PUBLIC FACILITIES AND SERVICES

ACCESS: County maintained roads that serve the area are: Mills-Haefer Road, Stackland-Lieurance Road, Fletcher Road, Cove-Mill Creek Road and McNeil Road, all of which have gravel surfaces.

WATER AND SEWER: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells or developed springs. Sewer systems are by individual sewage disposal systems permitted by the Department of Environmental Duality.

FIRE PROTECTION: Fire protection is provided by the Cove Rural Fire Protection District.

4. In conclusion, the facts presented indicate that the East Cove FR area Qualifies with the "developed" and "committed" lands exception analysis and criteria specified in Part III. Therefore, it would not be appropriate or economically feasible to apply Goal 3 and EFU zoning standards to this area.



GOAL EXCEPTIONS AREA

LADD CANYON FR

UNION COUNTY, OREGON

LEGEND

- SINGLE FAMILY RESIDENCE
- FR FARM RESIDENTIAL
- TG TIMBER/GRAZING
- EA EXCLUSIVE AGRICULTURE
- P LADD MARCH CAME MANAGEMENT AREA

APPROX. SCALE
1 in. = 1500 ft.

AREA: LADD CANYON FR		PLAN CLASSIFICATION: FR- FARM RESIDENTIAL		
General Location: South of LaGrande 3 miles at the mouth of Ladd Canyon				
INVENTORY				
Ownerships:	No.	(%)	Acres	%
Parcels 5 acres or less	2	10	8	2
Parcels 5 to 10 Acres	5	25	45	28
Parcels 10 to 40 Acres	10	50	135	28
Parcels 40 to 160 Acres	3	15	786	60
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	20	100	474	100
Total Parcels Less than 40 Acres	17	85	18839	
Total Parcels 40 Acres or Greater	3	15	286	61
Average Ownership Size			24	
LAND USE:			33	
Farm Deferral Parcels Less than 10 Acres			590	
Farm Deferral Parcels 10 Acres or Greater				
Total Acres of Farm Deferral Parcels			623	
Total Developed Parcels with Residence	13	65		
Other Primary Non-Resource Uses				...
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

- The LADD CANYON FR inventory does NOT indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the FARM RESIDENTIAL classification.

Summary:	No.	%	Acres	%
Ownerships	20	100	474	100
Developed Parcels	13	65		
Less than 40 acre parcels		17	85	188
Average Ownership Size			24	

- Adjacent use relationships/conflicts & Geographical characteristics.

The Ladd Canyon FR area is bordered by the Ladd marsh Game Management Area to the north and the mouth of Ladd Canyon to the south which is flanked by timber/grazing

foothills. The area is topographically confined to the extent that the established parcelization trend has occurred between Foothill Road and the foot of Glass Hill and Craig Mountain. The area has been established as a Farm Residential area of smaller "hobby farms" and since the use relationship has been established, there is no evidence that there are or would be any serious land use conflicts with adjacent resource uses. This area is free of any known natural hazards.

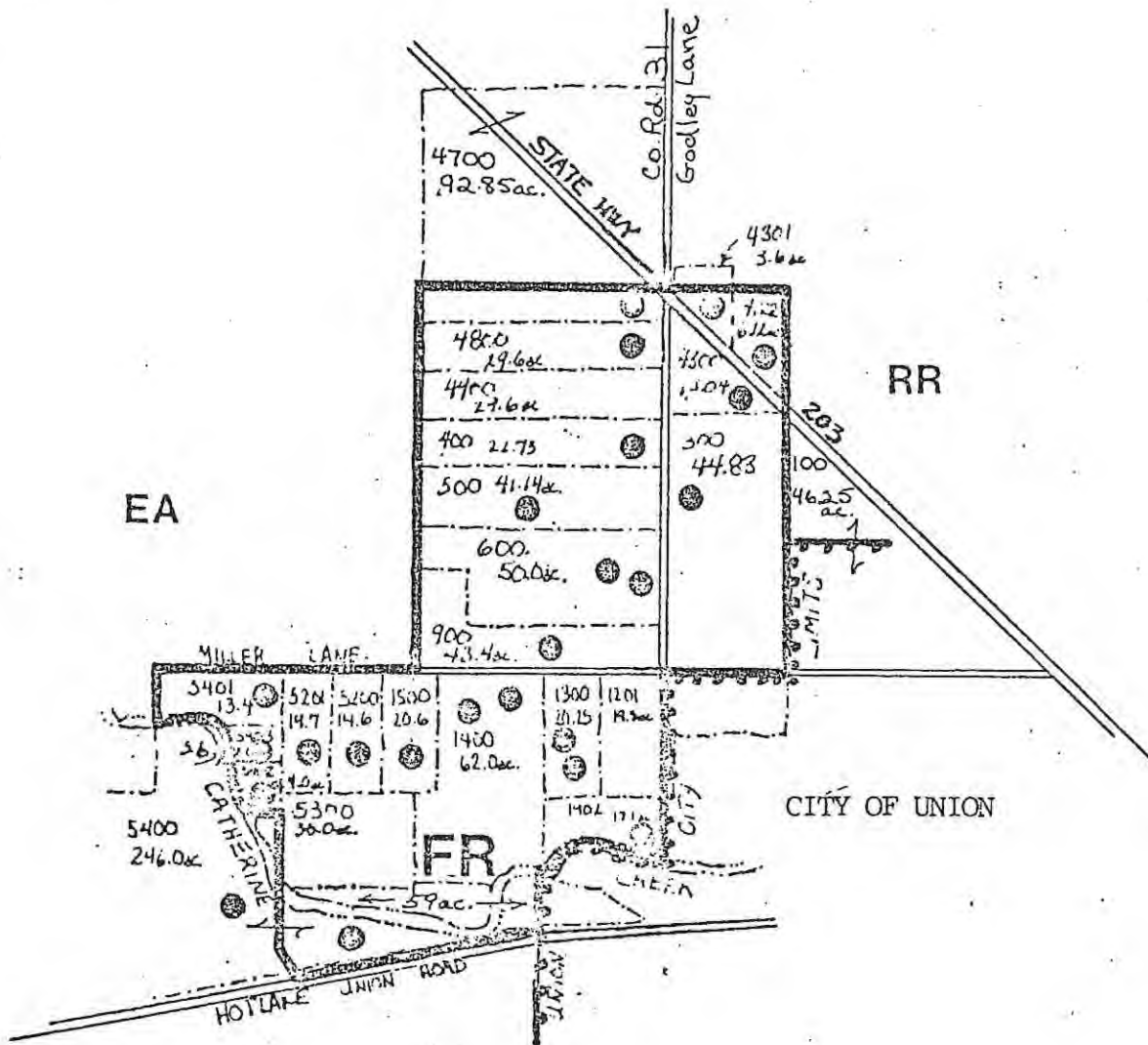
3. PUBLIC FACILITIES AND SERVICES

ACCESS: Foothill Road forms the north boundary of the Ladd Canyon FR area and it provides direct access to Interstate 84. The road is county maintained and has an asphalt surface for 1.2 miles west of I-84 and bisects this area.

WATER AND SEWER: Domestic water supply is by wells or developed springs. Sewage systems are by individual sewage disposal systems permitted by the Department of Environmental Quality.

FIRE PROTECTION: Fire protection is provided by the La Grande Rural Fire Protection District.

In conclusion, the facts presented indicate that the Ladd Marsh FR area does meet the "developed" and "committed" lands exception criteria specified in Part III. Therefore, it is not appropriate or economically desirable to apply Goal 3 and EFU zoning standards to this area.



GOAL EXCEPTIONS AREA
WEST UNION FR
UNION COUNTY, OREGON

LEGEND

- SINGLE FAMILY RESIDENCE
- FR FARM RESIDENTIAL
- RR RURAL RESIDENTIAL
- EA EXCLUSIVE AGRICULTURE
- FR BOUNDARY
- URBAN GROWTH BOUNDARY

SCALE
1 in. = 2000 ft.

AREA: WEST UNION FR		PLAN CLASSIFICATION: FR FARM RESIDENTIAL		
GENERAL LOCATION: NORTHWEST OF UNION CITY LIMITS				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 Acres and Less	3	13	8.5	1
Parcels 5 to 10 Acres		92	12	2
Parcels 10 to 40 Acres	11	50	222	37
Parcels 40 to 160 Acres	6	27	354	59
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	22	100	596	100
Total Parcels Less than 40 Acres	16	72	242	40
Total Parcels 40 Acres or Greater	6	28	354	60
Average Ownership Size			27	
LAND USE:				
Farm Deferral Parcels Less than 10 Acres			13	
Farm Deferral Parcels 10 Acres or Greater			477	
Total Acres of Farm Deferral Parcels			490	
Total Developed Parcels with Residence	18	81		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The WEST UNION FR inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the FARM RESIDENTIAL classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	22	100	596	100
Developed Parcels	18	81		
Less than 40 Acre Parcels	16	72	242	40
Average Ownership Size			27	

2. Adjacent use relationships/conflicts & Geographical characteristics.

The West Union FR area is bordered on the north, west and south by exclusive farm uses on large parcels. The area is located adjacent to the City of Union. The adjoining land inside the city limits is in a low density development. Similar to other FR areas, the

parcelization trend for "hobby farm" use has been established over a long period of time. The area serves as a transition between future high density urban development in Union and commercial level farming practices on exclusive agricultural land. The area is flat with no natural hazards, except for the flood plain of Catherine Creek along the south boundary. The adjoining properties however, are protected by Flood Plain Zoning and are eligible for Federal Flood Insurance.

3. PUBLIC FACILITIES AND SERVICES

ACCESS: The primary access roads to the area are State Highway 203, Godley Lane County Road, Miller Lane County Road and Hot Lake-Union Road. Highway 203 and Miller Lane County Road are paved; Godley Lane/and Hot Lake-Union Road are graveled. The Union Railroad has track paralleling Hot Lake-Union Road which extends from Union to the Union Pacific mainline at Union Junction.

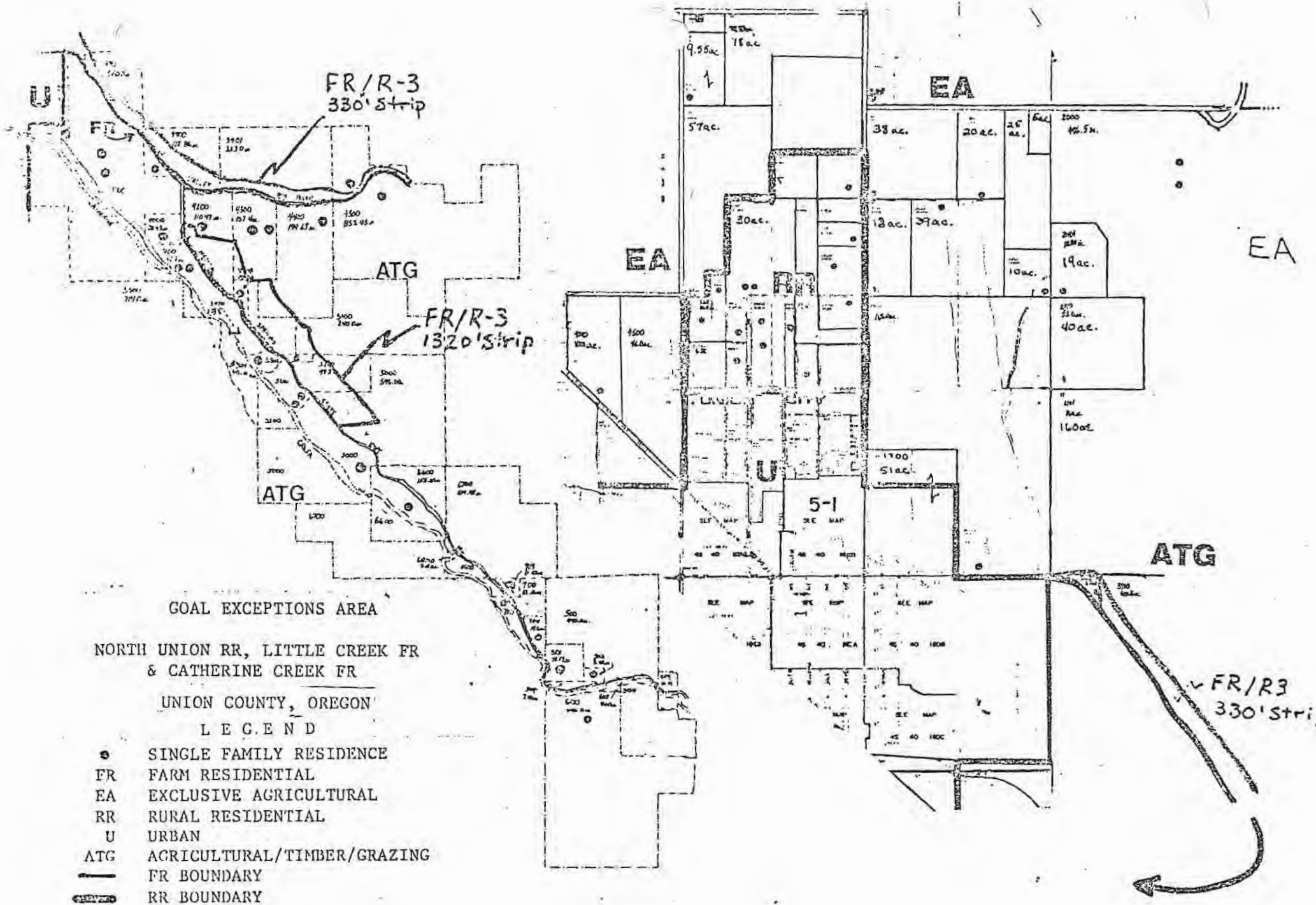
WATER AND SEWER: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells. Sewer systems are by individual sewage disposal systems permitted by the Department of Environmental Quality.

FIRE PROTECTION: Fire protection is provided by the Union Rural Fire Protection District.

4. OTHER RELEVANT FACTORS

FARM DEFERRAL SIGNIFICANCE: Similar to other FR areas, the inventory indicates that the farm deferral assessment of this area does not justify an Exclusive Agriculture classification for reasons specified in the foregoing Part III committed lands analysis.

5. In conclusion, the facts presented indicate that the West Union FR area qualifies with the "developed" and "committed" lands exception analysis and criteria specified in Part III. Therefore, it would not be appropriate or economically feasible to apply Goal 3 or EFU zoning standards to this area.



Area: EAST UNION FR		Plan Classification: FR FARM RESIDENTIAL		
General Location: EXTENDS SOUTH FROM UNION CITY LIMITS UP CATHERINE CREEK & HIGH VALLEY ROAD				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 Acres and Less	0	0	0	0
Parcels 5 to 10 Acres	1	8	6	2
Parcels 10 to 40 Acres	2	17	15	4
Parcels 40 to 160 Acres	5	42	190	56
Portions of parcels 160 acres or greater	4	33	130	38
Total Parcels in Classification	12	100	341	100
'Total Parcels Less than 40 Acres	3	25	21	6
Total Parcels 40 Acres or Greater	9	75	320	94
Average Ownership Size			28	
Land Use				
Farm Deferral Parcels Less than 10 Acres			30	
Farm Deferral Parcels 10 Acres or Greater			335	
Total Acres of Farm Deferral Parcels			335	
Total Developed Parcels with Residence	6	50		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The EAST UNION FR inventory does NOT indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the FARM RESIDENTIAL classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	12	100	341	100
Developed Parcels	6	50		
Less than 40 Acre Parcels	3	25	21	6
Average Ownership Size			28	

2. Adjacent use relationships/conflicts & geographical characteristics.

There are two areas south and east of Union identified for Farm Residential use that are not located on productive agriculture lands. A strip of land 330 feet wide extending along

the east side of High Valley Road about two miles in length is characterized as the lower slopes of a rocky basalt ridge. A predominant rock outcrop at about 330 feet upslope is a barrier to development. The USDA Soil Conservation Service has identified the soils in this area as Class VII and VIII.

The second area extends 1.5 miles along the east side of Oregon Highway 203 from the intersection of the Highway and County Road No. 66-A. This area extends 1320 Feet back from the highway. Like the previous area, this area is characterized as the lower slopes of a rocky basalt ridge. The soils in this area are also Class VII and VIII.

East and west of the areas up Little and Catherine Creeks, are classified A/T/G and predominantly in grazing use.

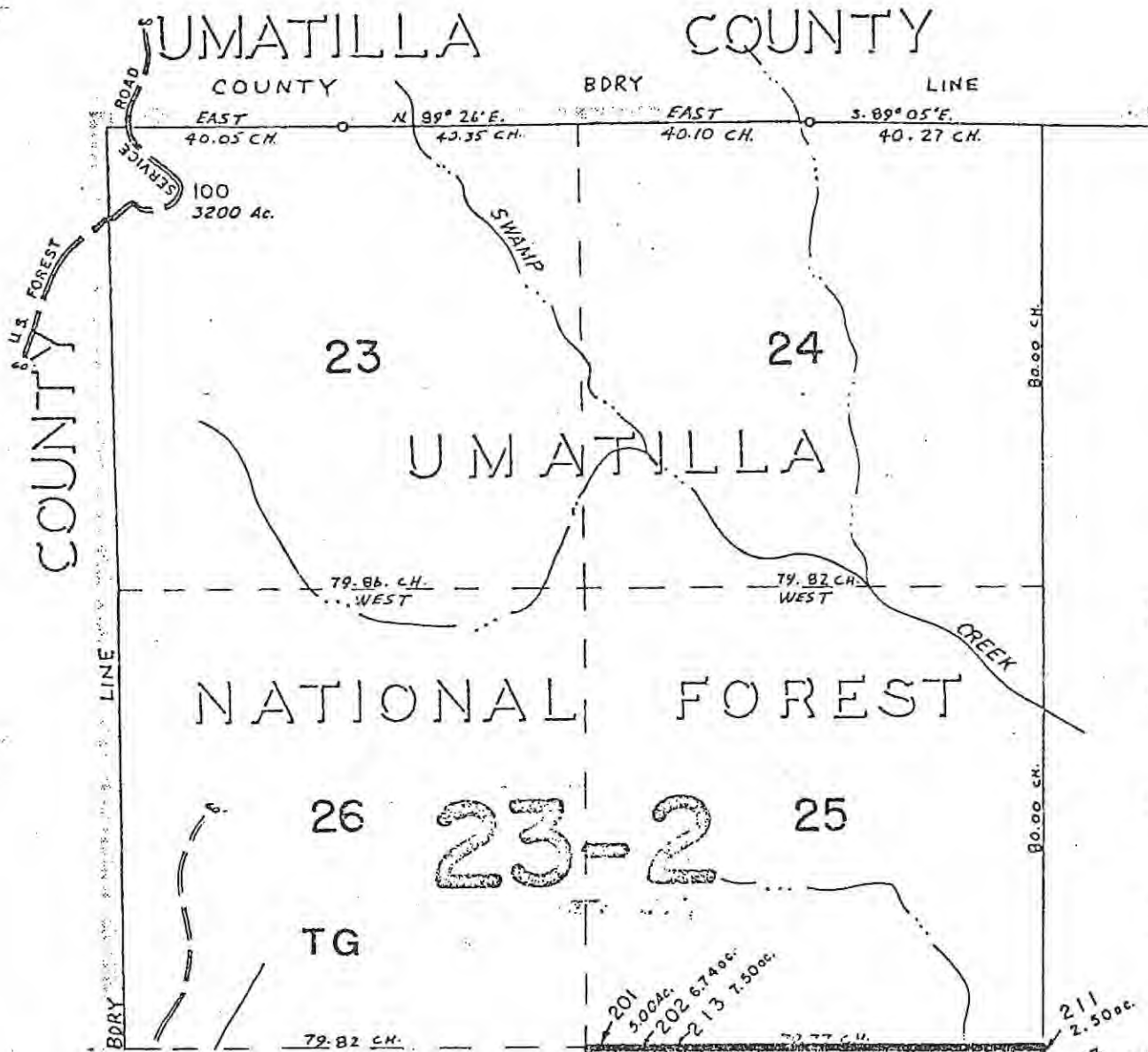
3. PUBLIC FACILITIES AND SERVICES

ACCESS: Oregon Highway 203 from Union to Medical Springs provides access up Catherine Creek and has a paved surface. High Valley County Road provides access up Little Creek, also having a paved surface. The two roads are connected by a paved surface, County Road 66-A, about one-quarter mile long.

WATER & SEWER: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells. Sewer systems are by individual sewage disposal systems permitted by the Department of Environmental Quality.

FIRE PROTECTION: Fire protection is provided by the Union Rural Fire Protection District.

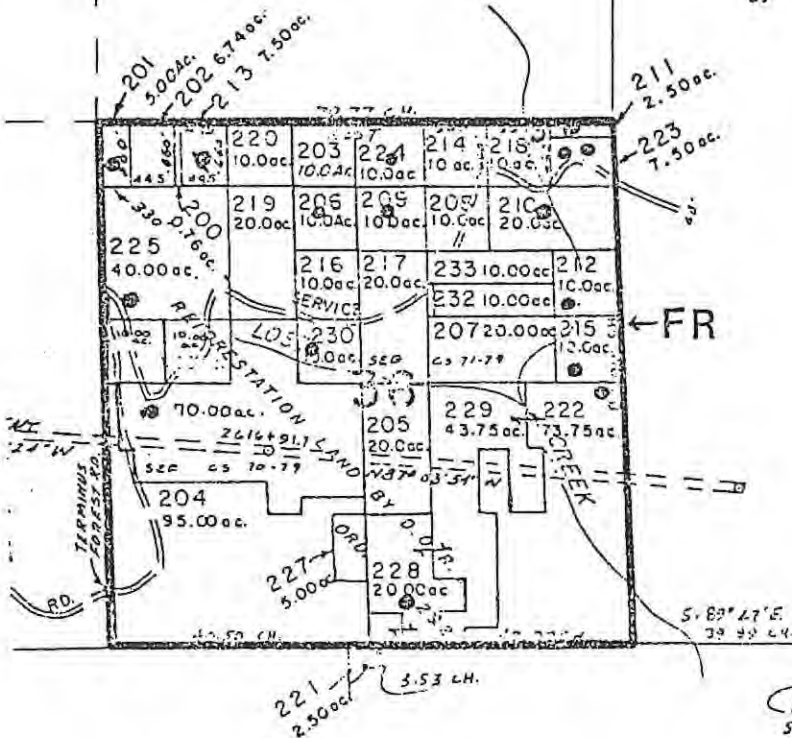
4. In conclusion, the areas east of Union identified FR include non-agricultural soil; therefore an exception is not necessary for these areas.



GOAL EXCEPTION AREA
LOST CREEK FR
UNION COUNTY, OREGON

LEGEND

- SINGLE FAMILY RESIDENCE
- FR FARM RESIDENTIAL
- TG TIMBER/GRAZING



AREA: LOST CREEK FR		PLAN CLASSIFICATION: FR- FOREST RESIDENTIAL		
GENERAL LOCATION: 4 Miles east of the Tolgate area off the Jubilee Lake U.S.F.S. Road				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less	3	10%	826	2%
Parcels 5 to 10 acres	19	61%	181.74	28%
Parcels 10 to 40 acres	6	19%	140	22%
Parcels 40 to 160 acres	3	10%	310	48%
Portions of parcels 160 acres or greater	0	0	0	0
Total Parcels in Classification	31	100%	640	100%
Total Parcels Less than 40 acres	28	90%	330	52%
Total Parcels 40acres or greater	3	10%	310	48%
Average Ownership Size			21.3	
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence: Seasonal Cabins	17	55%		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

1. The LOST CREEK inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the FOREST RESIDENTIAL classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	31	100%	640	100%
Developed Parcels	17	55%		
Less than 40 Acre Parcels	28	90%	330	52%
Average Ownership Size			21.3	

2. Adjacent use relationships/conflicts & geographical characteristics.

This section of land is entirely in private ownership, formerly recognized as a "school tract", surrounded by Umatilla National Forest. The majority of parcels were created in 1974.

The entire section is in various stages of timber production. Some areas have been clear cut while other areas contain mature commercial stands of timber. Two tributaries to the head waters of Lost Creek originate on this section draining to the southeast. Therefore, the landform ranges from moderately flat benches to steep slopes along the tributaries.

3. PUBLIC FACILITIES AND SERVICES

ACCESS: The section is about 4 miles east of the Tolgate area out the Jubilee Lake U.S.F.S. Road. Access to the section is from the Jubilee's Lake Road from one of several unimproved and unmaintained routes. According to testimony presented during an earlier public hearing there are only 2 routes which are recognized by the U.S. Forest Service, one accessing the southwest corner of the section and the other accessing the northeast corner of the section. Access throughout the section is unimproved and no public roads or nonexclusive easements are of record.

WATER & SEWER: Cabins are on individual wells and septic tank drain fields.

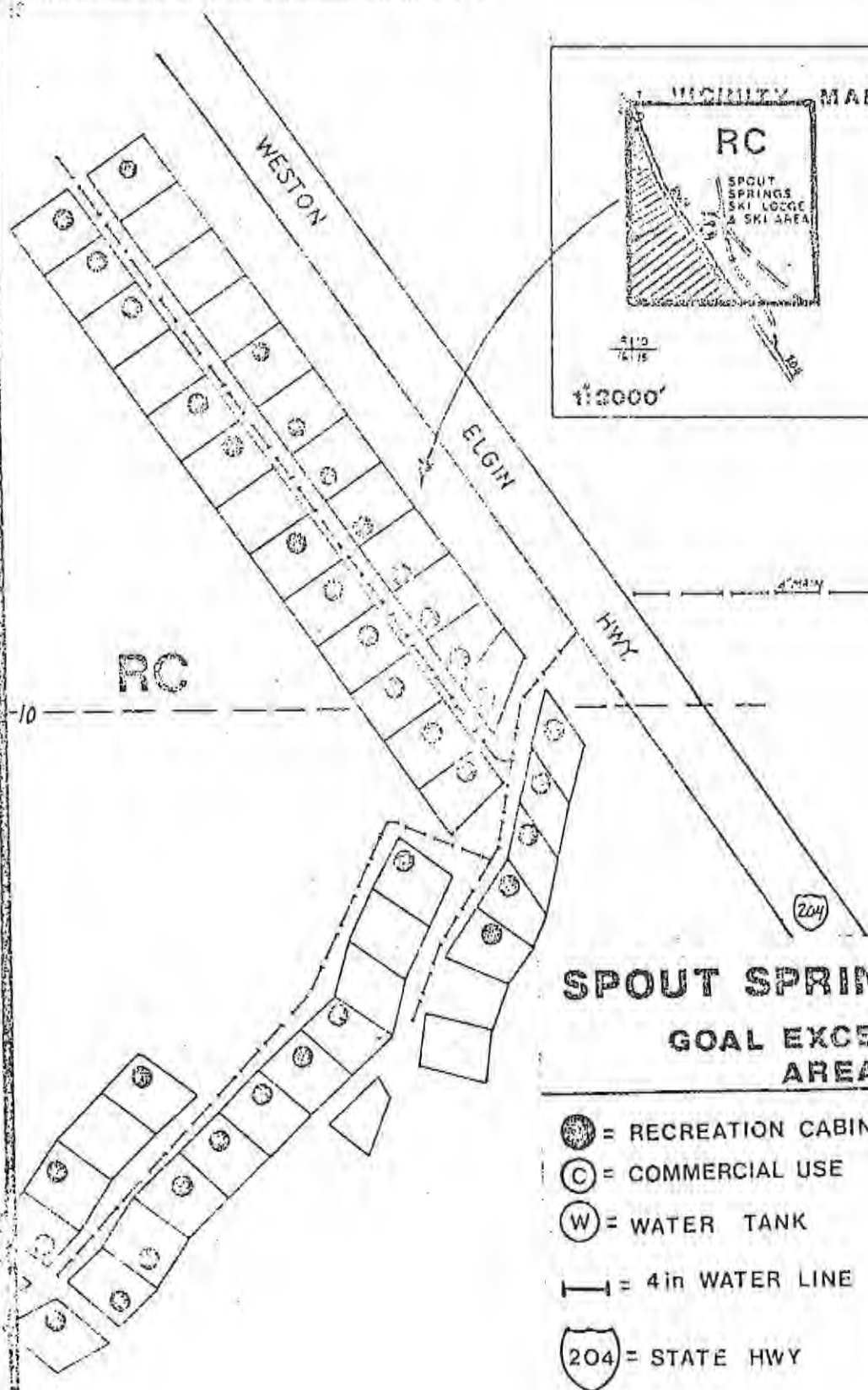
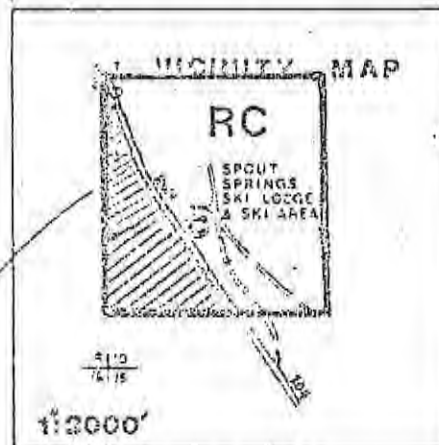
FIRE PROTECTION: No fire protection is available.

4. In conclusion, the area is developed where 90 percent of the parcels are 40 acres or less and contain 17 dwellings.

RURAL CENTERS

June 14, 1984

4 3
9 10



Proposed
15,000 gal
5,000 gal

SPOUT SPRINGS RC **GOAL EXCEPTIONS AREA**

- = RECREATION CABIN
- = COMMERCIAL USE
- ⊙ = WATER TANK
- = 4 in WATER LINE
- 204 = STATE HWY
- RC = RECREATION CENTER
- TG = TIMBER GRAZING
- 1" = approx 400'

AREA: SPOUT SPRINGS - RC		PLAN CLASSIFICATION: RURAL CENTER		
GENERAL LOCATION: Twp. 3N, R 38 EWM, Sec. 10, TL 100				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less	49	98%	21	6%
Parcels 5 to 10 acres				
Parcels 10 to 40 acres				
Parcels 40 to 160 acres				
Portions of parcels 160 acres or greater	1	2%	339	94%
Total Parcels in Classification	50	100%	360	100%
Total Parcels Less than 10 acres	49	98	21	6
Total Parcels 10 acres or greater	1			
Average Ownership Size			7.2	
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence	39	78%		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

- The SPOUT SPRINGS inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	50	100%	360	100%
Developed Parcels	39	78%		
Less than 10 Acre Parcels	49	98%	21	6
Average Ownership Size			7.2	

GOAL EXCEPTIONS DATA AND FINDINGS

Area: SPOUT SPRINGS- RC

Plan Classification: RC RURAL CENTER

Location: 18 miles west of Elgin Two. 3N, R 38 EWM, Sec. 10

INVENTORY

OWNERSHIP CHARACTERISTICS: The Spout Springs RC consists of approximately 362 acres of U.S. Forest Service land. The ski area is under a special use permit for 186 acres. The summer cabin area consists of 48 platted parcels on 40 acres.

LAND-USE: The 48 parcel summer cabin area is developed with 38 cabins which are leased from the U.S. Forest Service and are used for recreational purposes. The other developed area includes the day lodges, ski lift facilities, downhill runs and Nordic trails.

FINDINGS SUMMARY

1. The above inventory and the following factors indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RC RURAL CENTER classification.

2. **ADJACENT USES, GEOGRAPHIC & HISTORIC CHARACTERISTICS**

The Spout Springs RC is surrounded by U.S. Forest Service land. The area is situated in mountainous terrain and the surrounding topography limits the expansion of Facilities to the existing committed area. Similar to the Anthony Lakes ski area, the long-standing existence and development of this area and management regulations of the U.S. Forest Service would minimize or eliminate use conflicts with resource uses.

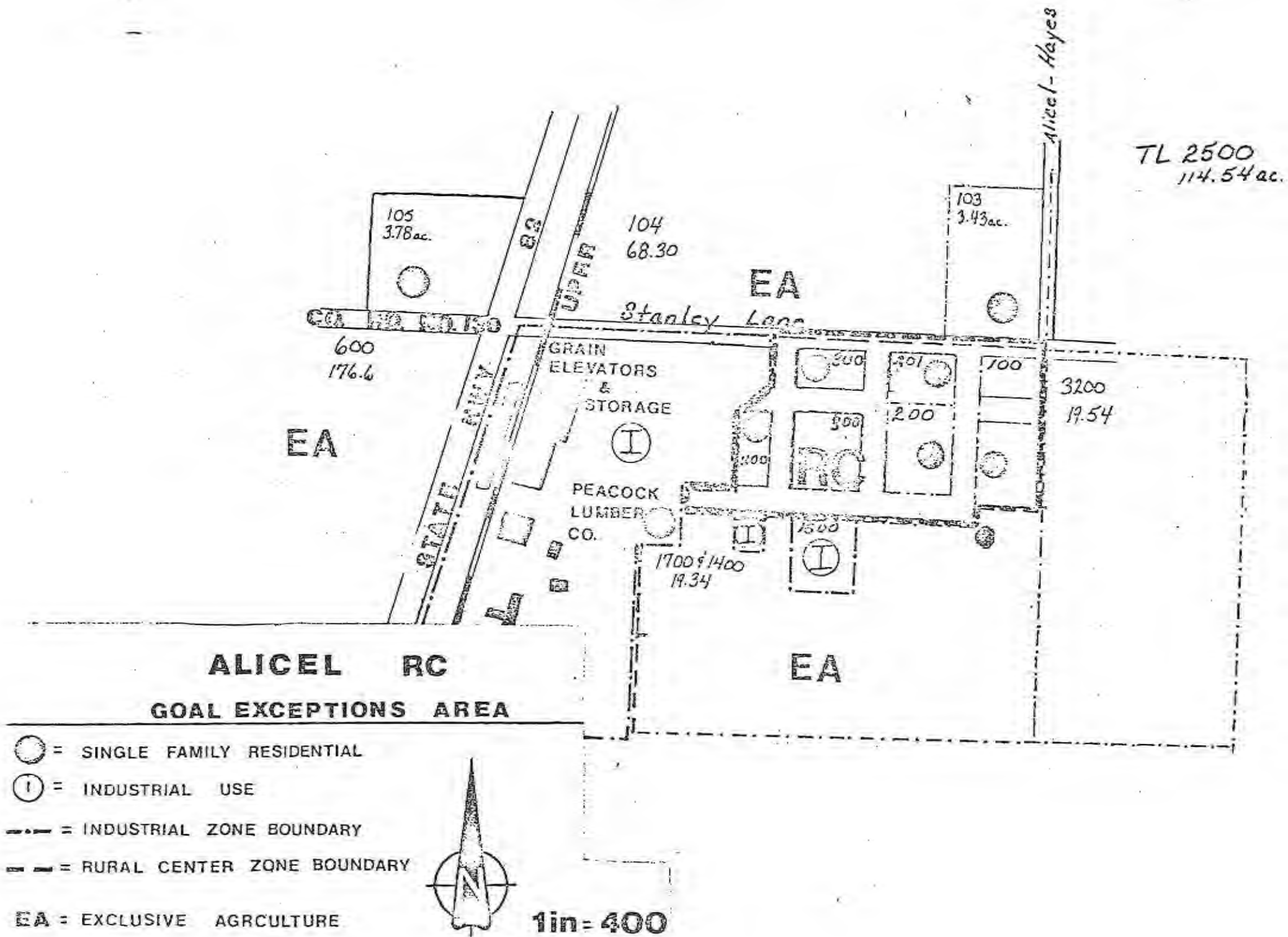
3. **PUBLIC FACILITIES AND SERVICES**

ACCESS: The Spout Springs RC is bisected by State hwy. 204 which connects Elgin and Weston across the Blue Mountains.

WATER AND SEWER: Domestic water is provided by a developed spring for the ski facility area. The summer cabin area is supplied by a central water system. Individual sewage systems are under permit from the Department of Environmental Quality.

FIRE PROTECTION: There is no public fire protection other than what may voluntarily be provided by the U.S. Forest Service in the protection of its natural resources.

4. In conclusion, the factors presented indicate that the Spout Springs RC area qualifies as both "developed" and "committed".



Area: ALICEL- RC		Plan Classification: RURAL CENTER		
General Location:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 Acres and Less	5	100	10.63	100
Parcels 5 to 10 Acres				
Parcels 10 to 40 Acres				
Parcels 40 to 160 Acres				
Portions of parcels 160 Acres or greater				
Total Parcels in Classification	5	100	10.63	100
Total Parcels Less than 10 Acres	5	100		
Total Parcels 10 Acres or Greater				
Average Ownership Size			2.1	
Land Use:				
Farm Deferral Parcels Less than 10 Acres				
Farm Deferral Parcels 10 Acres or Greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence	5	100		
Other Primary Non--Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

- The ALICEL RC inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	5	100	10.63	100
Developed Parcels	5	100		
Less than 10 Acre Parcels	5	100		
Average Ownership Size			2.1	

GOAL EXCEPTION DATA AND FINDINGS

Area: ALICEL PC

Plan Classification: RC RURAL CENTER

Location: 5 miles northeast of La Grande on Oregon Hwy. 82 Twp. 2S, R 38 EWM, Sec. 7

INVENTORY

OWNERSHIP CHARACTERISTICS: The Alicel RC boundary includes 5 parcels each less than 5 acres in size, totaling 10.63 acres.

LAND USE: The parcels inside the RC are residentially developed and committed as small lots.

FINDINGS SUMMARY

1. The above inventory indicates this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RC RURAL CENTER classification.

2. Adjacent uses, geographical & historical characteristics

ADJACENT USES: The Alicel RC is bordered on the north, south and east by exclusive agricultural uses. On the west are industrial uses which include a lumber mill, grain elevators and storage buildings.

GEOGRAPHIC AND HISTORICAL CHARACTERISTICS:

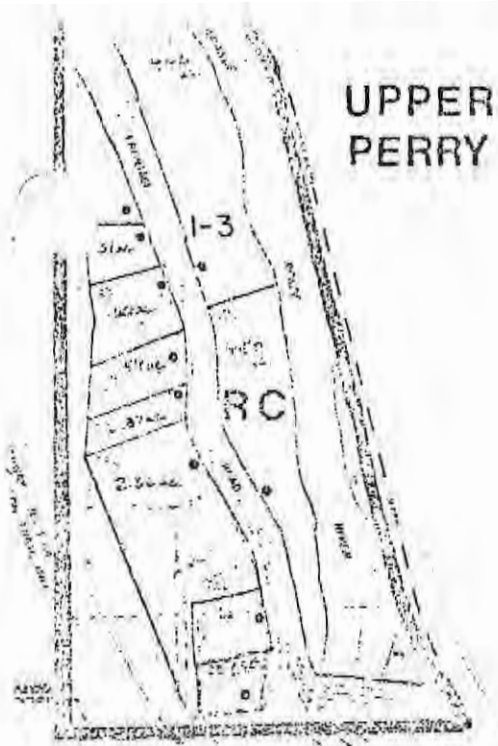
Alicel RC is situated in the central part of the Grande Ronde Valley along the Wallowa Lake Highway. Pursuant to the compelling reasons discussed in Part II for Rural Centers, the long-standing existence of Alicel has minimized conflicts with adjacent resource uses. There are no known natural hazards to this area.

3. **PUBLIC FACILITIES AND SERVICES**

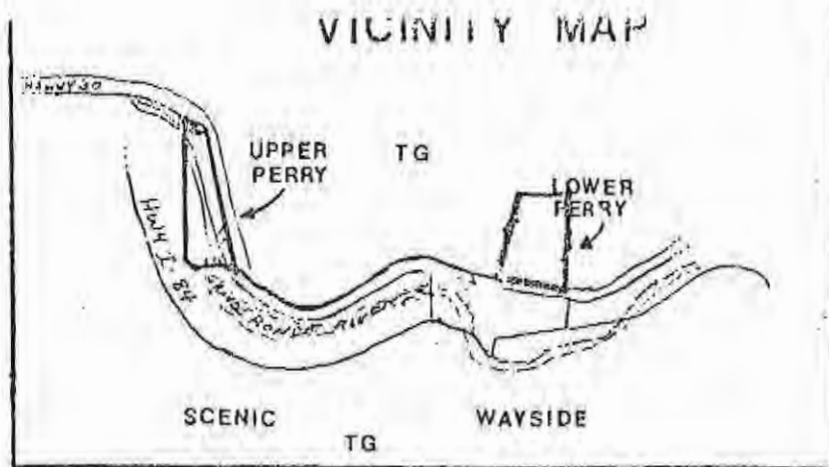
ACCESS: Stanley Lane County Road No. 130 forms the north boundary of this area and provides access to Oregon Hwy. 82. The County road has a 60 foot right-of-way width and an asphalt surface.

WATER AND SEWER: Domestic water supply is provided by individual wells and sewage disposal is handled by individual subsurface sewage disposal systems.

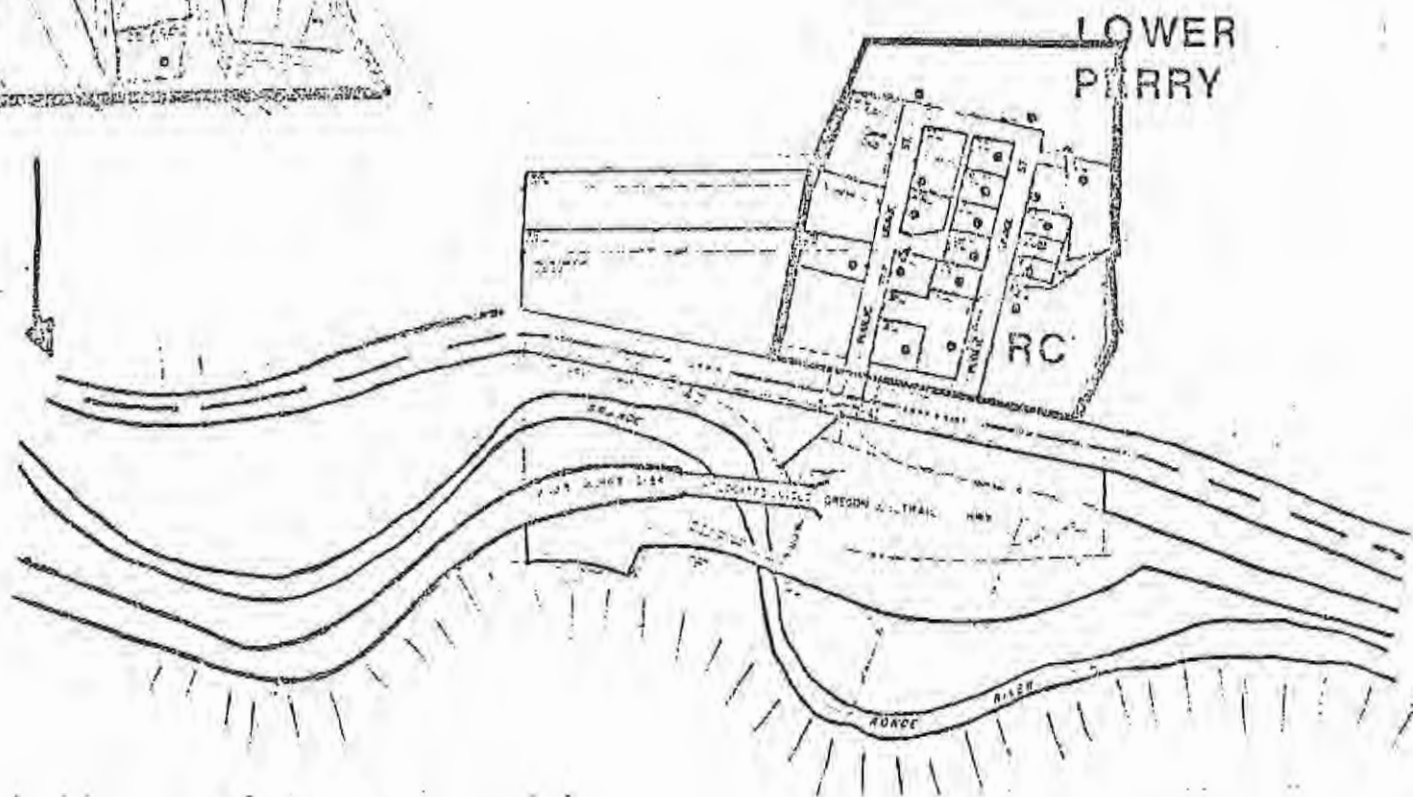
4. In conclusion, the facts presented indicate that the Alicel RC area qualifies as both "developed" and "committed".



UPPER PERRY



VICINITY MAP



LOWER PERRY

LEGEND



SINGLE FAMILY RESIDENCE

RC.

RURAL CENTER

TG

TIMBER/GRAZING



RURAL CENTER BOUNDARY

GOAL EXCEPTIONS AREA

PERRY RC

UNION COUNTY, OREGON

APPROX. SCALE 1 in. = 425 ft.

Area: PERRY- RC		Plan Classification: RURAL CENTER		
General Location:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 Acres and Less	31	100	15	100
Parcels 5 to 10 Acres				
Parcels 10 to 40 Acres				
Parcels 40 to 160 Acres				
Portions of parcels 160 Acres or greater				
Total Parcels in Classification	31	100	15	100
Total Parcels Less than 10 Acres	31	100	15	100
Total Parcels 10 Acres or Greater				
Average Ownership Size			.48	
Land Use:				
Farm Deferral Parcels Less than 10 Acres				
Farm Deferral Parcels 10 Acres or Greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence	31	100		
Other Primary Non--Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

Summary:	No.	(%)	Acres	(%)
Ownerships	31	100	15	100
Developed Parcels	31	100		
Less than 10 Acre Parcels	31	100		
Average Ownership Size			.48	

GOAL EXCEPTION DATA AND FINDINGS

Area: UPPER C LOWER PERRY RC

Plan Classification: RC RURAL CENTER

Location: 3 miles west of La Grande, Twp. 2S, R 37 EWM, Sec. 35C6 and 34AC

INVENTORY

OWNERSHIP CHARACTERISTICS: Lower Perry has 21 parcels less than 5 acres in size including 14 acres, while Upper Perry has 10 parcels less than 5 acres in size, which includes 14.3 acres for a total of 31 parcels at 28.3 acres. The average lot size for both areas calculates to 0.98 acres.

LAND-USE: All of the parcels in Upper and Lower Perry are developed. A former school house has been converted into a community center in Lower Perry, while all other parcels contain single-family dwellings. Two parcels contain 2 single-family dwellings.

FINDINGS SUMMARY

1. The above inventory indicates these two areas are "developed" and "committed according to the exception criteria for the RC RURAL Center classification.

2. **ADJACENT USES, GEOGRAPHICAL C HISTORICAL CHARACTERISTICS:**

ADJACENT USES: Upper and Lower Perry are both bordered on the south by 1-84. Upper Perry is bordered on the east by a canyon containing the Grande Ronde River and the Union Pacific mainline. Lower Perry is bordered on the west, north and east by timber and grazing uses on large parcels (greater than 80 acres).

GEOGRAPHICAL CHARACTERISTICS: Upper Perry is situated on a flat bench above the Grande Ronde River. The surrounding area includes steep mountain slopes. Lower Perry is located in the channel of a former meander of the Grande Ronde River.

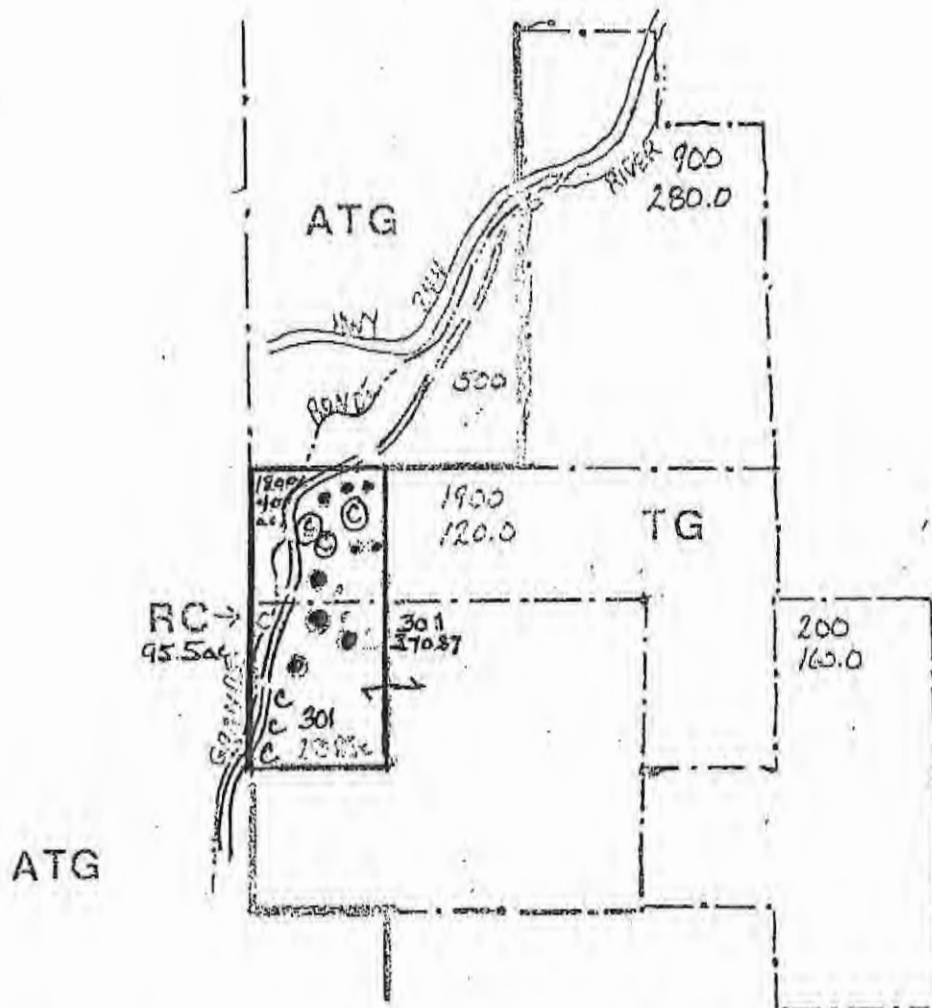
HISTORICAL CHARACTERISTICS: Upper and Lower Perry originated in association with a lumber mill which was situated between them. The mill is no longer in existence.

3. **PUBLIC FACILITIES AND SERVICES**

ACCESS: Access to and from 1-84 is provided by a Frontage Road.

WATER SEWER: Domestic water supply is provided by individual wells and sewage disposal is handled by individual subsurface sewage disposal systems.

4. In conclusion the facts presented indicate that the Upper and lower Perry RC area Qualifies as "developed" and "committed".



STARKEY

RC

GOAL EXCEPTIONS AREA

= SINGLE FAMILY RESIDENTIAL

TG = TIMBER/GRAZING

= COMMERCIAL USE

RC = RURAL CENTER

= RECREATION CABIN

= LOT BOUNDARY

= GRAVEL ROAD

= AGRICULTURE/TIMBER/GRAZING

1in = 2000ft



AREA: STARKEY RC		PLAN CLASSIFICATION: RURAL CENTER		
GENERAL LOCATION:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less				
Parcels 5 to 10 acres				
Parcels 10 to 40 acres				
Parcels 40 to 160 acres				
Portions of parcels 160 acres or greater	1	100%	95.5	100%
Total Parcels in Classification	1	100%	95.5	100%
Total Parcels Less than 10 acres				
Total Parcels 10 acres or greater	1	100%	95.5	100%
Average Ownership Size			95.5	
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence	1	100%		
Other Primary Non-Resource Uses	1			
Commercial: Starkey Store & Campground	1			
Industrial				
Other:				

FINDINGS SUMMARY

- The STARKEY RC inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	1	100%	95.5	100%
Developed Parcels	1	100%		
Less than 10 Acre Parcels				
Average Ownership Size			95.5	

GOAL EXCEPTION DATA AND FINDINGS

Area: STARKEY RC

Plan Classification: PC RURAL CENTER

Location: 16 miles west of La Grande, Twp. 3S, P 35 EWM, Sec. 36

INVENTORY

OWNERSHIP CHARACTERISTICS: The Starkey RC includes 95.5 acres which are the developed portion of one ownership. The remaining 215.37 acres of Tax Lot 301 is in a TG plan classification. The surrounding properties are large parcels in different ownerships.

LAND USE: The area consists of 7 seasonal cabins, 7 residences, 4 of which are in a mobile home park and a store/gas station. The extent of this development over the years has converted the area from agricultural and forest uses to a rural center. The mobile home park is used on a seasonal basis by timber industry personnel who work in the area.

FINDINGS SUMMARY

1. The above inventory and the following factors indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RC RURAL CENTER classification.

2. Adjacent Uses, Geographic & Historical Characteristics

ADJACENT USES: The Starkey PC is surrounded by agricultural, timber and grazing resource uses. The long-standing existence of the RC and its expected continuance to provide the only commercial services along the Hilgard/Ukiah Highway will tend to reduce any adverse impacts on adjacent resource uses as opposed to unexpected new developments.

GEOGRAPHIC AND HISTORIC CHARACTERISTICS: The Starkey PC is located along the Grande Ronde River south of the Hilgard/Ukiah Highway (State Hwy. 244). The geographic location of its commercial services provides an important regional function which supports existing and potential resource activities in the area. Historically, the Starkey RC has established an identity which supports its continued existence as a rural center.

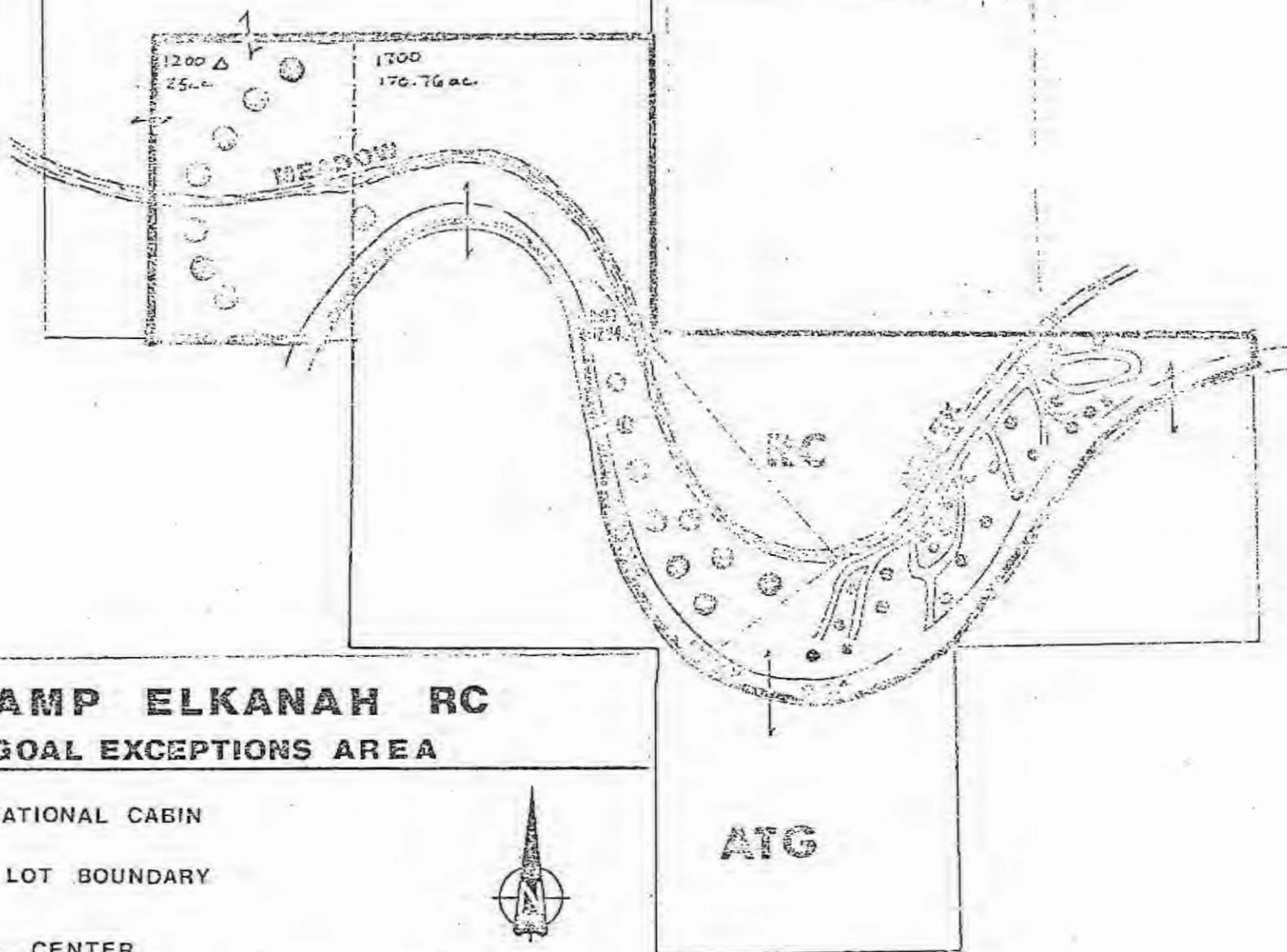
3. PUBLIC FACILITIES AND SERVICES

ACCESS: The Starkey RC has direct, permitted access to U.S. Forest Service Road 51 which is paved and connects to State Hwy. 244.

WATER AND SEWER: Public water and sewer services are not available to this area. Domestic water is provided by individual wells or developed springs. Sewage disposal is provided by individual subsurface systems permitted by the Department of Environmental Quality.

FIRE PROTECTION: There is no fire protection provided for the Starkey area.

1200 Δ
657.06 ac.



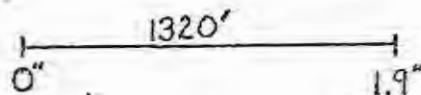
CAMP ELKANAH RC **GOAL EXCEPTIONS AREA**

○ = RECREATIONAL CABIN

--- } = TAX LOT BOUNDARY

RC = RURAL CENTER

ATG = AG/TIMBER/GRAZING



AREA: CAMP ELKANAH - RC		PLAN CLASSIFICATION: RURAL CENTER		
GENERAL LOCATION:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less				
Parcels 5 to 10 acres				
Parcels 10 to 40 acres	1	33	12.34	9
Parcels 40 to 160 acres				
Portions of parcels 160 acres or greater	2	66	120	91
Total Parcels in Classification	3	100	132	100
Total Parcels Less than acres				
Total Parcels 10 acres or greater	3	100		
Average Ownership Size			44	
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence	2	100	120	
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other: Church Camp	1	100	12	

FINDINGS SUMMARY

- The CAMP ELKANAH RC inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	3	100%	132	100%
Developed Parcels	3	100%		
Less than Acre Parcels				
Average Ownership Size			44	

GOAL EXCEPTIONS DATA AND FINDINGS

Area: CAMP ELKANAH - RC

Plan Classification: RC RURAL CENTER

Location: 3 miles southwest of Starkey RC, Twp. 4S, R 35 EWM, Sec. 8

INVENTORY

OWNERSHIP CHARACTERISTICS: The Camp Elkanah- RC includes parts of 2 large parcels (about 90 acres) and all of a 12.34 acre parcel.

LAND USE: 95 acres in Tax Lot 1700 contains 27 seasonal cabins and the 25 acres in Tax Lot 1200 contains 8 seasonal cabins. The remaining 12.34 acres in Tax Lot 1200 includes a church camp which is used extensively on a seasonal basis.

FINDINGS SUMMARY

1. The above inventory and the following factors indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RC RURAL CENTER classification.

2. Adjacent Uses, Geographic & Historical Characteristics

ADJACENT USES: The Camp Elkanah RC is surrounded primarily by grazing and timber production land. Similar to other RC's, the prior establishment of this seasonal, recreation area has diminished adverse impacts on adjoining low intensity resource uses.

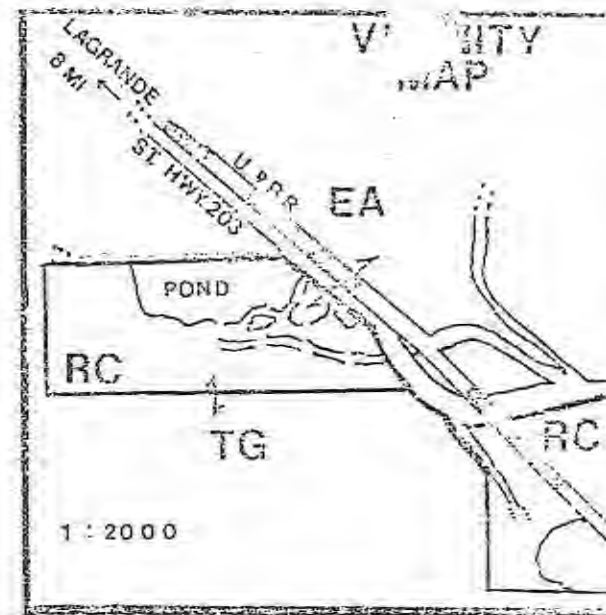
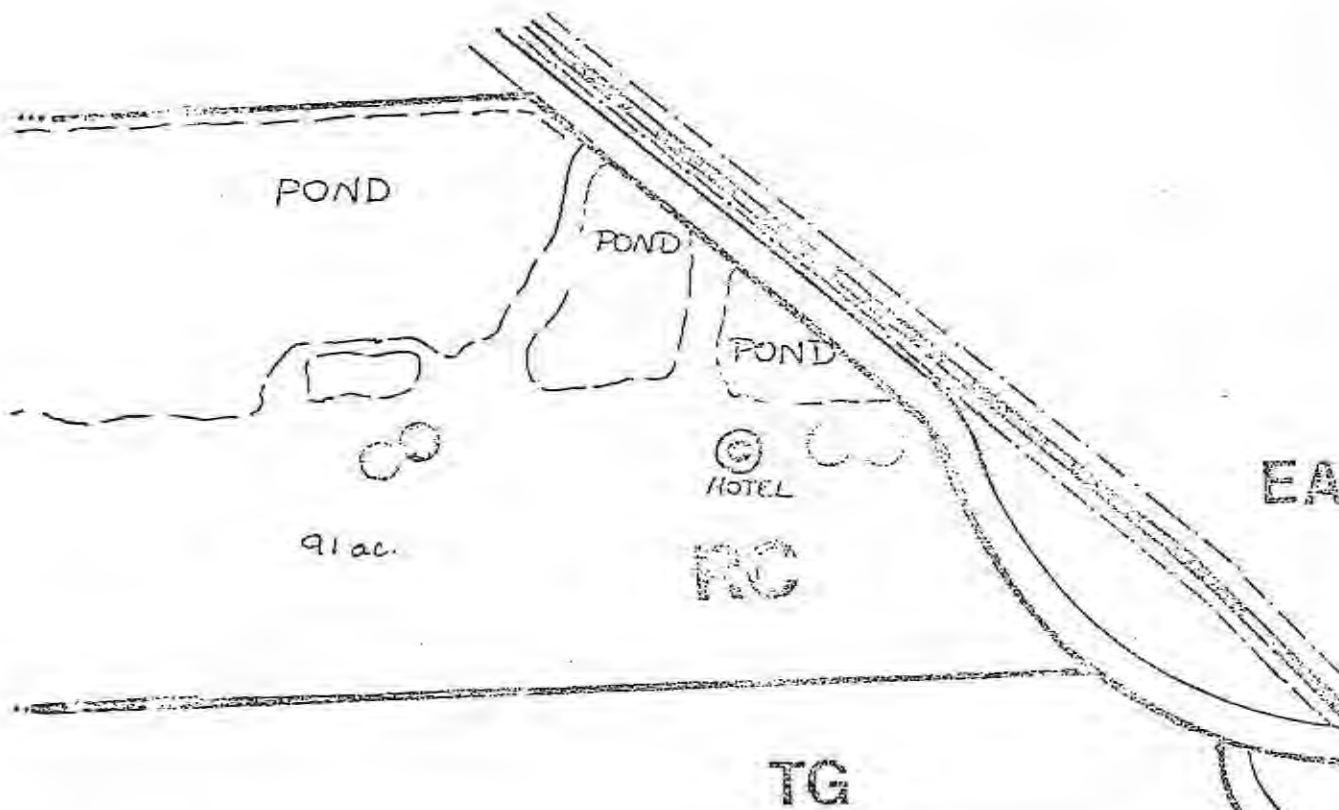
GEOGRAPHIC AND HISTORIC CHARACTERISTICS: Meadow Creek forms a natural boundary along the north portion of the church camp and 27 cabins on the east, confining most of the existing development between the highway and the creek. However, the creek bisects the cluster of cabins on the west side of the RC it is likely that any expansion of facilities would occur between the creek and the highway. Camp Elkanah was first developed as a logging camp. Subsequent conversion has resulted in the current use of the cabins for recreational purposes.

3. PUBLIC FACILITIES AND SERVICES

ACCESS: The Camp Elkanah area has direct access to State Hwy. 0244 which connects Hilgard and Ukiah.

WATER AND SEWER: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells or developed springs. Sewer systems are by individual sewage disposal systems permitted by the Department of Environmental Quality.

FIRE PROTECTION: There is no fire protection to the Camp Elkanah RC.



HOT LAKE RC **GOAL EXCEPTIONS AREA**

○ = SINGLE FAMILY RESIDENTIAL

⊙ = COMMERCIAL USE

① = INDUSTRIAL USE

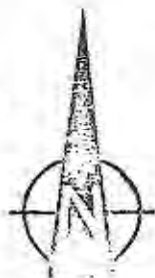
--- = TAX LOT BOUNDARY

— = PLAN BOUNDARY

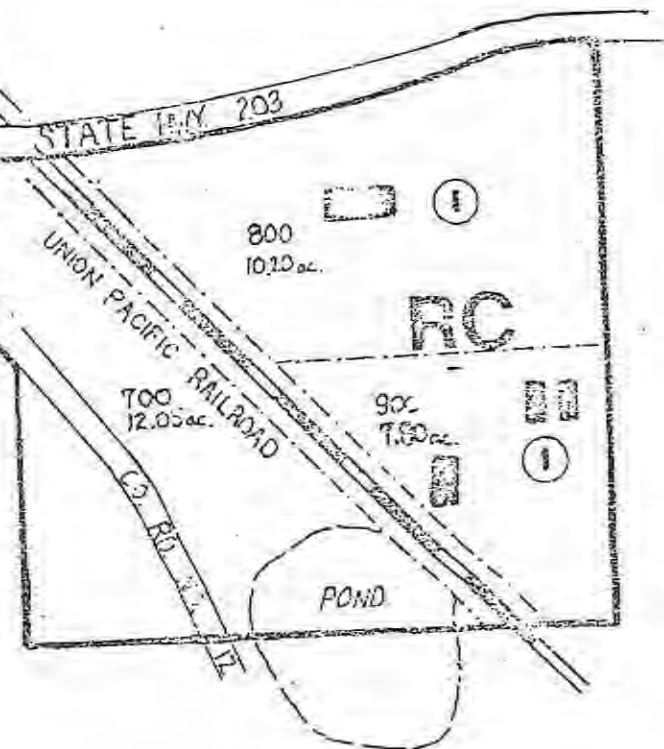
RC = RURAL CENTER

EA = EXCLUSIVE AGRICULTURE

TG = TIMBER/GRAZING



1in = 400ft



AREA: HOT LAKE- RC		PLAN CLASSIFICATION: RURAL CENTER.		
GENERAL LOCATION:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less				
Parcels 5 to 10 acres	1	25%	7.8	7%
Parcels 10 to 40 acres	2	50%	22	18%
Parcels 40 to 160 acres	1	25%	91	76%
Portions of parcels 160 acres or greater				
Total Parcels in Classification	4	100%	120	100%
Total Parcels Less than 10 acres	1	25%		
Total Parcels 10 acres or greater	3	75%		
Average Ownership Size			30	
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence	3	75%		
Other Primary Non-Resource Uses	1			
Commercial: Hot Lake Resort				
Industrial: Irrigation Guns & Alcohol Fuel	2			
Other:				

FINDINGS SUMMARY

- The HOT LAKE- RC, inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	4	100%	120	100%
Developed Parcels	3	75%		
Less than 10 Acre Parcels	1	25%	7.8	7%
Average Ownership Size			30	

GOAL EXCEPTIONS DATA AND FINDINGS

Area: HOT LAKE PC

Plan Classification: RC RURAL CENTER

Location: 9 miles southeast of LaGrande, Twp. 4S, R 39 EWM, Sec. 4 & 5

INVENTORY

OWNERSHIP CHARACTERISTICS: The Hot Lake RC consists of 4 separate ownerships totaling approximately 121.05 acres. The center is divided into two separate geographic areas along State Hwy. 203. The west portion (about 91 acres) is owned by Hot Lake Development Corp. Inc. The east portion is divided into 3 parcels (10.20, 7.80 and 12.05 acres).

LAND USE: The Hot Lake Hotel is located on the westerly 91 acre parcel. This parcel also contains 4 frame dwellings, several outbuildings and 3 low temperature geothermal ponds. The area to the east includes 3 parcels totaling about 30 acres which include a former potato processing plant and alcohol fuel production facility and an irrigation equipment manufacturing operation. The undeveloped portion of the RC is partially used for grazing.

FINDINGS SUMMARY

1. The above inventory and the following factors indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RC RURAL CENTER classification.

2. ADJACENT USES, GEOGRAPHIC C HISTORIC CHARACTERISTICS

ADJACENT USES: The Hot Lake RC is bordered on the north and east by exclusive agricultural uses and on the south and west by grazing activities. Pursuant to the RC analysis in Part II, the Hot Lake area has long standing existence and identity as a rural center. Accordingly, the Surrounding land resource uses have not been and are not expected to be adversely impacted by the RC's continued existence and development.

GEOGRAPHIC AND HISTORIC CHARACTERISTICS: Hot Lake was originally established as a hotel with geothermal bathes in the early 1900's and is listed as a historic site in the Statewide Inventory of Historic Sites and Buildings. The geothermal spring at this site has the highest temperature, 185 degrees F and largest flows at 1700 gpm, for geothermal resources in the County. Its identity is accentuated by the rising foothills to the south and the Grande Ronde Valley to the north and east.

3. The existing land use and development of the Hot Lake RC has diminished the possibility of the area reverting to exclusive farm use.

4. PUBLIC FACILITIES AND SERVICES

ACCESS: The RC has direct access to the La Grande/Union State Hwy. 203 and County Road No. 12.

WATER AND SEWER: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells. Sewer systems are by individual sewage disposal systems permitted by the Department of Environmental Duality. The sewage disposal for the hotel area is by sewage lagoon waste disposal system.

FIRE PROTECTION: Fire protection is provided by the La Grande and Union Rural Fire Protection Districts.

GOAL EXCEPTIONS AREA

● = SINGLE FAMILY RESIDENTIAL

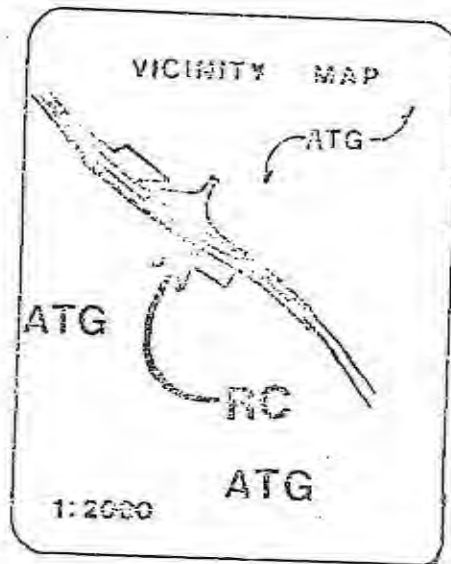
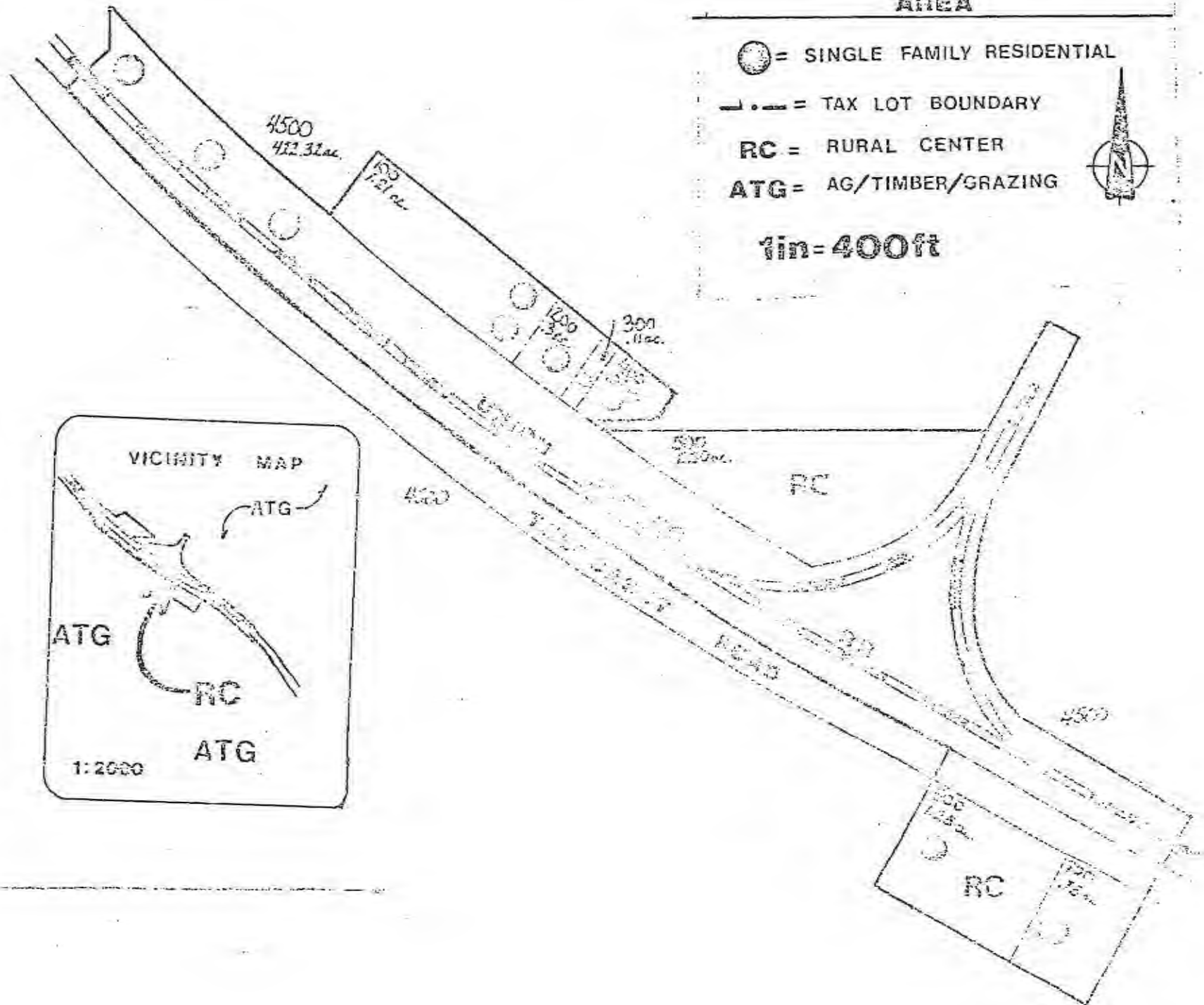
-.- = TAX LOT BOUNDARY

RC = RURAL CENTER

ATG = AG/TIMBER/GRAZING



1in=400ft



Area: TELOCASET RC		Plan Classification: RURAL CENTER		
General Location:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 Acres and Less	7	100	6.1	100
Parcels 5 to 10 Acres				
Parcels 10 to 40 Acre				
Parcels 40 to 160 Acres				
Portions of parcels 160 acres or greater				
Total Parcels in Classification	7	100	6	100
Total Parcels Less than 10 Acres	7	100		
Total Parcels 10 Acres or Greater				
Average Ownership Size			.86	
Land Use				
Farm Deferral Parcels Less than 10 Acres				
Farm Deferral Parcels 10 Acres or Greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence	6	86		
Other Primary Non-Resource Uses				
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

- The TELOCASET RC inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	7	100	6	100
Developed Parcels	6	86		
Less than 10 acre Parcels	7	100		
Average Ownership Sizes			.86	

GOAL EXCEPTIONS DATA OF FINDINGS

Area: TELOCASET RC

Plan: RC RURAL CENTER

Location: 5 Miles south of the City of Union, TWP. 5S, R 40 EWM, SEC. 28

INVENTORY

OWNERSHIP CHARACTERISTICS: The Telocaset RC includes a committed area which identifies approximately 15 acres, 9 of which is owned by the Union Pacific Railroad. The remaining 6 acres consists of 7 ownerships ranging from .11 acres to 2.30 acres. These small parcels are clustered within a .3 mile area along the Union Pacific Railroad and County Road #70.

LAND USE: Seven of the eight parcels within the 15 acre area are developed with residences. The railroad property has 3 dwellings and a railroad siding for rail car storage. Only Tax Lot 500 is undeveloped.

FINDINGS SUMMARY

1. The above inventory indicates this area is committed to Rural Center development, therefore does comply with the Union County Developed and Committed Lands Criteria for The RC Rural Center classification.

2. Adjacent Uses, Geographic & Historic Characteristics

ADJACENT USES: Telocaset is surrounded by cultivated dryland wheat fields. No conflicts have historically existed between agriculture and the Rural Center and none are anticipated.

GEOGRAPHIC AND HISTORIC CHARACTERISTICS: Telocaset has been a traditional rail shipping center since the early 1900.s. Milled lumber was delivered by narrow gage rail from Pondosa and shipped out on the mainline. The railroad still uses their siding for storage of rail cars and work crew trains.

3. PUBLIC FACILITIES AND SERVICES

ACCESS: Telocaset County Road No. 70 parallels the south side of the railroad tracks providing access to Oregon Hwy. No. 237. The county road has a 60 foot right-of-way width and a gravel surface.

WATER AND SEWER: Domestic water systems are provided by individual wells and sewage disposal is handled by individual subsurface disposal systems.

FIRE PROTECTION: Telocaset is in the Powder Rural Fire Protection District.

MEDICAL SPRINGS RC

IL EXCEPTIONS AREA

○ = SINGLE FAMILY RESIDENTIAL

⊙ = COMMERCIAL USE

⊙ = SCHOOL

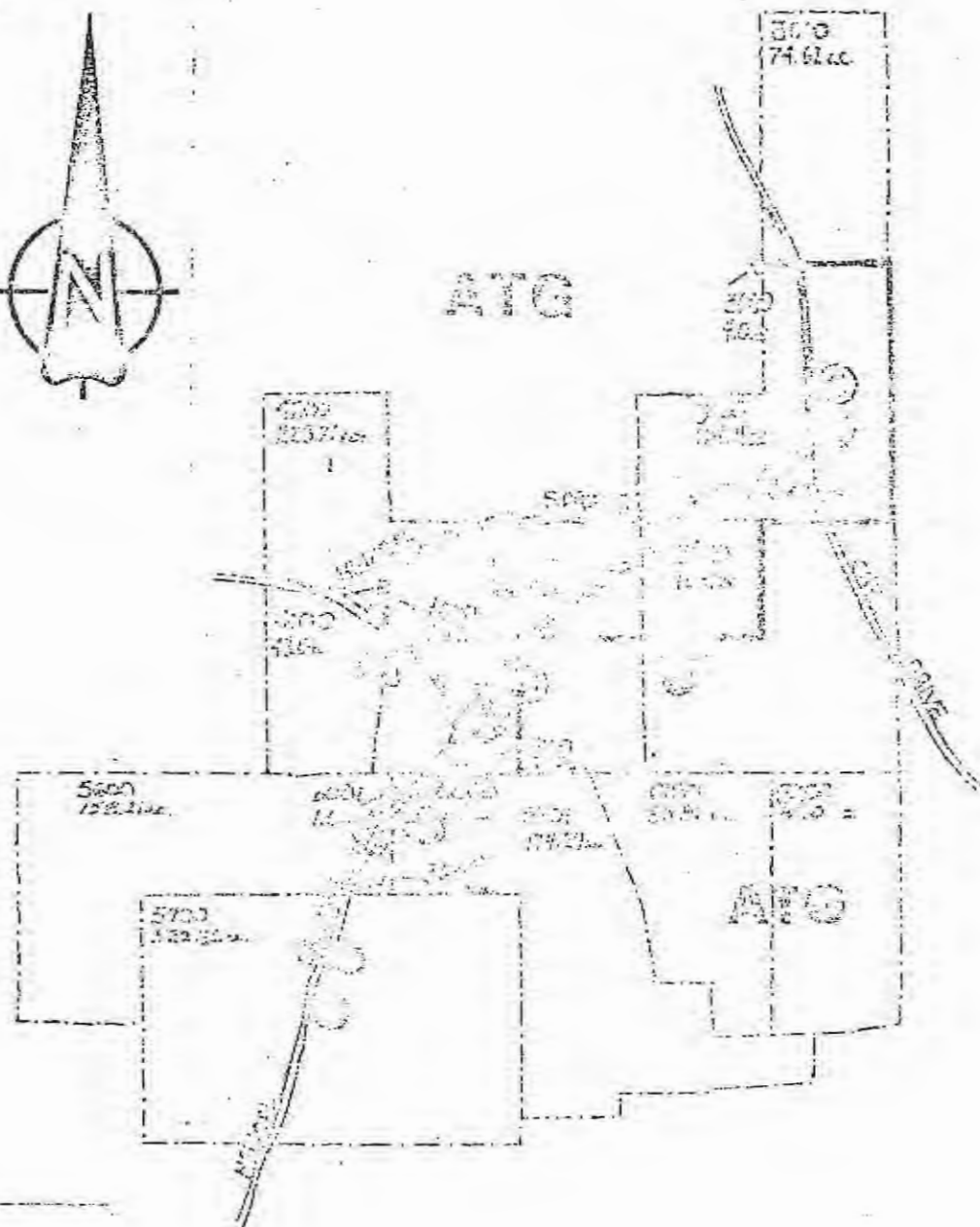
--- TAX LOT BOUNDARY

--- PLAN BOUNDARY

RC = RURAL CENTER

ATG = AG/TIMBER/GRAZING

1in = 2000ft



Area: MEDICAL SPRINGS- RC		Plan Classification: RURAL CENTER		
General Location:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 Acres or Less	2	40	1.8	1
Parcels 5 to 10 Acres				
Parcels 10 to 40 Acres	1	20	35	17
Parcels 40 to 160 Acres	2	40	160	82
Portions of parcels 160 acres and greater				
Total Parcels in Classification	5	100	196.8	100
Total Parcels Less than 10 Acres	2	40	1.5	1
Total Parcels 10 Acres or Greater	3	60		
Average Ownership Size			39	
Land Use:				
Farm Deferral Parcels Less than 10 Acres				
Farm Deferral Parcels 10 Acres or Greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence	2	40		
Other Primary Non-Resource Uses				
Commercial: Pondosa Store	1			
Industrial				
Other:				

FINDINGS SUMMARY

- The MEDICAL SPRINGS RC inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	5	100	196.8	100
Developed Parcels	2	40		
Less than 10 acre Parcels	2	40	1.8	1
Average Ownership Sizes			39	

GOAL EXCEPTIONS DATA AND FINDINGS

Area: MEDICAL SPRINGS RC

Plan classification: RC- RURAL CENTER

Location: 20 miles southeast of Union on Oregon Hwy. 203, Twp. 6S, R 41 EWM, Sec. 25

INVENTORY

OWNERSHIP CHARACTERISTICS: There are 5 separate ownerships in the medical Springs RC, 2 of which are part of larger parcels which extend beyond the RC boundary. The former Pondosa Mill and town site totals 110 acres. The Medical Springs store, swimming pool and motel are located on a 54 acre parcel. Approximately 40 acres between these two sites have been included. The total land area within the RC is approximately 196.5 acres.

LAND USE: All parcels are developed with residences. Three dwellings are located on the middle 40 acres. The Medical Springs and Pondosa sites are developed with commercial activities. The Medical Springs site includes a former store, post office, swimming pool and motel which have not been open since 1980. Pondosa is a former mill and town site. A fire destroyed most of the town in the 1950's. However, the hotel is used as a residence and general store.

FINDINGS SUMMARY

1. The above inventory and the following factors indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RC RURAL CENTER classification.

2. ADJACENT USES, GEOGRAPHIC AND HISTORIC CHARACTERISTICS

ADJACENT USES: Grazing on the hillsides and alfalfa hay along Sig Creek are the primary land uses surrounding the Medical Springs RC. Land use practices have been the same on either side of this area for a number of years and are expected to continue. No conflicting uses have existed in the past and none are anticipated.

GEOGRAPHIC AND HISTORIC CHARACTERISTICS: Medical Springs has been a rural community (center) since the early 1900's. It is situated at the crossroads of highways to Telocaset and Union which supports the Rural Center's designation. This support is also reinforced by the fact that it is located at the confluence of Big Creek and Bazine Creek. However, it is more familiarly known for the geothermal spring from which it derives its name. Historically, the spring has been used for bathing and a hotel was built about 1925 to accommodate visitors. A general store and post office were active at the intersection of Big Creek Drive and Oregon Hwy. 203 until 1980.

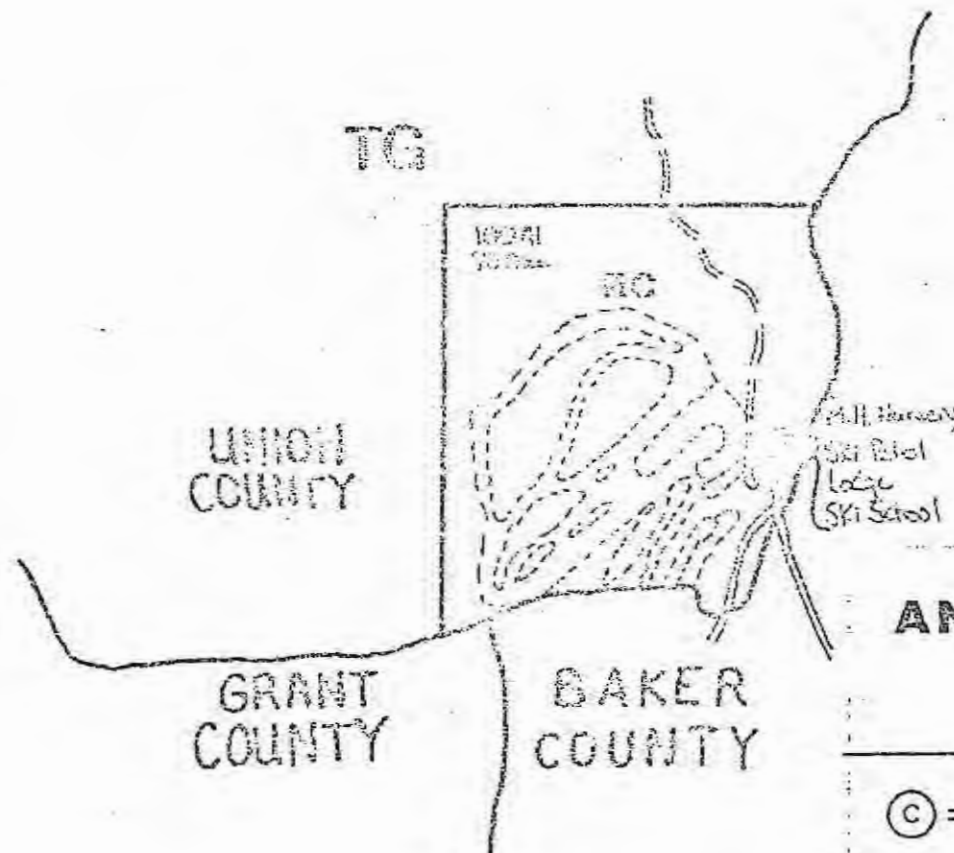
3. PUBLIC FACILITIES AND SERVICES

ACCESS: Access to the Medical Springs RC is provided by Medical Springs Hwy. (Oregon Hwy. 203) and Big Creek Drive County Road.

WATER AND SEWER: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells or developed springs. Sewer systems are by individual sewage disposal systems permitted by the Department of Environmental Quality.

FIRE PROTECTION: There is no fire protection provided to the Medical Springs area.

4. In conclusion, the facts presented indicate that the Medical Springs area qualifies with the "developed" and "committed" lands exception analysis and criteria specified in Part III. It would therefore not be possible or economically feasible to apply EPU zoning standards and Goal 3 to this area.



ANTHONY LAKES R

GOAL EXCEPTIONS AREA

⊙ = COMMERCIAL USE

--- = SKI RUNS

== = FOREST SERVICE ROAD

RC = RECREATION CENTER

TG = TIMBER GRAZING



1in=2000

Area: ANTHONY LAKES- RC		Plan Classification: RURAL CENTER		
General Location:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 Acres or Less				
Parcels 5 to 10 Acres				
Parcels 10 to 40 Acres				
Parcels 40 to 160 Acres	1	100	70	100
Portions of parcels 160 Acres or Greater				
Total Parcels in Classification	1	100	70	100
Total Parcels Less than 10 Acres				
Total Parcels 10 Acres or Greater	1	100		
Average Ownership Size			70	
Land Use:				
Farm Deferral Parcels Less than 10 Acres				
Farm Deferral Parcels 10 Acres or Greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence				
Other Primary Non-Resource Uses	1	100	70	100
Commercial				
Industrial				
Other:				

FINDINGS SUMMARY

- The ANTHONY LAKES RC inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	1	100	70	100
Developed Parcels	1	100		
Less than 10 acre Parcels				
Average Ownership Sizes			70	

GOAL EXCEPTIONS DATA AND FINDINGS

Area: ANTHONY LAKES RC

Plan Classification: PC RURAL CENTER

Location: 18 miles west of the City of North Powder

Twp. 7S, R 37 EWM, Sec. 7 C 19 and

Twp. 7S, R 36 EWM, Sec. 12 C 13

INVENTORY

OWNERSHIP CHARACTERISTICS: The Anthony Lakes RC area is owned by the U.S. Department of Agriculture and administered by the U.S. Forest Service. Anthony Lakes Corporation operates a winter recreation area under a special use permit on about 2400 acres of which 600 acres are in Union County. The remaining area is in Baker and Grant Counties.

LAND USE: The winter recreation area includes the following downhill and aortic ski facilities in Union County: day lodge, maintenance building, nursery, ski patrol overnight facility, chair lift, part of the downhill runs and aortic trails and part of the parking lot. Seasonal cabin sites under a 10 year renewable lease are not located in Union County.

FINDINGS SUMMARY

1. The above inventory and the following factors indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RC RURAL CENTER classification.

2. **ADJACENT USES, GEOGRAPHIC & HISTORIC CHARACTERISTICS**

The Anthony Lakes RC is surrounded by U.S. Forest Service timber land. The majority of the leased recreation land is in Baker County, but the major ski facilities are in Union County. The area was first established in the 1930's as a winter recreation & ski area and has developed into a significant regional ski center. The center's long-standing existence and development diminishes use conflicts with resource uses. Any conflicts that may occur are governed by lease management regulations imposed by the U.S. Forest Service. The RC is located near the crest of the Elkhorn Mountain Range in the Blue Mountains. The surrounding topography confines the area to its committed use.

3. **PUBLIC FACILITIES AND SERVICES**

ACCESS: U.S. Forest Service Road No. 73 accesses the area with a paved surface.

WATER AND SEWAGE: Domestic water supply is provided by a developed spring. Sewage disposal is by a central subsurface disposal system.

FIRE PROTECTION: There is no public fire protection other than what may voluntarily be provided by the U.S. Forest Service in the protection of its natural resources.

INDUSTRIAL AREAS

June 14, 1984

- 118.25 RODS = 1951.13'

660.00'

- 1878.9'

400
98.80 ac.

- 2522' -

SEE SURVEY No. 33-69

-5

2059.5'

900
59.50 ac.

SEE SURVEY
No. 33-69

EA

HWY. STATE
(O.W.R.R. & N. Co.)

NO. 82
RAILROAD

1000
6.67 ac.

1100
5.03 ac.

581°29'E
495.00'

1200
4.00 ac.

1300
21.69 ac.

GOAL EXCEPTION AREA
ALICEL INDUSTRIAL
3/4 mile north of Alicel
UNION COUNTY, OREGON

LEGEND



MOBILE HOME



GRASS SEED PROCESSING
BUILDINGS

I

INDUSTRIAL

EA

EXCLUSIVE AGRICULTURE

STEEL FENCE POST
AT VA COR. QY
SUR. No. 96-11

721.00'

1541' AT SUR. No. 22-71

2418.25' E
45000.00
POY

WALLOWA
UNION
N 14° 55' 18" E

1264.13'

SEE SURVEY
No. 9-78

EA

6

51°11' N
1222.18'

ALICEL WAY'S ROAD

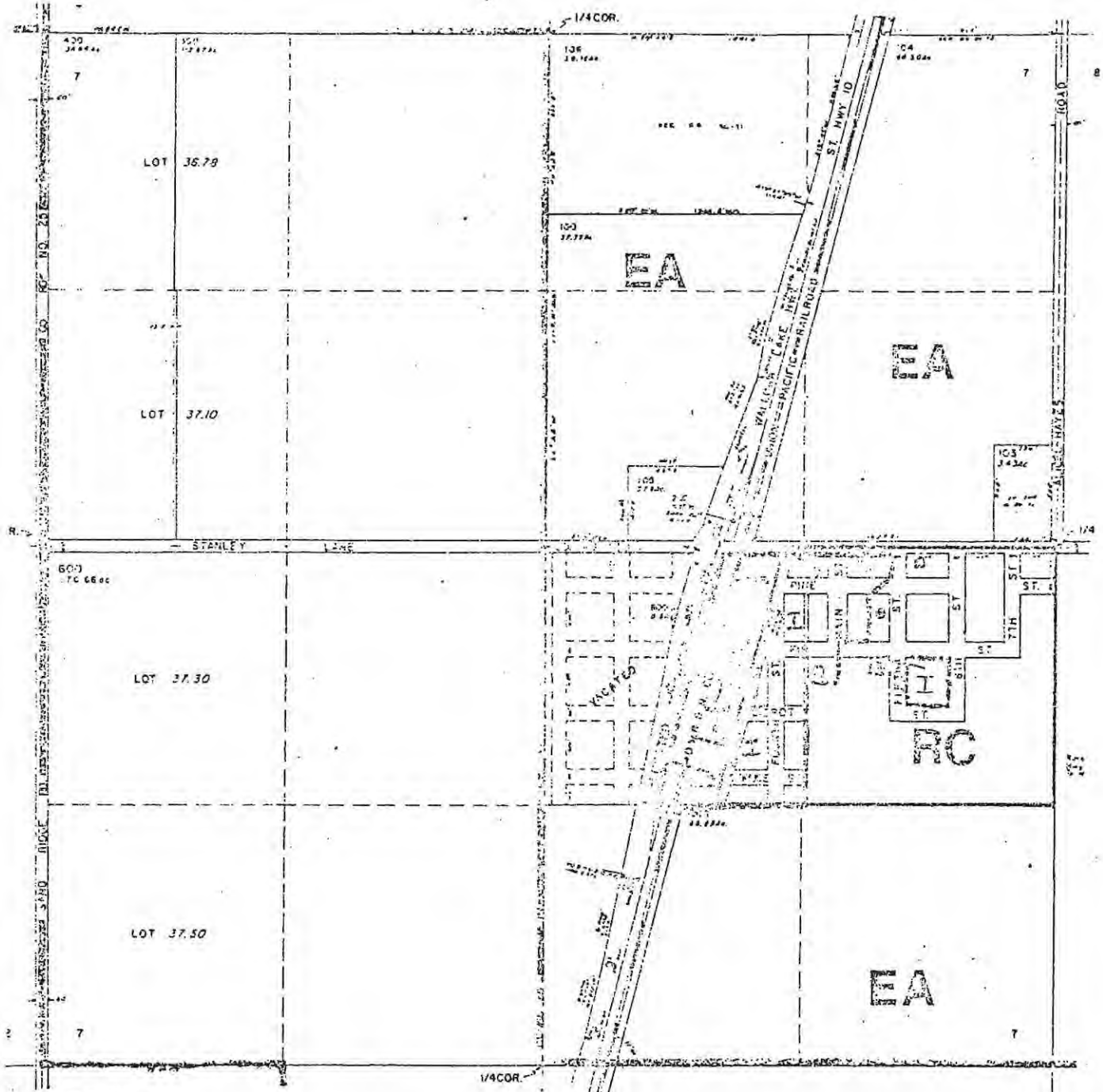
COUNTY

ROAD

NO. 82

ALICEL INDUSTRIAL AREA
UNION COUNTY, OR

COAL EXCEPTIONS AREA



LEGEND

- RC RURAL CENTER
- EA EXCLUSIVE AGRICULTURAL
- INDUSTRIAL BOUNDARY
- I INDUSTRIAL
- B BUILDING
- S SINGLE FAMILY RESIDENCE

APPROX. SCALE
1 in. = 800'

AREA: ALICEL INDUSTRIAL AREAS		PLAN CLASSIFICATION: INDUSTRIAL		
GENERAL LOCATION: Includes 2 non-contiguous areas: at Alicel RC and north 3/4 mile to grass seed processing facilities				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less	1	100%	4	100%
Parcels 5 to 10 acres	3	100%	26.7	100%
Parcels 10 to 40 acres				
Parcels 40 to 160 acres				
Portions of parcels 160 acres or greater				
Total Parcels in Classification	4	100%	30.7	100%
Total Parcels Less than 10 acres	4	100%	30.7	100%
Total Parcels 10acres or greater				
Average Ownership Size			7.7	
Land Use				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with				
Residence				
Other Primary Non-Resource Uses				
Commercial				
Industrial: Grain Elevator & sawmill	4			

FINDINGS SUMMARY

- The ALICEL INDUSTRIAL AREA inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the RURAL CENTER classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	4	100%	30.7	100%
Developed Parcels	4	80%		
Less than 10 acre Parcel		4	100%	30.7
Average Ownership Size			7.7	

GOAL EXCEPTION DATA AND FINDINGS

Area: ALICEL INDUSTRIAL AREAS

Plan Classification: I- INDUSTRIAL

Location: 5 miles northeast of La Grande, Twp. 2S, R 39 EWM, Sec. 7 *also* Twp. 2S. R 39 EWM, Sec. 6

INVENTORY

OWNERSHIP CHARACTERISTICS: The two areas are divided into four ownerships. Property in Alicel lying on both sides of the railroad tracks totaling about 6 acres is owned by Union Pacific Railroad. East of the railroad property is about 9 acres owned by Peacock Lumber Company. North about 3/4 of a mile about 16 acres is divided between Blue Mtn. Seed Inc. and Mt. Emily Seed, Inc.

LAND USE: Peacock Lumber Co. operates a lumber mill on all but 1.51 acres of their property which is being held for future expansion of existing operations.

The Union Pacific Railroad property is leased for agricultural product storage facilities and other related industrial uses. Approximately 8D of this area is already developed.

The two seed companies store and process grass seed in large warehouses.

FINDINGS SUMMARY

1. The above inventory indicates this area is committed according to the Union County Developed and Committed Lana Exceptions Criteria for the INDUSTRIAL classification.

2. **ADJACENT USES, GEOGRAPHICAL E HISTORICAL CHARACTERISTICS**

The Alicel Industrial areas are adjacent to the Alice) Rural Center. Both areas are bordered on the west by Oregon Hwy. 82 and on the north and south by exclusive agricultural land. Since the Alicel RC and the Alicel Industrial areas have been in existence for many years, their continued existence should not adversely affect adjacent resource lands. The area is flat and there are no known natural hazards.

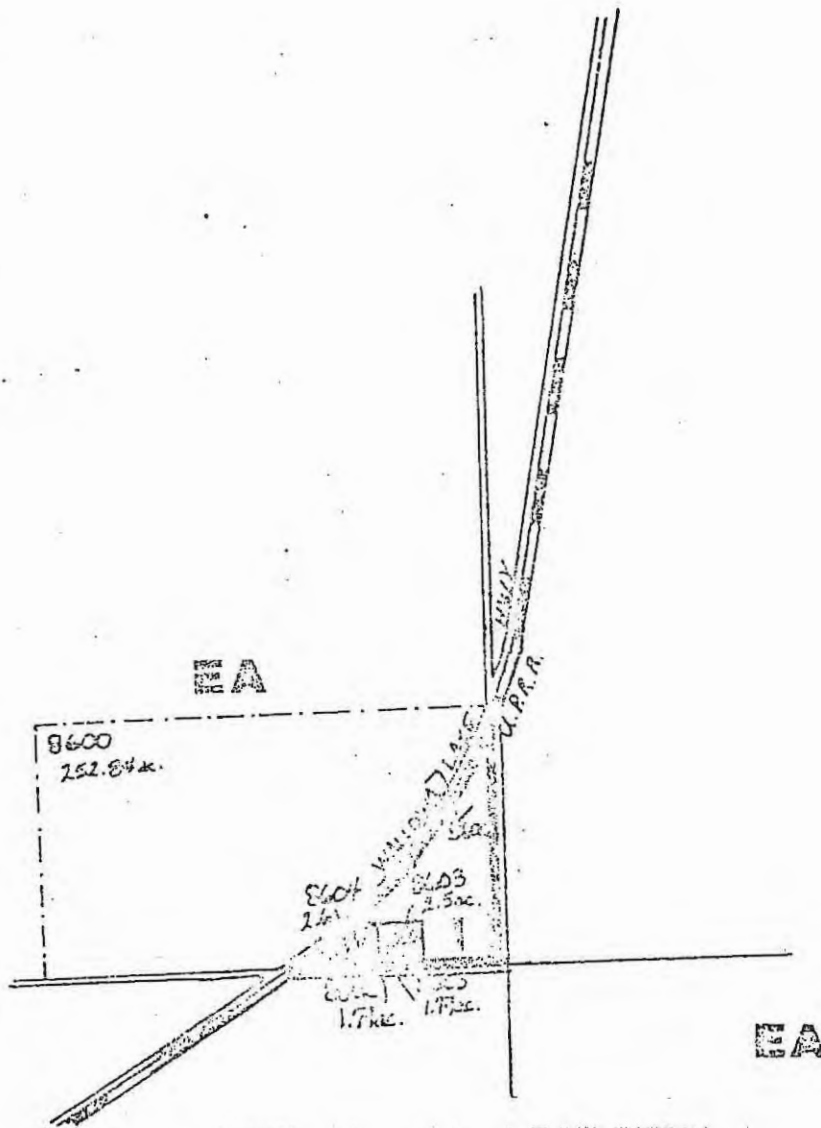
3. **PUPBLIC FACILITIES AND SERVICES**

ACCESS: The areas have vehicular access to the Wallowa Lake Highway (State Hwy. No. 82) and rail access to the Union Pacific Railroad Joseph Branch.

WATER AND SEWER: Public water and sewer systems are not available to these areas. Domestic water systems are provided by well's. Sewer systems are individual sewage disposal systems permitted by the Department of Environmental Duality.

FIRE PROTECTION: Fire protection is provided by the Imbler Rural Fire Protection District.

4. In conclusion, the facts presented indicate that the ALICEL INDUSTRIAL areas qualify with the "developed" and "committed" lands exception analysis and criteria specified in Part III.



CONLEY INDUSTRIAL AREA
UNION COUNTY, OR

GOAL EXCEPTIONS AREA

LEGEND

EA EXCLUSIVE AGRICULTURAL
INDUSTRIAL
PLAN BOUNDARY

APPROX. SCALE 1 in. = 2000'

Area: CONLEY INDUSTRIAL		Plan Classification: INDUSTRIAL		
General Location:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 Acres or Less				
Parcels 5 to 10 Acres				
Parcels 10 to 40 Acres	1	20	25	74
Parcels 40 to 160 Acres	0			
Portions of parcels 160 acres or greater				
Total Parcels in Classification	5		33	100
Total Parcels Less than 10 Acres	4		8.6	26
Total Parcels 10 Acres or Greater		1		
Average Ownership Size				
Land Use:				
Farm Deferral Parcels Less than 10 Acres				
Farm Deferral Parcels 10 Acres or Greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence				
Other Primary Non-Resource Uses	1	22	2.6	
Commercial				
Industrial	3	60	30	
Other:				

FINDINGS SUMMARY

1. The CONLEY INDUSTRIAL inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the INDUSTRIAL classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	5	100	33	100
Developed Parcels	I	4	80	
Less than 10 Acre Parcels		1	4	80
Average Ownership Size			6	

GOAL EXCEPTION DATA AND FINDINGS

Area: CONLEY INDUSTRIA AREA

Plan Classification: I- INDUSTRIAL

Location: 3 miles east of La Grande, Twp. 2S, R 38 EWN, Sec. 25

INVENTORY

OWNERSHIP CHARACTERISTICS: The Conley Industrial area is approximately 30 acres in size and consists of 5 parcels in 4 ownerships. Four of the parcels are less than 5 acres. The remaining parcel is approximately 25 acres in size on the east side of the Wallowa Lake Highway and Union Pacific Railroad.

LAND USE: The four smaller parcels include an agriculture fertilizer business and other industrial buildings. The remaining parcel is currently vacant and is not being used.

FINDINGS SUMMARY

1. The Conley Industrial area inventory indicates this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the INDUSTRIAL classification.

2. **ADJACENT USES, GEOGRAPHICAL AND HISTORICAL CHARACTERISTICS**

The surrounding area is in exclusive agriculture use. The Conley Industrial area is a triangular shaped area bordered on the north by the curvature alignment of the Wallowa Lake Highway and Union Pacific Railroad which physically separates it from the exclusive agricultural area to the north. The area is further isolated to the south and east from exclusive agricultural land by County Road 126 and 25. The terrain is flat and is free of any known natural hazards.

2. **PUBLIC FACILITIES AND SERVICES**

ACCESS: The site has vehicular access to the Wallowa Lake Highway, (State Highway No. 62) and rail access to Union Pacific Railroad Joseph Branch. County Road 126 and 25 have 60 foot right-of-way widths and gravel surfaces.

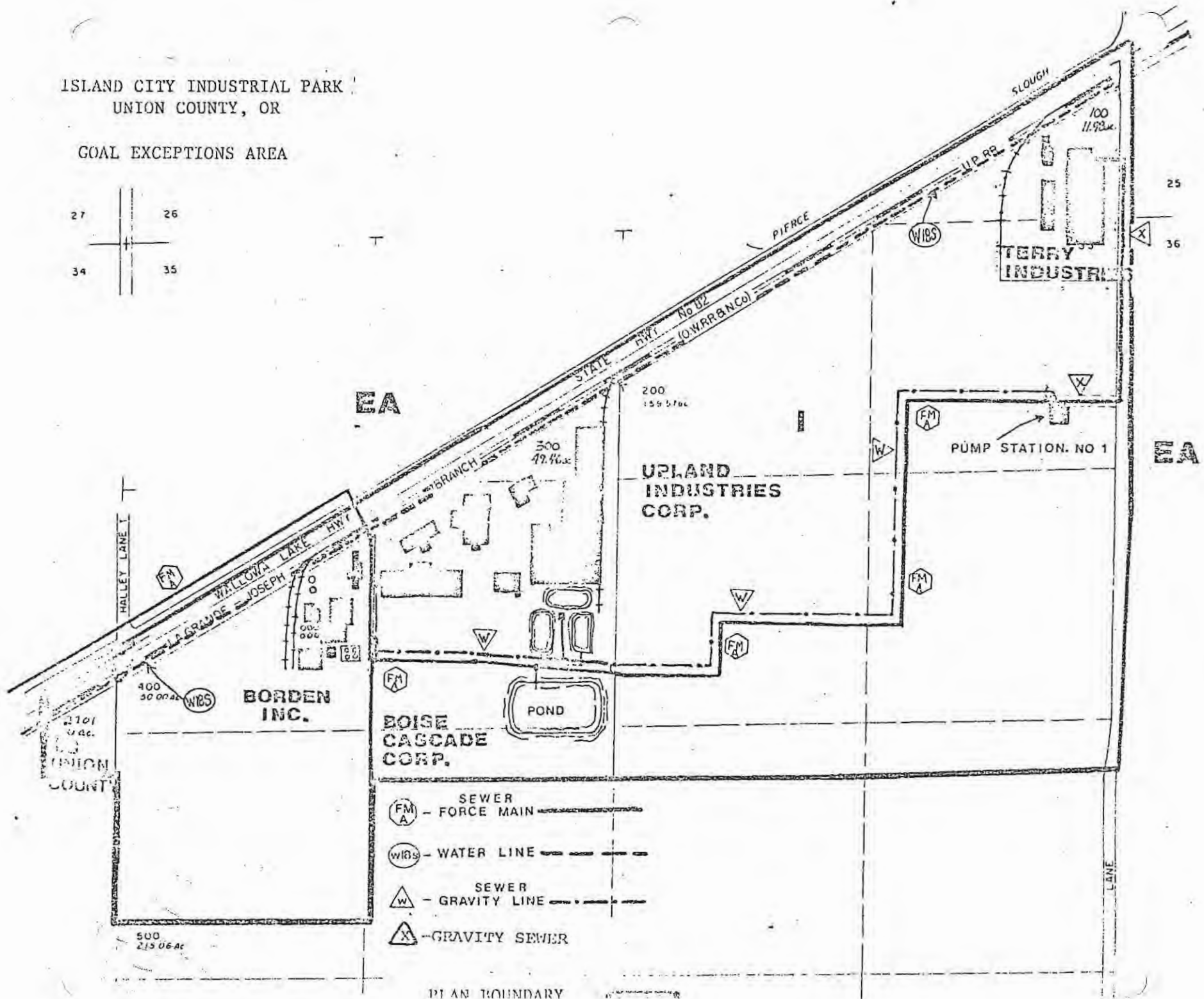
WATER AND SEWER: Public water and sewer systems are not available to this area. Domestic water systems are provided by wells. Sewer systems are by individual sewage disposal systems permitted by the Department of Environmental Quality.

FIRE PROTECTION: Fire protection is provided by the Imbler Rural Fire Protection District.

4. In conclusion, the facts presented indicate that the Conley Industrial area qualifies with the "developed" and "committed" lands exception analysis and criteria specified in Part III.

ISLAND CITY INDUSTRIAL PARK
UNION COUNTY, OR

GOAL EXCEPTIONS AREA



AREA: I.C. INDUSTRIAL PARK		PLAN CLASSIFICATION: INDUSTRIAL		
GENERAL LOCATION:				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less				
Parcels 5 to 10 acres	1	20%	6	2%
Parcels 10 to 40 acres	1	20%	12	4%
Parcels 40 to 160 acres	2	40%	100	35%
Portions of parcels 160 acres or greater	1	20%	160	56%
Total Parcels in Classification	5	100%	278	100%
Total Parcels Less than 10 acres	1	20%	6	2%
Total Parcels 10acres or greater	4	80%	272	92%
Average Ownership Size			56	
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with				
Residence				
Other Primary Non-Resource Uses				
Commercial				
Industrial	4	80%		

FINDINGS SUMMARY

The I.C. INDUSTRIAL PARK inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	5	100%	278	100%
Developed Parcels	4			
Less than	10 Acre Parcels	1	20%	6
Average Ownership Size			56	

GOAL EXCEPTION DATA AND FINDINGS

Area: ISLAND CITY INDUSTRIAL PARK

Plan Classification: I- INDUSTRIAL

Location: Twp. 2S, R 33 EWM, Sec. 26, 34, 35 & 36

INVENTORY

OWNERSHIP CHARACTERISTICS: The Island City Industrial Park consists of 4 parcels under the following ownerships and approximate acreages:

Boise Cascade Particle Board Plant:	Developed	50 acres
Terry Trailer Manufacturing Corp.:	Developed	12 acres
Borden Chemical Corp.	Partially Developed	50 acres
Union County Solid Waste District:	Partially Developed	6 acres
Union Pacific Land Resource Corp.:	Vacant	160 acres
TOTAL ACREAGE:		278 Acres

LAND USE: The four existing industries in the Island City Industrial Park (ICIP) have facilities developed on approximately 83 acres of the total area. The balance of the area is currently in cultivated agriculture use. The City of La Grande has extended public water service along the Union Pacific Railroad right-of-way to Terry Industries. The Island City Area Sanitation District has extended a sewer line through the center of the Park.

FINDINGS SUMMARY

1. The above inventory indicates this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the INDUSTRIAL classification.
2. ADJACENT USES, GEOGRAPHICAL & HISTORIC CHARACTERISTICS

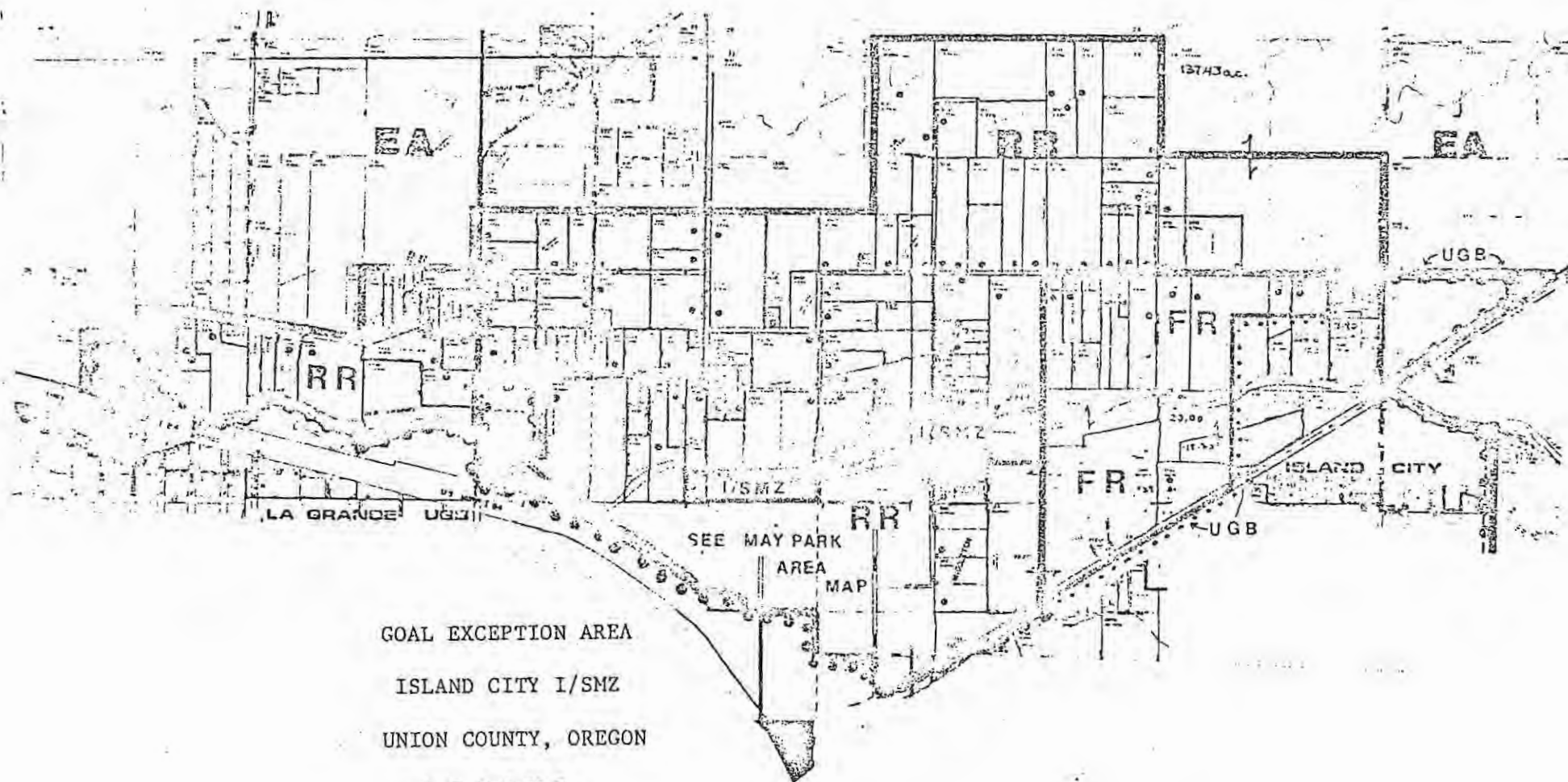
The City of La Grande extended a 18 inch water line to Terry Industries in 1968. This line is estimated to be adequate to service all existing and any new industries. The Island City Area Sanitation District installed a ____ inch sewer line through the center of the Park in 1980 to service all existing and any new industries. Pump station No. 1, the first of 4 stations in the system is located just south of Terry Industries.

3. PUBLIC FACILITIES AND SERVICES

ACCESS: ICIP has direct access to 4allowa Lake Highway (State Highway No. 82) 3nd the Union Pacific Railroad Joseph Branch with spur line capability.

FIRE PROTECTION: Fire protection is provided by the La Grande Rural Fire Protection District.

4. In conclusion, the ICIP is "committed" to industrial uses because of the existence of adequate public water and sewer services and is "developed" because of the 4 existing industries.



GOAL EXCEPTION AREA

ISLAND CITY I/SMZ

UNION COUNTY, OREGON

LEGEND

I/SMZ INDUSTRIAL/SURFACE MINING
ZONE

RR RURAL RESIDENTIAL

FR FARM RESIDENTIAL

APPROX. SCALE
1 in. = 2000 ft.

AREA: ISLAND CITY I / SMZ		PLAN CLASSIFICATION: INDUSTRIAL		
GENERAL LOCATION: Between La Grande & Island City in the May Park area along the Grande Ronde River				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less				
Parcels 5 to 10 acres				
Parcels 10 to 40 acres				
Parcels 40 to 160 acres	1	100	47	100
Portions of parcels 169 acres or greater				
Total Parcels in Classification ¹	1	100	47	100
Total Parcels Less than acres				
Total Parcels acres or greater				
Average Ownership Size				
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence				
Other Primary Non-Resource Uses				
Commercial				
Industrial: Surface Mining	1		47	
Other:				

FINDINGS SUMMARY

- The ISLAND CITY I/SMZ inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the Industrial classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	1	100	47	100
Developed Parcels	1		28	59
Less than Acre Parcels				
Average Ownership Size				

GOAL EXCEPTION DATA AND FINDINGS

Area: ISLAND CITY INDUSTRIAL/SURFACE MINING ZONE

Plan Classification: I- INDUSTRIAL

Location: Twp. 2S, R 38 EWM, Sec. 32, TL 6500

Twp. 2S, R 38 EWM, Sec. 33, TL 4800, 5001, 5101, 5201, 5300 and 5500

INVENTORY

OWNERSHIP CHARACTERISTICS: The property in this area is owned by R.D. Mac, Inc. which is in the sand, gravel and ready mix business.

LAND USE: About 59% or 28 acres of this property has been mined for sand and gravel resources. The remainder of the area is either idle or in agricultural production. The property is bisected by the Grande Ronde River which has historically been used for aggregate removal operations. Recent controversy with adjacent land owners has led to the denial of the operators Division of State Lands permit.

FINDINGS SUMMARY

1. The Island City Industrial/Surface Mining Zone area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the INDUSTRIAL classification because the majority of the area has been mined and the remainder is planned for future mining expansion.

2. **ADJACENT USES, GEOGRAPHICAL & HISTORICAL CHARACTERISTICS**

The surrounding area has developed into small rural residential parcels. Adjacent landowners have historically expressed concern for external impacts from aggregate removal operations. Lowering the Grande Ronde River channel has apparently lowered the water table in its vicinity requiring re-drilling of several wells in the area (based on testimony during public hearings).

As a result of the historical conflicts between residential inhabitants and the aggregate operation the County Court initiated the Grande Ronde River Corridor management Plan on May 16, 1984 to extend from the west city limits of La Grande to Pierce Lane Fridge. This study will be a supplement to the County Land Use Plan and for the first time attempts to develop a management plan to mitigate adjacent use conflicts.

3. **PUBLIC FACILITIES AND SERVICES**

ACCESS: The area is accessed by minor County roads which service rural residential parcels:

South: River Road - 40 foot right-of-way width with oil mat

North: Easement Road - 20 foot right-of-way width with gravel surface

WATER AND SEWER: Public water and sewer systems are not available to this area.

FIRE PROTECTION: The area is serviced by the La Grande Rural Fire Protection District.

4. In conclusion, the facts presented indicate that the Island City Industrial/Surface Mining Zone area is "developed" and "committed". Adjacent use conflicts will be addressed through the Grande Ronde River Corridor Management Plan.

Intuitively, industrial firms prefer developed land as opposed to undeveloped property. This is much the same as an individual preferring to build a house on a paved street with sewer and water to the lot than purchasing land where he must bring in these facilities. Builders continue to comment about the limited availability of developed property. But this preference for developed land is difficult to claim as an absolute rule as site preference is a case by case situation. Dr. Ed Whitelaw, President of Economic Consultants of Oregon and Professor of Economics at the University of Oregon, recently addressed the representatives at the League of Oregon Cities Convention on "Tools and Strategies of Economic Development". He focused on the factors considered by industrial and commercial firms in the selection of site location. Among other criteria used for site selection, he indicated developed land has significant advantages over undeveloped land. Commercial and industrial firms seeking new locations look at supplies of land and services provided. As more services are provided the site becomes more attractive. This is primarily due to the initial capital investment decreasing as the number of existing services, i.e., sewer, water, and streets increase. Providing such services are considered indirect subsidies and these indirect subsidies are extremely important in the location decision of smaller firms which traditionally have somewhat limited resources as well as limited access to capital markets. In addition, a commercial or industrial firm considers time a factor in location decisions. If utilities and streets are constructed the "start-up" time is reduced.

(2) The Advantage of the Airport Site Specifically

In order to evaluate the advantages of the La Grande Municipal Airport site to accomplish the goal of improving and diversifying the economy of Union County, it is first necessary to explain in a general sense the functions of airport planning and development.

The following excerpts are from the publication "Airport Compatibility Planning Recommended Guidelines and Procedures for Airport Land Use Planning and Zoning: Oregon Department of Transportation Aeronautics Division."

A land use plan for the airport environs should be developed for every public use airport in the state. The plan should be an integral part of the airport master plan, layout plan, or approach and clear zone plan. This airport land use plan should be coordinated with the local comprehensive plan and both should be accomplished simultaneously wherever possible.

The airport land use plan should be developed with active representation and participation from all involved groups including local decision makers, planners and other interests, including citizen groups.

In the past, Oregon's smaller airports have been used heavily for recreational flying. Perhaps as a result some airports are zoned "public amusement". However, the cost of owning and operating an airplane is reducing the amount of recreational use, while business uses are increasing. It is estimated that sixty percent of the operations at Oregon General Aviation (GA) airports are business related. The majority of the nation's top companies look for an adequate airport as a prerequisite for the location of new company facilities.

In terms of noise, these interpretations point out the strong compatibility between airports and agricultural uses. Also indicated is the compatibility of industrial, commercial and office uses....

Land Use Compatibility -Most residential uses should be prohibited if possible. While manufacturing is generally quite compatible, such uses should be considered "conditional" and watched for potential operations hazards; electrical interference, high intensity lighting, bird attractions, smoke, glare, or other interference. (ODOT, Aeronautics Division, 1978, p.3 to 46)

It is obvious that a need for airport master planning exists in order to maximize the benefit of the airport facility and minimize land use conflicts. The City has undergone this important planning function as recommended by the previously referenced documents. In 1979, the La Grande Municipal Airport Master Plan was completed. This plan reflects the contributions of many groups and individuals, including the Oregon State Aeronautics Division, the joint Union County-City of La Grande Airport Advisory Commission, and the Airport Master Plan Advisory Committee. One of the conclusions formed as a result of the input into this study states:

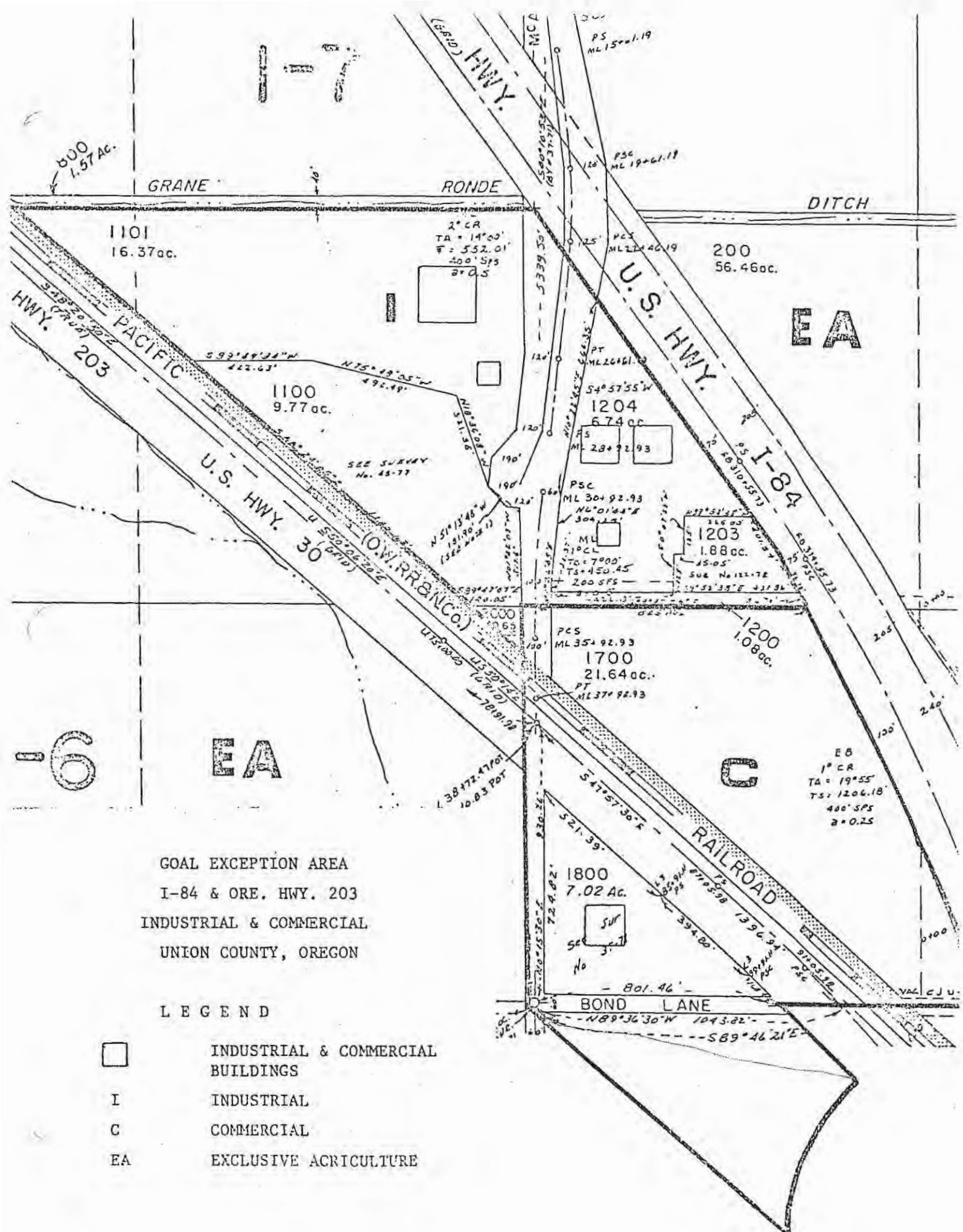
The potential for commercial development on airport property is extensive. Development of any businesses compatible with airport operations would provide the City of La Grande with positive additional on-airport land uses and revenue. Improved utilities are critical to be consistent with and supportive of the land use and development patterns identified in the Comprehensive Plan of the jurisdiction within which the facilities are located".

The Public Airport Zone recognizes the industrial potential of the airport site for this very reason. It is designated Public on the Plan Maps due to its unique use and ownership.

GOAL XIII- ENERGY CONSERVATION

It is not energy efficient to farm these areas proposed for industrial use on the airport site, due to the soil conditions and productivity as Gordon Cook, Oregon State University Extension Agent, has stated by letter.

The goal stresses maximum use of property for energy efficiency and increasing density gradients plus compatibility of land use activities. The establishment of an industrial park will accomplish this goal by having the energy uses in one location and avoid conflicting land uses.



AREA: 1-84 & ORE HWY 203		PLAN CLASSIFICATION: INDUSTRIAL & COMMERCIAL		
GENERAL LOCATION: 1 Mile southeast of La Grande at intersection of Oregon Hwy 203 and Interstate 84				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less	3	33%	2.5	4%
Parcels 5 to 10 acres	3	33%	23.5	33%
Parcels 10 to 40 acres	2	22%	38.0	53%
Parcels 40 to 160 acres	1	11	7	10%
Portions of parcels 160 acres or greater				
Total Parcels in Classification	9	100%	71	100%
Total Parcels Less than 10 acres	6	66%	26	37%
Total Parcels 10acres or greater	3	33%	45	63%
Average Ownership Size			7.9	
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence				
Other Primary Non-Resource Uses				
Commercial: Husky Truck Stop	1			
Industrial: Chip mill & Livestock Sale Yard	2			
Other:				

FINDINGS SUMMARY

- The 1-84 & ORE HWY 203 inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the INDUSTRIAL & COMMERCIAL classification.

Summary:	No.	(%)	Acres	(%)
Ownerships	9	100%	71	100%
Developed Parcels	4	44%	32	45%
Less than 10 Acre Parcels	6	66%	26	37%
Average Ownership Size			7.9	

GOAL EXCEPTION DATA AND FINDINGS

Area: 1-34 C OR. HWY. 203

Plan Classification: I- INDUSTRIAL & C- COMMERCIAL

Location: Twp. 3S, R 38 EWM, Sec. 15

INVENTORY

OWNERSHIP CHARACTERISTICS: The area is divided into 9 separate parcels. The north half of the area is zoned for Heavy Industrial use and includes the La Grande Livestock Sale Yard (TL 1101) and Crisstad Enterprises, Inc. (TL 1204 C 1203). Tax Lots 1100 and 2000 are under separate ownership and not contiguous to adjacent parcels.

The south half of the area is zoned for Commercial Inter-change uses and includes 7 acres owned by Husky Oil Company. Tax Lot 1700 is in non-contiguous ownership and about 7 acres of Tax Lot 6800 is part of a 101 acre parcel.

LAND USE: All 16 acres of the Sale Yard property is used for livestock sales purposes. Crisstad Enterprises, Inc. chips timber, cuts dimension lumber and peals poles for ion homes. Tax Lots 1100 and 2000 are used for livestock grazing.

Husky Oil uses their entire property for a truck stop cafeteria commercial business. Tax Lot 1700 is in livestock grazing and Tax Lot 6800 is in cultivated agricultural production.

FINDINGS SUMMARY

1. The above inventory indicates this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the INDUSTRIAL C COMMERCIAL classifications.

2. ADJACENT USES, GEOGRAPHICAL C HISTORIC CHARACTERISTICS

This area is bordered by 1-84 on the east which has 2 interchanges in the La Grande-Island City area. One is located inside the city limits of La Grande. This interchange is located about one (1) mile southeast of La Grande and provided easy access on and off 1-84 For both east and west bound traffic. The mainline of the Union Pacific Railroad parallels OR Hwy 203 which bisects the Commercial Interchange Zone. Mc Allister Lane extends north off of Hwy. 203, bisecting the Heavy Industrial Zone, and extending into Island City. Other adjacent land use practices in all directions are predominantly exclusive agriculture in nature.

The Husky Truck stop was approved in August of 1971. The City of La Grande had this area within its Urban Growth Boundary from 1979 to 1983. Crisstad Enterprises Inc. received approval in 1980 for their current operation. The Livestock Sale Yard predates zone regulations (1968).

3. PUBLIC FACILITIES AND SERVICES

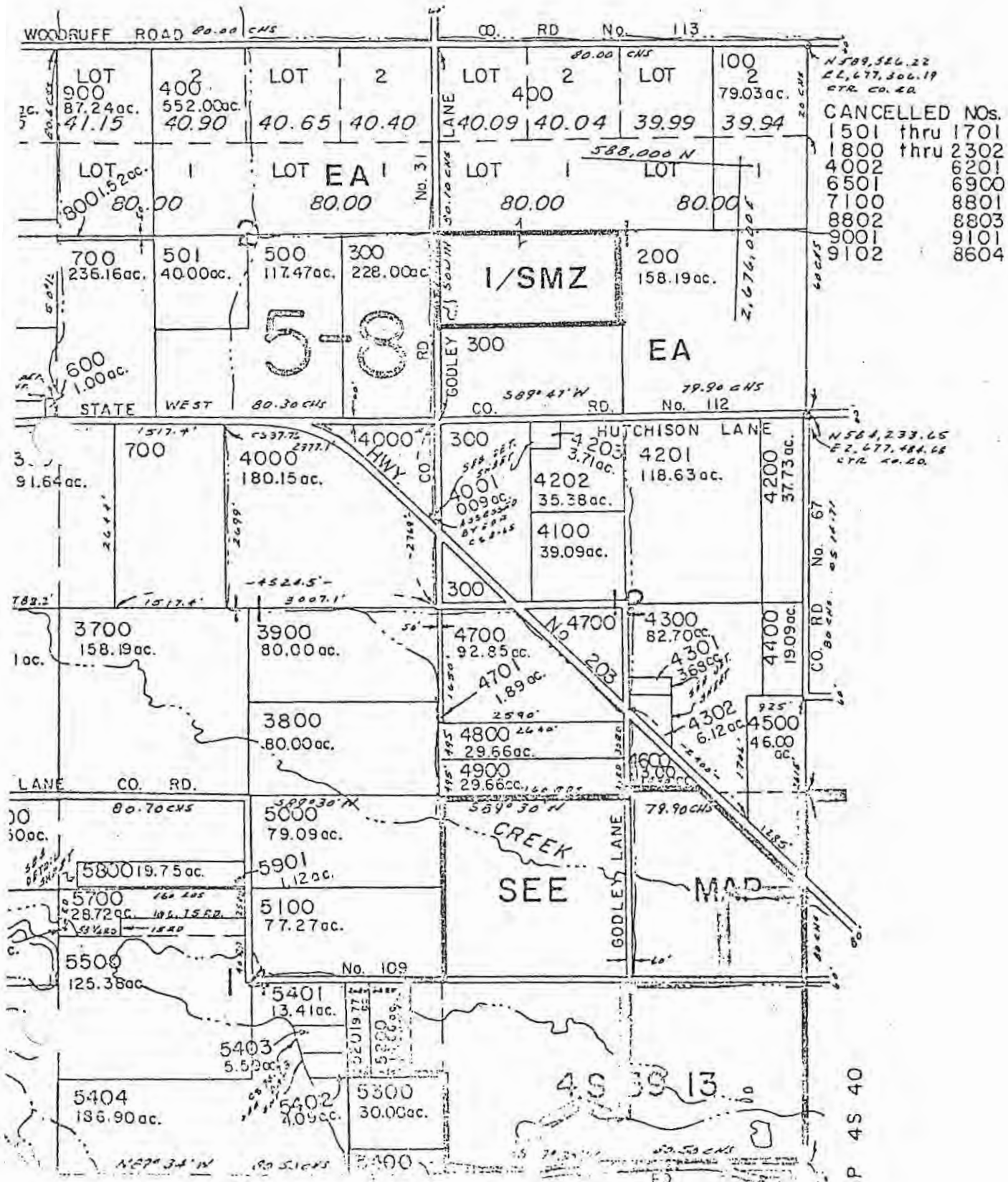
ACCESS: All access routes are discussed above in part 2, except for Bond Lane County Road which is gravel and borders the Husky Truck stop property on the west and south.

SEWER: The trunk lines for La Grande sewer system extends along the south side of OR Hwy. 203. Island City Area Sanitation District trunk line runs along the west side of Mc Allister Lane. The two lines join northwest of the Husky Truck stop. The Truck stop is hooked to the La Grande system.

FIRE PROTECTION: Fire protection is provided by the La Grande Rural Fire Protection District.

4. In conclusion, the 1-84 OR Hwy 203 area is "developed" and "committed" to industrial and commercial uses based on the location and extent of existing development and the barriers formed by existing access routes.

4S 39



AREA: UNION INDUSTRIAL/SURFACE MINING ZONE		PLAN CLASSIFICATION: INDUSTRIAL		
GENERAL LOCATION: 2 miles northwest of the City of Union on Godley Lane				
INVENTORY				
Ownerships:	No.	(%)	Acres	(%)
Parcels 5 acres and less				
Parcels 5 to 10 acres				
Parcels 10 to 40 acres				
Parcels 40 to 160 acres				
Portions of parcels 160 acres or greater	1	100	80	100
Total Parcels in Classification	1	100	80	100
Total Parcels Less than acres				
Total Parcels Acres or greater				
Average Ownership Size				
Land Use:				
Farm Deferral Parcels Less than 10 acres				
Farm Deferral Parcels 10 Acres or greater				
Total Acres of Farm Deferral Parcels				
Total Developed Parcels with Residence				
Other Primary Non-Resource Uses				
Commercial				
Industrial: Sand, Gravel & Ready Mix	1		80	
Other				

FINDINGS SUMMARY

- The UNION INDUSTRIAL/SURFACE MINING ZONE inventory does indicate this area is committed according to the Union County Developed and Committed Land Exceptions Criteria for the INDUSTRIAL classification.

Summary:	No.	(%)	Acre	(%)
Ownerships	1	100	80	100
Developed Parcels	1		80	
Less than Acre Parcels				
Average Ownership Size				

GOAL EXCEPTION DATA AND FINDINGS

Area: UNION INDUSTRIAL/SURFACE MINING ZONE

Plan Classification: INDUSTRIAL

Location: 2 miles northwest of the City of Union on Godley Lane

INVENTORY

OWNERSHIP CHARACTERISTICS: The classified area is 80 acres of a 552 acre parcel. The site received Conditional Use approval on April 10, 1974 for sand and gravel removal and processing.

LAND USE: The 30 acre site has been used for sand and gravel removal and processing since approval in 1974. A portable batch plant was located on the site in 1981.

FINDINGS SUMMARY

1. The Union Industrial/Surface Pining Zone area is "developed" and "committed" according to the Union County Developed and Committed Land Exceptions Criteria for the INDUSTRIAL classification.

2. ADJACENT USES, GEOGRAPHICAL C HISTORICAL CHARACTERISTICS

Adjacent land use practices are agricultural in nature, consisting primarily of cultivated crops. The site is flat and removed from any surface water sources. Conditional use approval was granted with the stipulation that the removal pits be reclaimed as fish ponds.

3. PUBLIC FACILITIES AND SERVICES

ACCESS: The site is accessed by Godley Lane County Road which has a 60 foot right-of-way width and an asphalt surface. One-half mile south of the site Godley Lane joins Oregon Hwy. 203 which links the cities of Union and La Grande.

WATER AND SEWER: No public water and sewer systems are available.

FIRE PROTECTION: The Union Rural Fire Protection District services this area.

4. In conclusion, the Union Industrial/Surface Mining Zone is "developed" and "committed" due to historic sand and gravel removal and processing operations.

**PUBLIC AIRPORT
EXCEPTIONS**

June 14, 1984

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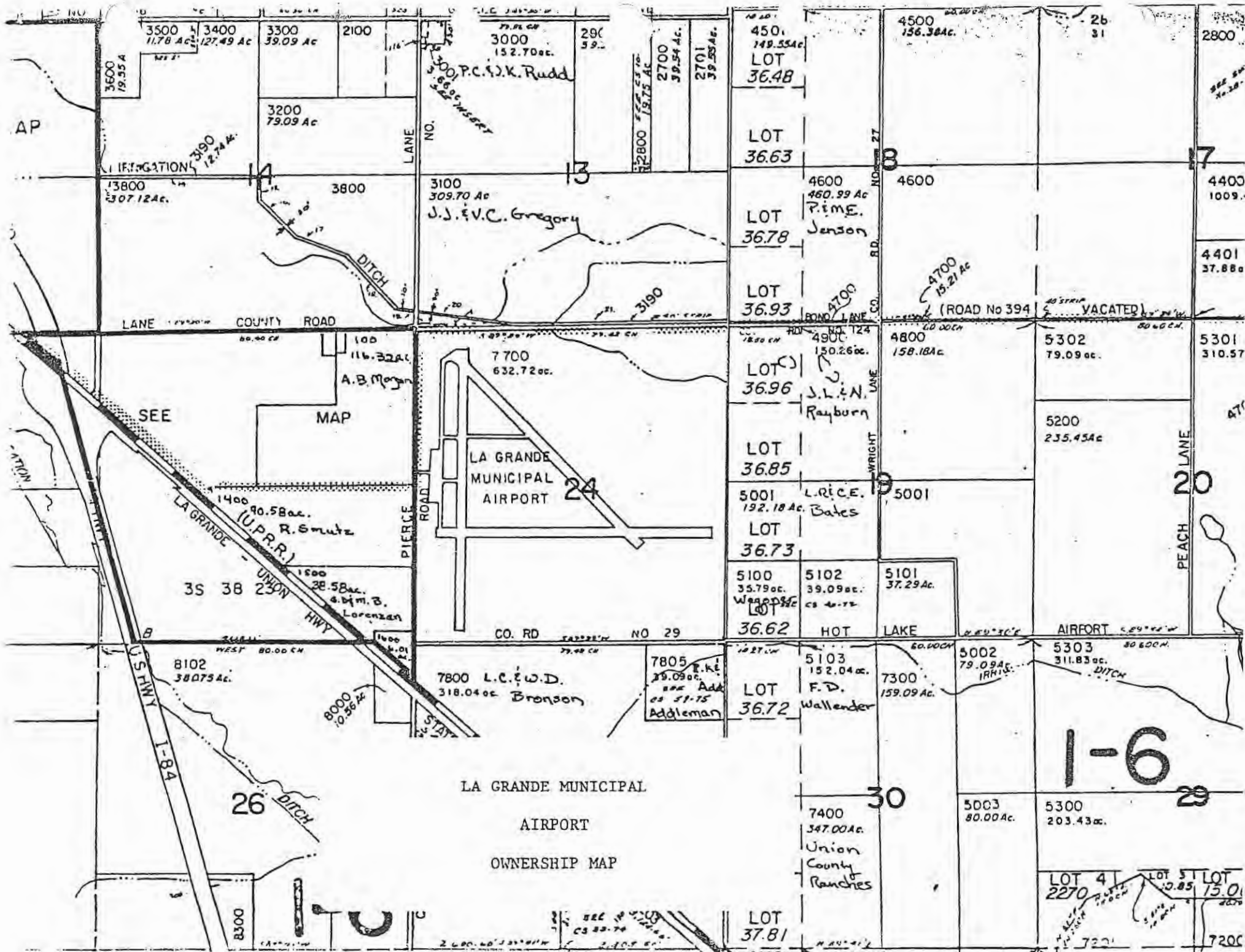
INTRODUCTION

Union County has planned the 632.72 acres at the La Grande Municipal Airport for Public uses. This plan classification is implemented through the Public Airport (PA) Zone which is detailed in the Union County Zoning, Partition and Subdivision Ordinance - November 2, 1983.

Since the airport property contains soils which range from capability Class II through VI, defined by statewide planning Goal 3 as agricultural soils and since the PA Zone allows a broader range of uses than required by ORS 215, the County is required to take an exception to statewide planning Goal 3 - Preservation of Agricultural Land. Oregon Administrative Rule 660-04-000 identifies specific procedures which must be followed when taking an exception to a statewide planning Goal. The County has followed these procedures and has presented its justification for the P/PA designations in two parts.

The La Grande Municipal Airport Master Plan prepared by CH2M Hill, Inc. and dated February 1979 includes the Airport Layout Plan which identifies existing and anticipated development for the entire airport property. Existing development which includes runways, hangars, terminal and FBO office, U.S. Forest Service Fire Control Center and minor support facilities include about 381 acres of the property. Another 33.6 acres are planned for airport support-related activities such as hangars, auto parking, terminal and rescue facilities. The two areas combined, about 415 acres, are recognized as physically developed or irrevocably committed to airport related activities and no longer available for commercial agricultural production. Therefore, the County has pursued the developed and committed procedures in OAR 660-04-025 and 660-04-028 for this portion of the airport property.

The remaining 218 acres divided between 2 areas, are identified on the Airport Layout Plan for potential commercial and light industrial uses and future expansion of the Forest Service lease area. These areas have been under some form of agricultural activity and do contain soils which are defined as agricultural soils. Therefore, the County is required to take a full exception for these areas the procedures are outlined in OAR 660-04-020 and 660-04-022.



DEVELOPED AND COMMITTED JUSTIFICATION

Goal Exception Data and Findings

1. Ownership: The City of La Grande purchased the 640 acres, Twp. 3S, Range 38 EWM, Section 24, in 1938 for the construction of an airport. The property was leased to the federal government shortly thereafter and the War Department constructed airport facilities. Construction was completed in 1941, and operated by the Federal government until 1946. The City of La Grande reassumed responsibility for the airport thereafter. The City has operated the facility since, which has been served by both scheduled air carrier and air commuter airlines. Currently, only charter service is available.

2. Land Use:

Parcel Size - 632.72 acres (Less than 640 acres because of reductions for County Road easements.)

The Airport Layout Plan map from the La Grande Municipal Airport Master Plan (see preceeding page) identifies 381 acres which are "developed" for existing airport related activities which include two runways, two taxiways, four T hangars, auto parking, FBO Office, FBO maintenance hangar, fuel storage and six structures associated with the U.S. Forest Service Fire Control Center. The Airport Layout Plan identifies BRL (Building Restriction Lines) on either side of runways and taxiways. Between these lines the Federal Aviation Administration prohibits all buildings.

The Airport Layout Plan map identifies approximately 33.6 acres for future airport support-related activities. These planned facilities are identified on the map by a dashed line and are predominantly identified for the southwest corner of the property. They include two corporate hangar buildings, two T hangar buildings, terminal, two FBO sites, agricultural application area and auto parking. This area is recognized as "committed" property necessary for the expansion of airport-related activities.

Adjacent property within the Airport which is not developed or committed is divided between two areas. On the south is approximately 52.14 acres which is in cultivated hay production and livestock grazing. Northeast of Runway 29 is about 166.07 acres which is fenced and has been used for livestock grazing.

Adjacent property around the airport is identified on the following ownership map. Parcels range from 40 to 369 acres in size. Adjacent land use practices are predominantly agricultural in nature with cultivated crops on the west, and hay and livestock grazing on the south, east and north.

EXCEPTIONS PROCESS

OAR 660-04-020 and 660-04-022

A. REASONS WHY THE STATE POLICY EMBODIED IN THE APPLICABLE GOAL SHOULD NOT APPLY

The purpose of Goal 9, Economy of the State, is "To diversify and improve the economy of the State". Diversification of the economy reduces the economic dependence of the state and its communities on any one business activity. Areas where a substantial percentage of the payroll and employment depend on one major manufacturer or on one type of business (such as recreation traffic) are extremely vulnerable to fluctuations in market demand. Therefore, the goal is to reduce this dependence by accommodating business activities which are not affected in the same adverse manner as existing major employers to certain supply/demand relationships. The establishment of a Light Industrial Park at the airport will serve to accomplish the purpose of this Goal.

Union County was identified by the Oregon Economic Development Commission in March, 1979, as an economically lagging county. This classification rates Union County in the lower third of Oregon counties in relation to lower median income and high unemployment statistics. Therefore, Union County is classified by the State of Oregon as being an economically distressed community.

The unemployment rate in Union County is higher than the overall Oregon average, while the per capita income is lower. (Kipp, 1980)

Seasonal industries, lack of industrial diversity, and lack of vocational training opportunities contribute to this condition.

The lack of industrial diversification is apparent when considering that 88% of the manufactured output in the County came from the lumber and wood manufacturing industry in 1974.

Nearly 48% of all males unemployed in April, 1977, were previously employed in lumber and wood products. (UCOEDP, 1977, p. 2-15)

Also, the absence of local processing is exhibited by the fact that 97% of all harvested crops were exported out of the county without processing in 1974. This is also true of timber products, where 92% were exported with little or no processing. Our dependence on these two industries is obvious.

Total annual payroll for lumber and wood products is more than twice that of any other employer in Union County. (UCOEDP, 1977, p. 2-21)

With interest rates fluctuating between 12% and 22% such major investments as a home or recreational vehicle have been retarded resulting in the temporary layoff of many people in the wood products industry and at Terry Trailers, Inc. This has contributed greatly to Union County's current economic classification by the State.

Indirectly this also has an effect on other businesses and employment considerations for Union County as pointed out in the letter from Robert Mason, District Labor Economist dated January 7, 1981, and attached.

In 1972 for every job in manufacturing there were just over 2.1 in non-manufacturing, by 1979 this had raised to nearly 1 to 3. This dependency is not good for the economy. Carrying this the other way, if there were 100 jobs lost in the manufacturing sector it could impact 300 jobs in non-manufacturing, leading to a very volatile economy. This factor, is reaching a point where very few, if any, new non-manufacturing jobs will be created based on the current manufacturing industry.

With the county annual growth rate of 2% and realizing that between 1972 and 1979, Union County only gained 40 new manufacturing type jobs, it is apparent that our unemployment rate will continue to rise and affect all areas of the County economy. It should also be noted the 40 new manufacturing jobs were created in the wood products industry which may not be stable, as evidenced by numerous mill closures across the state. During this same time period the second largest industry, agriculture, actually experienced declines in labor.

By 1970, only 8.5 percent of total County employment could be attributed to the farm sector. (UCOEDP, 1977, p. 3-9)

Mr. Mason also indicates that due to inflation people have less spendable income and the ratio of one manufacturing job creating three non-manufacturing jobs may be getting smaller. This tends to indicate that even without a growth increase of 2% the unemployment percentage will continue to climb due to less spendable income from existing jobs causing a reduction in the necessary non-manufacturing supporting services.

In addition to the need for diversification of light industry it is also important to review the public economic attitude J. Wychoff of Oregon State University stated in "To Grow or Not to Grow - What 'are the Preferences?" several remarks which are valuable toward more fully understanding the need to diversity and expand the County economy. The following are quoted results taken from this publication:

Union County's residents perceived major employment problems with almost half feeling that employment opportunities for both men and women needed to be improved. Nearly two-thirds felt that employment opportunities for youth were lacking.

The longer people lived in the community the more aware they become of inadequacies in job opportunities. Twice the number of persons (53 percent) who had lived in the community over ten years recognized the need for improvement....

There were not sufficient jobs being created in Union County to provide employment for young people entering the job market. Thirty percent of those interviewed indicated that children from their families had been forced to leave Union County to obtain employment.

Perception of the "drastic need" for youth employment opportunities increased with the age and income of respondents and with the length of time lived in the county. Over two-thirds of those living in the county for more than ten years were aware of the problem.

The activities respondents indicated would be most acceptable for providing new jobs were increased enrollment at Eastern Oregon State College, some additional light industry, and more irrigated agriculture.

The establishment of a coal-fired electricity generation plant, increased logging, and more heavy industry brought objections from as many as 30 percent of the respondents.

Encouraging new industries to locate in Union County would be acceptable to all but seven percent of those sampled....

Environmental variables may also be affected by the expansion of employment. Respondents in Union County were very reluctant to trade-off their air, water, and visual quality, or to sacrifice their present standards of crime and delinquency. Eighty percent indicated their unwillingness to sacrifice any of these environmental variables in order to provide jobs or increase incomes. Over seventy percent would not give up fishing, hunting or wilderness, or natural surroundings, quietness and the general cleanliness of the community. The only environmental variable willingly affected was traffic flow. More than sixty percent indicated they would tolerate quite a bit more traffic congestion if new jobs could thus be created, and incomes increased. (Wyckoff. 1976, p. 13-18)

In summary, the county needs to attract industry to increase job opportunities and income levels which are lower than most areas in the state. The state has recognized this and the people of Union County are very aware of it. Only through economic diversification brought about by new industry can improvements to the economic base be achieved, recognizing increased population and the desire to maintain the current environmental quality.

B. ALTERNATIVE LOCATIONS - AREAS WHICH DO NOT REQUIRE A NEW EXCEPTION CANNOT REASONABLY ACCOMMODATE THE USF

The response to this question will be directed in two parts: (1) The feasibility and availability of alternate light industrial sites and (2) the advantage of the airport site specifically.

1. The Feasibility and Availability of Alternate Light Industrial Sites

It is assumed that most new light industry will choose to locate near La Grande as opposed to other areas in Union County because of the availability of Interstate 84, the main trunk line for Union Pacific Railroad and the airport. Also, the majority of goods and services for the area are processed through La Grande, plus nearly three-quarters of the County labor force lives within the market area of La Grande. Recognizing this geographic area, there are two alternative sites for industrial activity which are discussed: (a) The Island City Industrial Park; and (b) those lands within the La Grande Urban Growth Boundary which are designated industrial.

(a) The Island City Industrial Park is located northeast of Island City including approximately 284 acres. Favorable amenities include a branch line to the Union Pacific Railroad and water and sewer services which are installed. There are three large manufacturers on site-- Borden Chemical, Terry Trailers, and Boise-Cascade Particle Board Plant. The U.S.D.A. - S.C.S. classification for vacant soils is Class II, including approximately 160 acres which are being actively farmed. The site is preferred for heavy industrial activities because of the existing trend.

The vacant land is owned by Union Pacific Land Resources Corporation of Union Pacific Railroad. To date the vacant land has not been divided into lots with services and access to individual development sites. Development costs for utilities are expected to be paid for by the prospective industry. Upland Industries would negotiate this point if a business were to generate enough railroad tonnage to pay for improvements. "Site likely limited to rail frontage or expansion of existing industries." (Steiger, 1978, Rural Site No. 10)

(b) The lands designated for industrial activity within the La Grande Urban Area include approximately 220 acres east of the City. There are a couple of small sites for individual businesses within the La Grande city limits; however, virtually all of these lack services to the property and most are less than one-half an acre in size. Of the approximately 220 acres of land designated heavy industrial east of the City all but about 30 acres is being farmed. All of the land is undeveloped, lacking public water, sewer and streets. The trunk line to the La Grande sewage treatment facility does extend along Or. Hwy. 203. The City Planner sent questionnaires to the owners of the property in this area, (except for the owner of the 30 acre parcel), and all responses indicated that they have farmed the land for some time, and plan to continue to farm it until they are unable to do so. They did also indicate that if someone wanted to purchase the land, they would sell it for the right price.

There is a concern about the high ground water table in this area as the majority of property is designated within the 100 year flood plain and subject to as much as two feet of flooding. All building activity would require either flood proof construction or substantial filling to elevate the structure above the flood elevations as determined by the U.S. Army Corps of Engineers. No one indicated that they were actively attempting to sell their land--or develop it at this time. The land does front on Oregon Highway 203 and has direct accessibility to an Interstate 84 interchange.

Intuitively, industrial firms prefer developed land as opposed to undeveloped property. This is much the same as an individual preferring to build a house on a paved street with sewer and water to the lot than purchasing land where he must bring in these facilities. Builders continue to comment about the limited availability of developed property. But this preference for developed land is difficult to claim as an absolute rule as site preference is a case by case situation. Dr. Ed Whitelaw, President of Economic Consultants of Oregon and Professor of Economics at the University of Oregon, recently addressed the representatives at the League of Oregon Cities Convention on "Tools and Strategies of Economic Development". He focused on the factors considered by industrial and commercial firms in the selection of site location. Among other criteria used for site selection, he indicated developed land has significant advantages over undeveloped land. Commercial and industrial firms seeking new locations look at supplies of land and services provided. As more services are provided the site becomes more attractive. This is primarily due to the initial capital investment decreasing as the number of existing services, i.e., sewer, water, and streets increase. Providing such services are considered indirect subsidies, and these indirect subsidies are extremely important in the location decision of smaller firms which traditionally have somewhat limited resources as well as limited access to capital markets. In addition, a commercial or industrial firm considers time a factor in location decisions. If utilities and streets are constructed the "start-up" time is reduced.

2. The Advantage of the Airport Site Specifically

In order to evaluate the advantages of the La Grande Municipal Airport site to accomplish the goal of improving and diversifying the economy of Union County, it is first necessary to explain in a general sense the functions of airport planning and development.

The following excerpts are from the publication "Airport Compatibility Planning Recommended Guidelines and Procedures for Airport Land Use Planning and Zoning: Oregon Department of Transportation, Aeronautics Division."

A land use plan for the airport environs should be developed for every public use airport in the state. The plan should be an integral part of the airport master plan, layout plan, or approach and clear zone plan. This airport land use plan should be coordinated with the local comprehensive plan and both should be accomplished simultaneously wherever possible.

The airport land use plan should be developed with active representation and participation from all involved groups including local decision makers, planners, and other interests, including citizen groups.

In the past, Oregon's smaller airports have been used heavily for recreational flying. Perhaps as a result some airports are zoned "public amusement". However, the cost of owning and operating an airplane is reducing the amount of recreational use, while business uses are increasing. It is estimated that sixty percent of the operations at Oregon

General Aviation (GA) airports are business related. The majority of the nation's top companies look for an adequate airport as a prerequisite for the location of new company facilities.

In terms of noise, these interpretations point out the strong compatibility between airports and agricultural uses. Also indicated is the compatibility of industrial, commercial and office uses...

Land Use Compatibility - ...Most residential uses should be prohibited if possible. ...While manufacturing is generally quite compatible, such uses should be considered "conditional" and watched for potential operations hazards; electrical interference, high intensity lighting, bird attractions, smoke, glare, or other interference. (ODOT, Aeronautics Division, 197B, p. 3 to 46)

It is obvious that a need for airport master planning exists in order to maximize the benefit of the airport facility and minimize land use conflicts. The City has undergone this important planning function as recommended by the previously referenced documents. In 1979, the La Grande Municipal Airport Master Plan was completed. This plan reflects the contributions of many groups and individuals, including the Oregon State Aeronautics Division, the joint Union County-City of La Grande Airport Advisory Commission, and the Airport Master Plan Advisory Committee. One of the conclusions formed as a result of the input into this study States:

The potential for commercial development on airport property is extensive. Development of any businesses compatible with airport operations would provide the City of La Grande with positive additional on-airport land uses and revenue. Improved utilities are critical in the feasibility of the development. (CH2M Hill 1979, p. 3)

Also, there's a growing number of industries who are interested in sites adjacent to airports as evidenced by this quote from a recent Urban Land Institute article:

The most important location consideration for an industrial park, or a large single industrial site, is the array of transportation services available at the site. Rail is considered essential in most industrial parks over 500 acres. Proximity to airports is increasingly sought by many industries.

This article further states:

An "organized" or "planned" industrial park or district is a tract of land which is subdivided and developed for the use of a group of industries.... If there is to be an advantage to a firm locating in a park the existence of basic site needs is paramount. (Urban Land Institute. 1975, p. 78. 82-84)

The attractiveness of the La Grande Airport industrial potential must be viewed not only through its site characteristics, but also through its ownership advantages. The airport is flat and does not

lie within a flood hazard area. The soils are classified as Class III, as opposed to a higher quality Class designation for the Island City Industrial Park and the area east of La Grande. Recent soil tests show a pH of between 8.3 and 10.0, (Perry 1980 letter). According to Gordon Cook, Oregon State University Extension Agent, the soils are "not too suitable for crop farming" (see Attachment A-6). Whereas a portion of the undeveloped airport site is leased for agriculture, the majority of it has remained untilled due to high alkalinity.

The airport site is within a quarter of a mile to the railroad and the feasibility of constructing a spur line to the site may be explored if warranted. The airport is within a mile of an interchange to Interstate 84. There are three deep wells on the site offering evidence of adequate water availability. The site is within one mile of La Grande's recently completed waste water treatment facility and utility easements already exist to the site. Obviously, the airport facilities would be contiguous and readily available for charter service, transport, or corporate aircraft.

The amenities of the airport site are largely existing or readily available, i.e., rail, air, and highway transport, but it is the advantages of a developed industrial park that are a necessity if light industry is to located in this area. Most importantly, the advantage of the City of La Grande owning the airport property are unparalleled by other potential industrial sites.

As per the attached letter from Patty Gooderham, Union County Assessor, the City could develop the site and not be taxed on the improvements (see Attachment A-4). As the property became occupied, those portions would then become taxable unless the proceeds were used exclusively for the maintenance and operation of the airport, which would probably be the case initially. Certainly not knowing the success or time frame of attracting light industry into this area, it would be a considerable investment to install utilities and streets into undeveloped property and be taxed on it while it lay all or partially idle. This, plus the cost of investment money is an eminent deterrent to private construction of a Light Industrial Park on any alternate designated site. The City, however, not only has the ability to remain tax exempt while soliciting light industry, but also the ability to pursue local revenue bond elections or special serial levies to construct the facilities. Also, the City may acquire economic development grants which are not available to private citizens.

SUMMARY

As can readily be seen, there are no alternate locations with either of the existing facilities and benefits of the airport site or the potential advantages of the airport site. Whereas our need for industrial diversification is very real, industries are not fighting at our door to move here. The advantages of a fully developed Light Industrial Park are paramount to many industries. The City of La Grande is in the best position to facilitate their needs at the La Grande Airport site.

C. THE LONG TERM ENVIRONMENTAL, ECONOMIC, SOCIAL, AND ENERGY CONSEQUENCES TO THE LOCALITY, THE REGION, OR THE STATE FROM NOT APPLYING GOAL III OR PERMITTING THE ALTERNATE USE

1. The Long Term Environmental Consequences

Eventually about 218 acres of the existing airport property could be developed for industrial and commercial activities. These uses will not interfere with adjacent agricultural practices. Uses which create excessive smoke or dust, electrical interference or noise will not be approved on the site. Traffic will be increased, but adequate access is provided to points north via Pierce Lane to points east via Highway 203, to the south via Pierce Lane and Interstate 84, and to points west via Highway 203, Bond Lane and Interstate 84. None of these routes traverse established residential areas. The grade crossing of Pierce Lane and Highway 203 was improved in the summer of 1982 by the State Highway Department and Union County. The grade on Highway 203 was raised and a left turn refuge was added for anticipated truck traffic to arid from the airport area. The gating of this railroad crossing was completed at the same time. No building will be constructed over two stories due to conflicts with air traffic which will minimize their impact on the horizon landscape. Adequate park/landscape areas are proposed to be provided within the development areas for aesthetic and leisure purposes of the potential employees. The City has received a letter from Mike Kemp, Department of Fish and Wildlife, Union District, addressing potential impact on wildlife (see Attachment A-5). The letter indicates that there will be no appreciable effect on wildlife primarily due to the lower productivity of the soils and inferior habitat.

2. The-Long Term Social Consequences

Whether light industry locates at the airport property or somewhere else in the La Grande vicinity is of little known social significance. But the primary concern is without the opportunity to provide sites for light industrial activity at the airport that adequate facilities to encourage light industry to locate in the La Grande area will not be provided. If light industry does not locate at the airport, the social consequences as mentioned earlier under question (A) are significant.

The population of Union County was 23,500 as of December, 1979. This number is projected to increase to 32,857 by 1990. In 1970, the labor force participation rate for all union County residents 14 years of age or older was 56.1%. This slightly exceeded the labor force participation rate for all of Oregon and is a result of the slightly greater tendency for Union County residents to actively seek employment. At the same time, Union County labor force members found it more difficult to find jobs. This is reflected in the unemployment figures which show Union County unemployment rates being substantially higher than for Oregon as a whole (Table 3). Unemployment in November, 1979 was 9.0%. Unemployment in 1970 was 9.7% for Union County and 7.0% for the State of Oregon. If we assume a County average of 900 unemployed persons at any one time, then about 459 or 400, unemployed would reside in La Grande. (Kipp, 1980, p. 2)

TABLE 3: EMPLOYMENT CHARACTERISTICS OF REGIONS IN OREGON

Labor Force	Union County	N.E Oregon	Eastern Oregon	State of Oregon
1970	7,650	16,330	112,390	915,410
1976	8840	18290	137500	1063130
Total Employment				
1970	7,010	15,110	104110	850350
1976	7890	16500	126030	964780
Unemployment Rate				
1970	8.4	7.5	7.4	7.1
1976	0.8	9.8	9.1	9.3
Ave. Payroll/Worker				
1970	\$6,601	\$6,470	\$6,463	\$7,147
1976	8,698	\$8,606	\$8,690	\$9,829

Source: "Oregon Alternative Futures Growth Center Project: Project Working Paper No.5"

As documented earlier, the people of La Grande are concerned about the availability of job opportunities. Young people are being forced to leave this area to find work. People are underemployed in order to stay in this area and average incomes are below state averages. These factors do have social significance to the people of Union County.

3. The Long Term Economic Consequence

If a Light Industrial Park is not developed at the La Grande Municipal Airport, more people will continually be competing for the same jobs. As Robert Mason, former District Labor Economist states:

Without industrial expansion, this area could become more and more stagnant.

Even at today's unemployment rates, there is a seasonal fluctuation which is not healthy for the local economy.

To summarize, Union County's labor force has grown by over 20% in the past fifteen years, from 6,400 to 7,800. However, unemployment has risen 50% from 800 to 1,200 during this same period. (UCOEDP, 1977, p. 3-14)

It is not unusual to have an 8% unemployment rate in the fall and a 15% unemployment rate in the winter to average out at 11% for the year. (UCOEDP 1977, p. 2-15)

The County's economy is largely based on the lumber and wood products industry which varies seasonally and with nationwide market conditions. Only through facilitating economic diversification can the County survive possible events as devastating as the mill closures in Hines and Coos Bay, Oregon.

4. The Long Term Energy Consequences

The airport site would offer an energy advantage to those industries utilizing air transportation for cargo or personnel. The airport is also within one mile of an Interstate 84 interchange which would minimize energy inefficient routing of vehicles through city traffic. Also, having several light industries in one location may facilitate a shuttle-bus service for employees, thereby reducing energy consumption through the use of individual vehicles.

The largest savings of energy will be derived from those light industries that further refine local lumber or wood resources. Mr. John Reed of the Boise Cascade Corp. has indicated that most of the sales for wood products in this area are made through a dealer in, Walla Walla. Shipments go direct from individual mills to wholesalers, lumber yards or manufacturers; with the purchaser paying for freight costs. This consumes energy to transport the raw material out and then, once further processed, to transport the finished product back. A local light manufacturer who would refine local wood products would benefit from reduced shipping costs for raw material resulting in a net savings. Mr. Reed also indicated a cost and energy savings if the potential manufacturer produces sawdust as a bi-product. Boise Cascade can use the sawdust at their particle board plant which would save transportation costs for material from other more distant sources.

D. THE PROPOSED USES ARE COMPATIBLE WITH OTHER ADJACENT USES

It is believed we have adequately shown that the airport operations are compatible with adjacent agricultural practices.

In terms of notice, these interpretations point out the strong compatibility between airports and agricultural use. (000T, Aeronautics Division, 1978, p. 30)

The abundant exclusive farm use (EFU) lands around the airport provide substantial buffer zones. Densely populated development is not allowed within EFU designated areas; therefore, such land use within the airport environs is considered extremely compatible. (CH2M Hill 1979, p. 122)

We have also shown earlier that with proper industrial park design and siting controls industrial activity is compatible with airport operations.

The airport itself may be zoned either as a commercial or industrial use depending on the structure of the local zoning ordinance....Probably the industrial classification provides the better set of restrictions, but this may not be desired if the airport is located in a predominantly residential area. (Goodman E Freund 1968. p. 183)

The past and present operation on or near the airport coupled with the above cited references demonstrate compatibility of the airport with agriculture. Light industrial activity will be regulated through development standards requiring compatibility with the airport. Industry has historically been compatible with agriculture. Within the ownership of the Island City Industrial

Park, agriculture has and is occurring on the undeveloped portions of land adjacent to the heavy industrial uses of Borden Chemical, Boise Cascade Particle Board and Terry Industries. Agriculture has proceeded for decades adjacent to Peacock lumber Company. The land is being tilled right up to the large food processing plants in Umatilla County; and agriculture practices are occurring adjacent to light industrial uses near the interstate north of Eugene. The County Zoning Ordinance requires site plan review prior to construction of any new buildings within the areas identified for commercial or light industrial uses.

In summary, a need has been demonstrated for diversification of the County economic base. It has further been demonstrated that due to ownership, existing and proposed facilities and financial advantages, the City of La Grande municipal Airport is in the best position to provide the incentives necessary to attract industrial enterprises. The sites are on poor agricultural ground, which is compatible with EFU agricultural practices and includes land that is 55% committed to airport related activities.

APPENDIX A

Letter from Robert Mason, District Labor Economist, Department of Human Resources,
Employment Division

Letters and Soil Tests from Howard L. Perry, Anderson, Perry and Associates, Inc.

Letter from G.A. Sherman, District Manager, C P National,

Letter from Patty Gooderham, Union County Assessor

Letter from Mike Kemp, District Wildlife Biologist, Union District, Department of Fish and
Wildlife

Letter from Gordon Cook, Extension Agent, Oregon State University

Letter from Bill Carey, La Grande Industrial Development Corporation

Letter from Bill White, Fire Chief, City of La Grande Fire Department



Department of Human Resources

EMPLOYMENT DIVISION

Baker Office

P.O. BOX 470, 1576 DEWEY STREET, BAKER, OREGON 97814 PHONE 523-6331

January 7, 1981

IN REPLY
REFER TO

Board of Directors
Union Co. Economic Development Area
1100 L Avenue
La Grande, OR 97850

To whom it may concern:

This letter is being written in response to a request from your board concerning Union Countys economy. It is designed to answer, at least in part; the questions, is this area in need of development and what will be the consequences if it is not forthcoming?

Union County is an area that meets many of the criteria of industry that is looking to relocate. Quality of life has become a type of buzzword but it still has credibility. Most Americans are putting increasing values on their surroundings. Areas without major problems of congestion, crime, pollution, and with clean air, nice schools, adequate government services, etc. are being sought out. This area has all these things and more.

To further state a case for this return to smaller communities look at the high rates of unemployment that have occurred throughout the 70's. During the decade of the 60's unemployment ran at about 4 to 5 percent, throughout this past decade annual rates have not fallen below 7 percent and have reached as high as 12.8 percent. The people have come the jobs have not followed.

In 1972 there was one job for every 2.43 people in Union County. In 1980 there is only one job for every 2.43 people. If this lack of growth does not seem significant think of all the secondary wage earners that have entered the labor force over that period of time. The state rate for this factor is nearly 2.0.

Taking a look at what types of jobs have been added since 1970 is also a good indicator.

	1972	1979	Job Gains
Lumber & Wood	1310	1350	+40
Const.	310	180	-130
Trans.	490	670	+180
Comm.	1390	1830	+440
Utilities	190	300	+110
Services & Misc.	750	1370	+620
Government	1760	2030	+270

Of the 1660 jobs that were created over that period 1620 were created in non-manufacturing. Nearly two-thirds of these were in trade and services. These are the jobs that are dependent upon the agriculture and manufacturing sectors for their very existence. Only 40 jobs were added in manufacturing over this period and agriculture actually experienced declines in labor.

In 1972 for every job in manufacturing there were just over 2.1 in non-manufacturing by 1979 this had raised to nearly 1 to 3. This dependency factor is not good for the economy. Carrying this the other way, if there were 100 jobs lost in the manufacturing sector it could impact on 300 jobs in non-manufacturing, leading to a very volatile economy. This factor is reaching a point where very few if any new non-manufacturing jobs will be created based on the current manufacturing industry. It points out the very pressing need to seek out and find new industry. That could be from outside of the area or from within. Encourage more local development of manufacturing industry. For every new job created here it could produce nearly 3 others in supportive sectors.

Without industrial expansion this area could become more and more stagnant. New people are moving in almost daily, without more jobs it just creates higher rates of unemployment. More people fighting for the same number of jobs. Union County has many qualities that any major employer would be seeking. To name a few its located in beautiful surroundings, on major rail and truck routes, has a stable major

UNION COUNTY ASSESSOR

COUNTY COURTHOUSE

LA GRANDE, OREGON 97850

PATTY GOODERHAM
Assessor

January 12, 1980

TELEPHONE (503)
963-8686

City of La Grande
Attn: Rick Craiger
104 Elm
La Grande, OR 97850

Dear Rick,

In our prior conversation you asked if there were any tax incentives that the City could offer industries that might be interested in locating on the City owned airport property and leasing or renting said property.

Because of the tax exempt status of City owned property all development (streets, sewer, etc.) would be exempt until the property is leased or rented to non-exempt individuals. It would then become taxable unless the proceeds were used exclusively for the maintenance and operation of the airport.

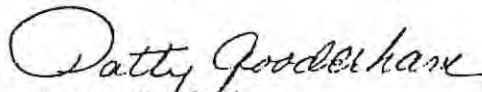
I'm sending you a copy of an informal opinion from the Department of Justice explaining how this particular statute works.

This is the only provisions that I'm aware of that would attract industries.

There are of course some special treatments if applications are filed with the Assessor for pollution control, commercial buildings under construction, production of "Gasohol" and lease or lease purchase agreements by exempt parties.

Please call if you have any further questions.

Sincerely,


Patty Gooderham
Union County Assessor

PG:mas

CP
national

Electricity

Natural Gas

P. O. Box 790
La Grande, Oregon 97850

March 11, 1981

City of La Grande
P. O. Box 670
La Grande, Oregon 97850

Attention: Lynn H. Hamilton, City Manager

Dear Lynn:

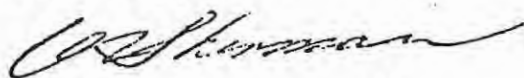
As directed by Rick Craiger, City Planner, we have the following information:

CP National has an electric distribution system near the 250 acres proposed for light industrial development near the city airport. We also have a transmission line in close proximity to this property and CP National is able to serve this location subject to its filed Rules and Regulations.

CP National also has a gas transmission line approximately two miles from the site and again would be able to serve this location in accordance with its filed Rules and Regulations.

If you need any further information, please feel free to contact me.

Yours truly,



G. A. Sherman
District Manager

GAS/jh

cc: C. S. Rasmussen/R. M. Chase

SOIL SAMPLE INFORMATION (To be completed by grower) IMPORTANT—Read and follow instructions on reverse side

(1) Name ANDERSON-PERRY & ASSOC. (2) Farm location LAGRANGE AIRPORT County UNION Date 11/25/70
Address P.O. Box 1107 (3) Send additional report to:
City LAGRANGE Ore. Zip 97850 Phone 963-8309 (4) Sampled by HOWARD BOGGS

(5) Grower sample no.	(6) Soil tests desired	(7) Crop to be grown	(8) Age of plant- ing (Years)	(9) Area size sampled (Acres)	(10) Crop last grown and yield	(11) Irri- gated (yes or no)	(12) Lime or gyp- sum applied		(13) Samp- ling depth (in.)	(14) Soil series	(15) Texture of surface soil	(16) Nature of land	(17) Drainage	(18) CEC If known (meq/100g)
							Year	Amount						
130610- 2-1	/			0					6-8					
130610- 4-1	/			0					6-8					
130610- 1-1	/			0					6-8					
130610- 6-1	/			0					6-8					

SOIL TEST REPORT (To be completed at the laboratory)

Grower sample no.	Lab no.	pH	P (ppm)	Extractable cations					Total bases (meq/100g)	B (ppm)	Soluble salts (mmhos/ cm)			
				K (ppm)	K (meq/100g)	Ca (meq/100g)	Mg (meq/100g)	Na (meq/100g)						
	5480	10.0	6	1381	3.54			17.2			1.4			
	5481	10.0	6	1767	4.53			11.2			1.7			
	5482	8.3	10	920	2.36			.47			.45			
	5483	9.2	4	1073	2.75			4.7			.70			

GUIDE TO FERTILIZATION (To be completed by County Extension Agent)

Grower sample no.	Crop	Requirements for		Suggested application of plant nutrients (Pounds/Acre)								
		Lime (Tons/ Acra-100 score dry lime basis)	Gypsum (Tons/Acre)	Nitrogen (N)	Phosphorus		Potassium		Sulfur (S)			
					(P ₂ O ₅)	(P)	(K ₂ O)	(K)				

Remarks _____

County Extension Agent _____

pumping stations which would pump sewer to the City of La Grande's water treatment facilities located approximately 3/4 mile directly west of the airport facility. The La Grande sewer treatment facility has been designed to handle both domestic and industrial waste generated in the La Grande area. Adequate reservoir capacity is available to handle projected industrial growth in this area.

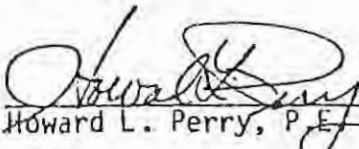
The second alternative for providing sewer service to the La Grande Airport Industrial Park would be to collect and treat all domestic and industrial sewage on site and dispose of the treated effluent through the same outfall line which serves the main treatment facility. This line discharges treated effluent to the Grande Ronde River.

Storm Sewer

Three alternatives are available for providing storm sewer facilities for the proposed airport. The first would be to utilize existing ditches and facilities that are presently serving the existing runways, roads, etc. The second would be to use on-site disposal methods, utilizing drywell and leach fields. The site does have a high water table and fine grain soils so adjustments will have to be made in sizing and locating onsite disposal facilities, if this alternative is selected. The third option would be to collect storm waters in a holding pond from which they would be pumped to the Grande Ronde River through the City of La Grande sewer outfall line which runs adjacent to the airport site. The preliminary concept of utilizing this pipeline has been discussed with Mr. Steve Gardels of the Department of Environmental Quality. Mr. Gardels indicated there would be no problem in utilizing this outfall line as long as the storm waters contained no foreign substances which would degrade the quality of the water, such as residues from ag sprayer facilities, etc., and as long as operation of the Sewage Treatment Plant was not interfered with.

In summary, public facilities including water, sewer, and storm sewer to serve the proposed Airport Industrial Plan are available or can be developed. If you need additional information, please feel free to let me know.

Very truly yours,


Howard L. Perry, P.E.

HLP/jb
cc: File No. 1306-10-02



STEPHEN C. ANDERSON P.E. PRES.
HOWARD L. PERRY P.E. SEC./TREAS.

March 16, 1981
Job No. 1306-10

City of La Grande
P. O. Box 670
La Grande, Oregon 97850

Attn: Rick Craiger

RE: La Grande Airport Area Utility Services

Dear Rick:

In accordance with your request, I have prepared this letter to summarize the results of our evaluation regarding the potential for providing water, sewer, and storm sewer facilities to serve the proposed La Grande Airport Industrial Development Plan. Our analysis to date confirms that water facilities, sewer facilities, and storm sewer facilities can be provided for this property. A brief description of options available to the City for each of these services is described hereafter.

Water

Adequate groundwater resources exist in the vicinity of the airport to provide for both domestic and reasonable industrial demands by utilizing existing wells and by the development of additional wells. A report prepared by Anderson and Kelly, consultants in engineering and geology, dated October 1980, prepared for the City of La Grande's Master Water System Plan, states that individual wells can be developed in this area with capacities of from 300 to 500 gallons per minute. Their report indicates that water quality would be satisfactory for all uses.

Sanitary Sewer

Sanitary sewer services can be provided at the airport via two alternatives. The first being to collect sewage from the Industrial Park areas and airport areas through a series of sewage

engineering

P.O. Box 1107
La Grande, Ore.
97850
(503) 963-8309

surveying

P.O. Box 365
Walla Walla, Wash.
99362
(509) 529-9260

materials testing

P.O. Box 268
Enterprise, Ore.
97828
(503) 426-4085

P.O. Box 538
John Day, Ore.
97845
(503) 575-0660

January 7, 1981

employer (Boise Cascade) and a state college. With all of this and more, going for it let's hope that the road will be paved for new industry in Union County.

Robert Mason
District Labor Economist



STEPHEN C. ANDERSON P.E. PRES.
HOWARD L. PERRY P.E. SEC./TREAS.

DEC 23 1980

December 23, 1980
Job No. 1306-10

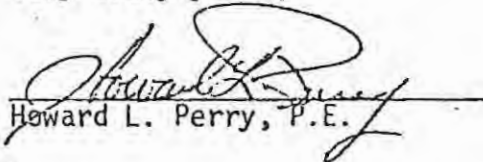
City of La Grande
P.O. Box 670
La Grande, Oregon 97850

Attn: Rick Craiger, City Planner

Dear Rick:

Attached herewith for you information is the lab results that we received from Oregon State University and from Northwest Testing Laboratories on the soils at the Airport. You will note from their results that the soils have a high PH which is generally unsuitable for most crops with the exception of possibly barley and some grasses for pasture. This information should substantiate our visual observations that the site is basically unsuitable for productive agricultural purposes. Hope this information is useful.

Very truly yours,



Howard L. Perry, P.E.

Enclosure

HLP/na

engineering

P.O. Box 1107
La Grande, Ore.
97850
(503) 963-8309

surveying

P.O. Box 305
Walla Walla, Wash.
99362
(509) 529-9250

materials testing

P.O. Box 268
Enterprise, Ore.
97828
(503) 426-4085

P.O. Box 538
John Day, Ore.
97345
(503) 575-0660



OR ATTY GEN
GOVERNOR

Department of Fish and Wildlife

REGION IV—NORTHEAST OREGON

RT. 2, BOX 2283, LA GRANDE, OREGON 97850 PHONE 963-2138

January 28, 1981

Neil Watterson, Assistant
City Manager
La Grande City Hall
104 Elm
La Grande OR 97850

JAN 29 1981

Dear Neil:

Relative to our telephone conversation yesterday on light industrial development on La Grande Airport property and it's impact on wildlife:

The area north and east of the present runway system is a black greasewood-rabbit brush-grass plant community on an alkaline soil site and is generally considered a low agricultural producing site. Current levels of wildlife are correspondingly low, partially as a result of the site and, partially because of the closeness to the airport. The potential for increasing wildlife numbers on the area are considered low when compared to better soil sites and areas of less human caused disturbance.

Development of city owned property for light industry would have very minimal effects on wildlife populations within the area.

Sincerely,

Mark Henjum For,

Mike Kemp
District Wildlife Biologist
Union District

MK:ch

EXTENSION SERVICE
Union County Office



Federal Building
Mailing Address:
P.O. Box 760
La Grande, Oregon 97850

DEC 19 1980

(503) 961-2222

December 18, 1980

Howard Boggs
% Anderson, Perry & Assoc.
P. O. Box 1107
La Grande, OR 97850

Dear Howard:

I discussed your soil tests with Jim Vomocil, OSU Extension Soil Science Specialist. Barley is a crop that can stand more salt tolerance than wheat, oats, or alfalfa. Generally in the area where these soil tests were taken, barley is grown on the very alkaline ground that is tilled.

It is felt that barley can be grown on the soil with a pH of 8.3; probably on the soil with a pH of 9.2; and doubtful on the soil with a pH of 10.0.

This ground could raise some grass for pasture, but basically the soils in their present condition are not too suitable for crop farming.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gordon Cook".

Gordon Cook
Extension Agent

GC:jb
ENCLOSURE



Agriculture, Home Economics, 4-H Youth, Forestry, Community Development, and Marine Advisory Programs
Oregon State University, United States Department of Agriculture, and Union County cooperating

ECONOMIC DEVELOPMENT REPORT

SPECIAL EMPHASIS: LA GRANDE AIRPORT

Why is the Board of Directors of the La Grande Industrial Development Corporation so concerned about the rezoning of the Municipal Airport property to industrial; and the subsequent development of the airport property for future industrial growth and expansion?

I think it appropriate to start with a very brief explanation of the La Grande Industrial Corporation. Since the La Grande Industrial Development Corporation was originally created in 1955, more than twenty five years ago now, the Board of Directors have had only one overriding goal; and that is to enhance the economic well being of La Grande and Union County. All of the money originally invested by the citizens and businesses of this area (\$38,200) has been used for the sole purpose of aiding and assisting existing businesses in our community, attracting new businesses and industry to this area, and providing funds for various projects which have contributed in making this a better place in which to live.

I will just mention a few examples of each type of activity that the ID Board has been involved in over the years:

1). Existing Businesses:

- A. Loaned \$5,000 to the local livestock commission to rebuild facilities destroyed by a fire, and subsequently loaned the La Grande Livestock Commission \$4,500 to install a railroad spur.
- B. Provided funds to Valley Sausage Company of La Grande and Shaw Feed Lots of Elgin in times of need.
- C. Loaned the local air service money to equip for forest fire fighting.

- D. Arranged and participated in the SBA loans to build new buildings for the Pepsi Cola Bottling Company and the La Grande Fruit Company.
- E. There are numerous other similar examples of financial aid, and other types of assistance, given to existing local business; some of which have not turned out too well. For example, we loaned \$3,500 to a local man some years ago to establish a business known as Blue Mountain Visual Aids. We lost it all. We loaned or guaranteed nearly \$75,000 to the manufacturer of model airplanes and power controls and took a loss of approximately \$34,000 trying to help that small local business.

2. New Businesses:

- A. Invested \$8,300 in order to clear a lease on property where the Boise Cascade Particle Board Plant is now located. A new plant that has provided many jobs and a large dependable payroll for Union County.
- B. Collected and then contributed approximately \$52,000 to acquire the land where the Terry Trailers plant is now located. An industry that provides a new dimension to our economic base, and provides a much needed opportunity for females to be employed and have a meaningful payroll. (We purchased about 10.4 acres from Union Pacific Railroad at a price of \$5,000 per acre and then sold it to Terry Trailers for only \$500 per acre as an inducement to get them to locate in our County. A net cost of \$46,800.)

3. Projects Contributing to the Liveability of the Area:

- A. Purchased two lots in downtown La Grande, razed the buildings, and then worked with the City in developing an off-street parking area.
- B. Underwrote the sale of stock by Anthony Lakes Corporation to keep that corporation alive and well so that we can all enjoy the recreational opportunities that are available for downhill and cross country skiing in the Anthony Lakes area.
- C. Purchased all of the property for the location of our new Post Office.
- D. Served as the catalyst in getting the Forest Service Research Laboratory located here.
- E. Guaranteed the matching money of \$5,000 for the sewer study for Union County, the Cities of La Grande and Island City and the Industrial Park.

There are numerous other projects, both small and large, in which the ID Board has taken the lead, provided the manpower, contributed the funds, or served as the catalyst in making the projects go. Always the motivation being to enhance the economic growth and development of the area and to make our community a better place in which to live, earn a living and raise a family. The number of hours of personal time devoted by the members of the Board are beyond counting and the financial impact has been in excess of 3/4 of a million dollars from the original investment of less than \$40,000.

These are just a few of the activities in which the ID Board has been involved over the years. A more complete summary is available for anyone who is interested in knowing more about the activities of the Board.

Moving now to the present and our specific interest in the airport property. Union County's population growth has climbed steadily over the past 80 years, but much more dramatically in the past 20 years. As population increases, new sources of employment are needed to provide jobs for our increasing population and to keep our unemployment rate down. Because our economics in the area are largely dependent upon the wood products industry, the Board has felt for some time that diversification of the County's industrial base is critical to the economic well being of our County.

Union County is extremely fortunate to have Boise Cascade Corporation as our largest employer in the County because they have continued to operate through this recessionary period with only minimal downtime; and this is true even though the national housing market has experienced a terrible slump and there appears no immediate or meaningful down turn in the high interest rates which continue to depress home building and buying.

Even though agriculture continues to play a very vital role in our County's economic growth, statistics show that the number of people directly involved in farming in Union County has declined from 16.7 percent of the work force in 1970 to 5.7 percent in 1979.

The ID Board believes that we need new job opportunities that are not directly related to the wood products industry, if we are to have a stable economic base to support the citizenry of our community. We need jobs that are related to manufacturing and processing, rather than service related jobs. The non-manufacturing sector of jobs has increased from 55.4 percent of the County's employment in 1970 to 71.1 percent in 1979.

For a number of years our Board thought we had a viable industrial park at Island City, but with the advent of the Department of Environmental Quality, we soon learned that the Industrial Park at Island City was not viable without a sanitary sewer system. Consequently we have worked diligently these past few years in an attempt to make available sanitary sewer services for the Island City Industrial Park. Many many hours were spent trying to get an agreement among the industries presently in the Industrial Park on what would be a fair share for each to pay toward the cost of a sanitary sewer. In addition, we acted as the contractor for the \$3,600 study to solve the sewage problems at the Industrial Site. We also, as previously mentioned, guaranteed the matching money of \$8,000 for the sewer study.

With the eventual formation of the Island City Area Sanitation District Board, and the passage of a sewer bond levy, the Island City Industrial Park of nearly 200 acres will soon be served with a sanitary sewer system, along with Island City, and the entire system will be tied into the La Grande sewer lagoons. This certainly was not done without substantial cost to the existing industries in the Park; and it is my understanding that the cost to the industries, Terry Trailers, Boise Cascade, Borden Chemical and Union County, for the solid waste plant and Union Pacific Railroad or Upland Industries, the subsidiary of UPRR which handles land development, exceeded \$250,000.

Even though the Island City Industrial Park will soon be a viable location for new industry upon the completion of the sewer, it is the belief of the ID Board that the location of the Park and the present usage of the Park lend the area to larger, and what might be designated as heavy industry users, as opposed to smaller

light industry. We believe the Island City Site lends itself to those industries that need large acreages for their facilities. In addition, the cost of the land per acre has gone from \$5,000 to \$15,000, even prior to the installation of the new sanitary sewer system, and I would submit that it will soon be more in the neighborhood of \$20,000 per acre.

As previously indicated, the Terry Trailer plant was largely induced to locate here in Union County because of the minimal cost of the land. A cost that was reduced from \$5,000 per acre to \$500 per acre thanks to the extreme generosity of the citizens and businesses, primarily in the La Grande area, who donated the money necessary to purchase the land and then resell it to Terry Trailers at the minimal cost of \$500 per acre.

When competing with Port Districts in the Umatilla and Morrow County areas, that is Pendleton, Hermiston, Umatilla and Boardman, we are at a terrible disadvantage because we cannot offer prospects land at a minimal cost. Furthermore, we do not have small acreages readily available for development.

The airport property is very marginal land that the City of La Grande can develop for small, light industrial or commercial users. The City is in a better position to absorb the up front costs of platting the land, installing streets and utility services of water and sewer while appropriate contacts are being made in the hope of attracting new businesses and industry to our community. The types of industry we would like to attract for the airport property are the small, non-polluting, diversified businesses that would help stabilize the economic base of our area.

As a side benefit we would also hope to attract businesses that are "air" oriented for their supplies and marketing needs. This in turn should enhance the development and improvement of the airport facilities which serve all of Union County. Hopefully we could even expect a return of regular and dependable commuter air service in and out of the airport.

No other presently zoned industrial areas, in or around La Grande, have the same good potential for industrial development. The largest industrially zoned areas are being farmed by owners who have no present intention or desire to convert their land into industrial or commercial usage.

Having the land properly zoned is only the first step in attracting new businesses. Most prospects want the land "now", and expect all services, such as power, natural gas, water, sewer and telephone to be immediately ready and available. We have no such readily available land in our present industrial zones. We have previously lost businesses to other communities because we could not point to a site that was ready to go. The airport property could be our salvation in this respect. We need the airport property zoned as industrial, then platted, with streets and utilities installed as soon as possible, if we are to attract the types of light industry we all want and need to diversify our job opportunities and to stabilize our economic base.

City of La Grande

COUNCIL-MANAGER FORM OF GOVERNMENT SINCE 1913

IN THE GRANDE RONDE VALLEY

THE BLUE MOUNTAINS

NORTHEASTERN OREGON

(503) 963-7161

P.O. BOX 670

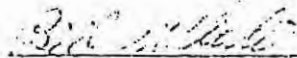
La Grande, Oregon
97350

TO: Rick Craiger, City Planner
FROM: Bill White, Fire Chief
DATE: March 16, 1981
SUBJECT: Fire Protection at the La Grande Airport

In the past, the City of La Grande has been the first responder in any emergency at the La Grande Airport. La Grande Rural will provide Mutual Aid when necessary.

I assume we will continue to operate with this same procedure in the future.

Should you have any further questions, please let me know.



Bill White, Fire Chief

BW:lt

APPENDIX B

FINDINGS TO ADDRESS LCDC GOAL I THROUGH XIII

GOAL I: CITIZEN INVOLVEMENT

The documents cited within the proposal were constructed through citizen involvement committees and were approved by the appropriate governing authority.

The proposal was considered through a public hearing procedure before the Union County Planning Commission and the Union County Court.

GOAL II: LAND USE PLANNING

A physically developed and irrevocably committed process plus a full exceptions process are both presented to justify the Public Airport Zone.

GOAL III: AGRICULTURAL LANDS

An exception is taken to this goal.

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

One aspect of this goal which applies is to "promote healthy and visually attractive environments in harmony with the natural landscape character".

Since commercial and industrial activities would be adjacent to airport facilities the height of buildings cannot exceed two stories. There can be no height projections or glare which would affect airport operations. There are buildings existing at the airport which are two-story. Therefore, there will be no negligible visible impact. The adjacent zoning is Exclusive Farm Use 160 Acre minimum so conflict with a potential for developing residential should not exist. The site is not visible or adjacent to Interstate 84 or Oregon Highway 203, due to the railroad grade.

GOAL VI: AIR, WATER AND LAND RESOURCE QUALITY

Air emissions are regulated by the Department of Environmental Qualities specifications; but adjacent to airports more stringent controls are mandated by the Federal Aviation Administration and the Oregon State Board of Aeronautics.

Disposal of surface water will be approved by the D.E.Q. prior to the construction of any facilities on the airport site. Besides the availability of large irrigation ditches adjacent to the site to carry storm water run-off, there is a large sewage trunk line adjacent to the airport which carries treated effluent to the Grande Ronde River which possibly could be used. In addition, small quantities of storm water can be treated on site.

GOAL IX: ECONOMY OF THE STATE

This is thoroughly discussed in the preceding exceptions paper.

GOAL XI: PUBLIC FACILITIES AND SERVICES

This Goal requires that public facilities and services be developed in a timely, orderly and efficient manner to serve as a framework for urban and rural development. The City has commitments to provide those services to the airport property as evidenced by the submitted letters attached.

The Goal also stated under Implementation #5:

"Additional methods and devices for achieving desired types and levels of public facilities and services should include, but not be limited to the following: (1) tax incentives and disincentives; (2) land use controls and ordinances; (3) multiple-use and joint development practices; (4) fee and less than fee acquisition techniques; and (5,) enforcement of local health and safety codes."

The airport property owned by the City of La Grande, a public entity, is able to offer all of these advantages due to tax regulations and grant eligibility for the physical development of the site.

GOAL XII: TRANSPORTATION

Commercial and light industrial development will "facilitate the flow of goods and services so as to strengthen the local and regional economy". The success of efforts to develop the airport site will parallel efforts to improve and diversify the local economy. The goal also states: "Major transportation facilities should avoid dividing existing economic farm units and urban social units. The transportation systems required for industrial parks, i.e. freeway, air, rail and local arterials are existing and do not require divisions of existing economic farm units and urban social units".

The goal also states: "Lands adjacent to major transit stations, freeway interchanges, and other major air, land and water terminals should be managed and controlled so as to be consistent with and supportive of the land use and development patterns identified in the Comprehensive Plan of the jurisdiction within which the facilities are located."

The Public Airport Zone recognizes the industrial potential of the airport site for this very reason. It is designated Public on the Plan Maps due to its unique use and ownership.

GOAL XIII: ENERGY CONSERVATION

It is not energy efficient to farm those areas proposed for industrial use on the airport site, due to the soil conditions and productivity as Gordon Cook, Oregon State University Extension Agent, has stated by letter.

The goal stresses maximum use of property for energy efficiency and increasing density gradients plus compatibility of land use activities. The establishment of an industrial park will accomplish this goal by having the energy uses in one location and avoid conflicting land uses.

APPENDIX C

UNION COUNTY LAND USE PLAN SUPPORTING POLICIES

IX: ECONOMY

A. Plan Policies

1. That the Plan will attempt to accommodate the development of employment opportunities near all communities.
2. That a moderate orderly population growth will be encouraged.
3. That the development of light manufacturing will be encouraged in preference to heavy industry except as related to existing operation.
4. That industrial areas will be developed where service and transportation improvements are or will be adequate to serve such uses and surrounding area development is compatible therewith.
5. That the County's O.E.D.P. and Economic Element of the Comprehensive Plan will be utilized as the economic guidelines for planning and development in the County.

XIII: ENERGY CONSERVATION

A. Plan Policies:

1. That high density residential, industrial, and commercial development will be located along major transportation and utility routes to conserve energy.

III: UNION COUNTY OVERALL ECONOMIC DEVELOPMENT PROGRAM EXCERPTS

A. Diversity Goals Objectives

1. Stabilize the economy through diversification, so we are less dependent on any one sector of economic activity.
2. Develop non-seasonal employment opportunities.

B. Commerce and Industry Goal

1. Objectives and Implementation Guidelines
2. The development of adequate facilities to support industry such as industrial parks, utilities, transportation and community facilities will be encouraged.

PROBLEM AREAS

A. Commerce and Industry

1. Uninterested Land Owners. Upland Industries has shown a total lack of concern in developing its industrial site on Highway 82, the only industrial park site located near La Grande.

FINAL LIST

After considering review comments and much discussion, the entire O.E.D.P. Committee met to vote on what they considered the most important development problems facing Union County. From this listing the action plan in Chapter 6 was developed to attach these problems. The following listing is in order of priority.

4. Adequate Light Industrial Sites. The Planning Commissions of the cities and counties should consider proper zoning of suitable land to be used for light• clean industry to all for future expansion. Light and heavy industry should not be mixed as now is the case.

* This was fourth of nineteen.

REFERENCES

"Airport Compatibility Planning, Recommended Guidelines and Procedures for Airport Land Use Planning and Zoning": Oregon Department of transportation, Aeronautics Division, 1978.

Anderson, Perry and Associates, Inc., December 23, 1980, by Howard L. Perry, P.E. (see Attachment A-3)

CH2M Hill, "La Grande Municipal Airport Master Plan", Conclusions and Recommendations Chapter II, February, 1979.

William I. Goodman and Eric C. Freund, "Principles and Practice of Urban Planning", 4th Edition, International City Managers' Association, U.S., 1968.

Gregory L. Kipp, Union County Industry Selection Analysis, Regional Services Institute, Eastern Oregon State College, La Grande, Oregon, January 1980.

Lynn D. Steiger and Associates, Incorporated, "Union County Industrial Site Inventory". September, 1978, Rural Sites No. 10.

Union County Overall Economic Development Program, Union County Overall Economic Development Program Committee, Union County Court, La Grande, Oregon. June, 1977.

"Urban Land Institute, Industrial Development Handbook", 1975.

J. B. Wyckoff, "To Grow or Not to Grow--What are the Preferences?", Oregon Alternative Futures Growth Center Project, Project Working Paper No. 1, July 15, 1976.

**EASTERN OREGON YOUTH ACCOUNTABILITY CAMP
& SEWER LAGOON**

GOAL 2 REASON & COMMITTED EXCEPTIONS

SEPTEMBER 3, 1998

PREPARED FOR THE OREGON YOUTH AUTHORITY

BY

UNION COUNTY PLANNING DEPARTMENT

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ATTACHMENT

DEQ Letter



EASTERN OREGON YOUTH ACCOUNTABILITY CAMP FACILITY & SEWER LAGOON

GOAL 2 REASON & COMMITTED EXCEPTIONS

The Oregon Youth Authority (OYA) proposes to construct a new 16,000 square foot, one story, wood frame building as an Eastern Oregon Accountability Camp to house about 50 juvenile boys and construct a new sewer lagoon for the existing Work Study Camp facilities and the new Accountability Camp facilities (see page 2-Proposed Facilities).

The proposed development sites are in a Union County A-4 Timber-Grazing Zone which is a mixed farm-forest zone that does not allow the correctional facility or the sewer lagoon as outright or conditional uses. Therefore, this application proposes to take a statewide planning Goal 2 committed exception to Goal 4 Forest Lands for the new Eastern Oregon Accountability Camp facilities and a reasons exception to Goal 11 Public Facilities for the sewer lagoon. The exceptions will be limited to the specific development sites, limited to the uses proposed and made a part of the Union County Land Use Plan. A new Zoning Map overlay will identify and limit the sites to the correctional facilities.

The following Oregon Administrative Rules (OAR's) and the responses thereto are intended to meet the statewide planning Goal 2 exception requirements.

The 70 acre area is characterized as a relatively flat river terrace with rangeland grasses and a scattered regrowth of Ponderosa Pine. The Hutchinson Variant silt loam soils comprise about 65 acres of this area while the remaining 5 acres are adjacent to the Grande Ronde River which is identified as Veazie-Voats complex soils (Map Symbol 66- bottom lands & low stream terraces comprised of well drained deep gravels-see page 4 Soils Map). The Veazie-Votz complex soils are also not suitable for the lagoon because they are within the 100 year floodplain adjacent to the river.

The OYA is proposing the lagoon site because it is a portion of the property between Ore. Hwy. 244 and the access road into the complex which is not currently used by the Oregon Parks & Recreation Department, nor is it anticipated that it ever could be available for public park purposes and it is the farthest site from the Grande Ronde River. The lagoon site is adjacent to and east of the OYA complex and currently contains only rangeland grasses- no trees (see page 9-Aerial Photo). Therefore, this site is the best location for the lagoon because it is not resource land now, nor could it be in the future due to its isolation by roads from the rest of the property, and this site retains the remainder of the property for future Oregon Parks & Recreation Department operations.

Non-resource Sites

This 70 acre area and adjoining properties are in a County A-4 Timber-Grazing Zone which requires a new exception. The nearest area that would not require a new exception is at the Lower Perry Rural Center about four (4) miles east, down 1-84 and the Grande Ronde River. The Lower Perry Rural Center does not have an existing sewer lagoon and the cost to extend a distribution line (\$528,000) to this area would far exceed the cost for the new lagoon (\$450,000). In addition, the dozen or so homes in Lower Perry are at build-out capacity and are on adequate subsurface sewage disposal systems. A new centralized treatment facility for Lower Perry is not anticipated due to its size, facility costs and lack of development capability.

Extending a distribution line to Lower Perry is not a reasonable alternative to a site specific lagoon location.

Jason Peterson, Anderson, Perry & Assoc., estimated a 2-4 inch PVC line would cost about \$25 per foot or about \$132,000 per mile assuming the line could be installed in existing road right-of-way and no complications.

Resource Lands

Adjacent resource lands (see pgs. 11 & 12-Composite of Assessor Maps) are predominantly steep rangelands with scattered timber stands. West of the Grande Ronde River and the proposed site is Tax Lot 200, about 343.74 acres in timber and grazing use and very steep slopes above the river. North of the Oregon Parks & Recreation Department property is 1-84 and steep timbered slopes. East of the property is Oregon Highway 244 and Tax Lots 500 & 600, a 4,169 acre parcel predominantly in rangeland use with gentle to moderate slopes. South of the property and the Grande Ronde River is relatively flat timber and rangeland along the river.

None of these properties would be suitable for sewer lagoon siting due to their current slope conditions and physical barriers separating them from the OYA complex, i.e. river and roads. Also, all of these adjacent resource lands are in resource production and large ownerships, therefore they are not already irrevocably committed to non-resource use.

Urban Growth Boundary

The City of La Grande is the next nearest incorporated city with an urban growth boundary and is about seven (7) miles to the east. Extending a sewer line this distance is estimated to cost about \$924,000 to connect to the City's existing centralized system. Once again, this is not an economically viable option.

Factor 2 Conclusion

The proposed lagoon site between Ore. Hwy. 244 and the OYA access road is the best onsite location because it is not resource land, nor could it be, it is adjacent to the OYA complex, it is

the farthest site from the Grande Ronde River, and it retains the remainder of the property for future Oregon Parks & Recreation Department operations.

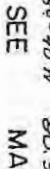
The closest non-resource land is 4 miles east at Lower Perry which does not currently have, nor need a sewer lagoon system. Sewer lagoon construction would not benefit Lower Perry, nor would it be reasonable to extend a distribution line this distance to a new lagoon system (\$528,000).

The City of La Grande, about seven miles east, has the closest UGB with a centralized sewer system but due to distribution line costs (\$924,000) would not be reasonable to extend this distance.

COMPOSITE OF ASSESSOR MAPS 1052



Detail in Section 36



Adjacent and nearby resource lands are not committed to non-resource uses because they are in large ownerships and in timber and grazing uses. In addition, they are too steep to reasonably construct a lagoon and separated from the site by physical barriers such as roads and the river.

(FACTOR 3)

(c) The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts;

The previous Goal 2 Part II (c) exceptions factor (Factor 2) discusses possible alternative areas which include lands in resource zoning committed to resource use and non-resource use, land in non-resource zoning and land in urban growth boundaries. The only viable alternatives are located on the Oregon Parks & Recreation Department property (about 70 acres) bordered by the Grande Ronde River and Oregon Highway 244.

The 70 acre area is characterized as a relatively flat river terrace about 15 to 20 feet above the existing river channel. The Proposed Facilities and Aerial Photo (Pages 2 & 9) show this area bordered on three sides by the Grande Ronde River (south, west & north) and on the east by Oregon Highway 244. Internally the 70 acre area includes the existing OYA Work Study Camp facilities; Oregon Parks & Recreation Department RV dump station, maintenance facilities and access road; former excavation site (about 2 acres in the southeast corner); and about 50 acres in scattered regrowth Ponderosa pine and rangeland grasses.

The 50 acre area lies north of the existing OYA Work Study Camp facilities and would be an acceptable alternative site for the lagoon. In some ways, this area would be more suitable because it provides the opportunity for a standard rectangular lagoon that could be constructed

with the least amount of diking. It could be constructed just north of the compound for easy access. However, this site is only 200 feet east of the Grande Ronde River and would commit 2.5 to 4 acres of OPRD property that could be available for other future park activities.

The proposed site-about 4 acres between the OYA access road and Ore. Hwy. 244-was selected because it is not currently being used nor is it suitable for parks activities and it's the farthest suitable site on the OPRD property away from the Grande Ronde River. This site will require building a long slender lagoon with more diking than would be required by a standard rectangle design. This site was also selected because it is the least productive resource land (no trees and too small to fence and graze) and least likely to ever be used for resource land production (bordered by roads on all sides and in a small block- 4 acres).

Adjacent resource uses east of the proposed site and Ore. Hwy. 244 are primary summer livestock grazing on a 7,243 acre parcel predominantly in rangeland production. Livestock grazing activities are not expected to be impacted by the lagoon and associated activities. Once the lagoon is constructed, daily inspections by certified personnel would be accessed from the OYA compound access road and be the only external activity. Even this level of activity-one person observing the lagoon- is not expected to be even noticeable by livestock on the other side of a busy state highway. Other adjacent and nearby resource lands are also in summer livestock grazing use. These areas are far enough removed (500 feet and more) from the lagoon site, livestock won't even know it's there.

No long-term economic impacts are anticipated from the lagoon on the general area because the lagoon site is not currently used for resource production, nor is it anticipated that it could be used in the future. The site is about 4 acres of dry rangeland grass that would only support about one Animal Unit Month per year (2.7 acres per AUM).

No odor, noise or other external impacts from the lagoon are anticipated.

No effects on the water table are anticipated because the lagoon is planned to be lined to reduce or eliminate soil percolation. The lagoon is being designed by Anderson, Perry & Associate Inc. in compliance with Oregon DEQ requirements which are intended to cause no groundwater impacts.

No new road improvements are anticipated for the lagoon.

No special service districts provide service to this area. The OYA is entering into a cooperative agreement with the City of La Grande for contract fire protection to supplement onsite fire suppression facilities- new storage pond, staging area and appropriate hydrants and pumps.

(FACTOR 4)

(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts". The exception shall describe how the proposed

use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

Other adjacent land uses besides the summer livestock grazing practices identified in Factor 3 include the OPRD facilities on the remaining property. The OPRD sewer dump is across the access road (west) from the proposed lagoon site. OPRD does not anticipate connecting the two facilities because effluent would need to be pumped up to the lagoon and the current dump station subsurface system is not failing and as operating well.

A day use park and overnight park are located north of the 70 acres and on the north side of the Grande Ronde River. They are about a quarter mile from the proposed lagoon site, down along the river (20 vertical feet lower) and separated by cottonwood trees along the river, therefore not visible. No odor, noise or other external impacts are expected from the lagoon that could be experienced at the parks.

In the future if the overnight park is moved to the river's south bank, the proposed lagoon site would be the farthest from this new campground site.

The proposed lagoon site will be compatible with surrounding natural resources such as the ground water table and the Grande Ronde River because the lagoon will be lined to reduce or eliminate percolation which could lead to interception with surface water in the river.

Other natural resources such as rangeland and timberland are not expected to be impacted by the lagoon as discussed in FACTORS 2 & 3.

The proposed lagoon site is not in a Grande Ronde River 100 year flood plain, big game winter range or other Goal 5 resource.

660-004-0028

Exception Requirements for Land Irrevocably Committed to Other Uses

The OYA is taking a committed exception for the new Youth Accountability Camp facilities because it will be incorporated with the existing Work Study Camp. The combined facilities will be enclosed by security fence and while the buildings will be separate, they will share such things as the existing kitchen, parking and access road, water supply and sewage disposal, fire suppression facilities, and exercise yard.

The following response to the Committed Land Exception requirements will demonstrate that the proposed expansion will not remove or impact resource lands and that the proposed expansion will be compatible with adjacent land uses.

Exception Requirements for Land Irrevocably Committed to Other Uses

- (2) Whether land is irrevocably committed depends on the relationship between the exception area and the lands adjacent to it. The findings for a committed exception therefore must address the following:
 - a. The characteristics of the exception area;
 - b. The characteristics of the adjacent lands;
 - c. The relationship between the exception area and the lands adjacent to it; and
 - d. The other relevant factors set forth in OAR 660-040-0028(6).

The characteristics of the exception area and the adjacent lands are discussed in the preceding Reasons Exception for the sewer lagoon [response to four factors for Goal 2 Part II (c)].

Generally, the exception area, about 10 acres, is part of a relatively flat timber and rangeland relic river terrace including about 70 acres owned by the Oregon Parks & Recreation Department. The exception area currently includes an OYA Work Study Camp with a 7,336 square foot building and a 1,920 square foot shop, parking, access road, subsurface sewage disposal system, 25,000 gallon water tank, exercise yard and OPRD maintenance facilities (see page 19-Existing Facilities.

The remaining OPRD property includes a scattered Ponderosa pine stand about 15 to 20 feet high. This scattered stand is not anticipated to be impacted by the expansion because no trees will need to be removed.

Other adjacent lands are in large ownerships and in timber and grazing use (see Attachment-Assessor's map and Goal 2 Part II(c) factors 2 & 3).

The relationship between the existing Work Study Camp facilities and the OPRD property has been favorable. About 100 percent of the boys at the existing Work Study Camp work for OPRD on a rotating schedule-one week working and two weeks going to school. The boys have performed many onsite improvements including vegetative planting and day use and overnight campground maintenance and improvement projects. The new Youth Accountability Camp facility will have boys who also are on work release, however the exact number will depend on individual circumstances.

The combined complex will be security fenced and access will be regulated to reduce the risk of off-site impacts. The existing Work Study Camp has operated since 1979 with only two incidents where occupants vandalized Hilgard area vehicles. The Youth Accountability Camp in Tillamook, Oregon (only other Youth Accountability Camp for juveniles in Oregon) has

experienced one unauthorized departure in one year of operation. The Youth Accountability Camp facility is attended by boys requesting to participate in the program. Any attempt at unauthorized access will result in their return to McClarin State Juvenile Facility in Salem. The security fence and incentive program are expected to reduce past incidents and result in an acceptable relationship between the OYA complex and the OPRD property and other nearby properties.

- (3) Whether uses or activities allowed by an applicable goal are impracticable as that term is used in ORS 197.732(1) (b), in Goal 2, Part II (b), and in this rule shall be determined through consideration of factors set forth in this rule. Compliance with this rule shall constitute compliance with the requirements of Goal 2, Part II. It is the purposes of this rule to permit irrevocably committed exceptions were justified so as to provide flexibility in the application of broad resource protection goals. It shall not be required that local governments demonstrate that every use allowed by the applicable goal is "impossible". For exceptions to Goals 3 or 4, local governments are required to demonstrate that only the following uses or activities are impracticable.
- A. Farm use as defined in ORS 215.203;
 - B. Propagation or harvesting of a forest product as specified in OAR 660-331-0020; and
 - C. Forest operations or forest practices as specified in OAR 660-060-0025(2)(a).
- (4) A conclusion that an exception area is irrevocably committed shall be supported by findings of fact which address all applicable factors of section (6) of this rule and by a statement of reasons explaining why the facts support the conclusion that uses allowed by the applicable goal are impracticable in the exception area.

As previously stated, the subject property is in an A-4 Timber-Grazing Zone which is a mixed farm-forest zone. The predominant soils are identified as Hutchinson Variant silt loam (Map Symbol 28C) which is defined as a forest soil. The Hutchinson Variant silt loam soil is rated by the USDA-Natural Resources Conservation Service as capable of producing 85 cubic feet per acre of Ponderosa pine with a cubic foot site class 4 (Class 3 sites are the best in Union County & Class 5 sites are the poorest commercial growing sites). The 70 acre portion of the OPRD property does include a scattered Ponderosa pine stand, but is not managed for timber production, nor could it be.

The proposed Youth Accountability Camp facility will be adjacent to the existing Work Study Camp facilities. This specific site is not now stocked with commercial tree species nor would it be to maintain an open visual area around the existing Work Study Camp facilities.

Fifty (50) of the 70 acres are available for resource production because they currently don't have some type of development activity. However, because of its small size, OPRD ownership and adjacent park facilities, this area will not be used for timber production or harvest. The existing scattered Ponderosa pine stand will be maintained for aesthetics and visual barriers between uses.

660-060-0025(2) (a)

- (2) The following uses pursuant to the Forest Practices Act (ORS Chapter 527) and Goal 4 shall be allowed in forest zones:

- A. Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction & maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash;

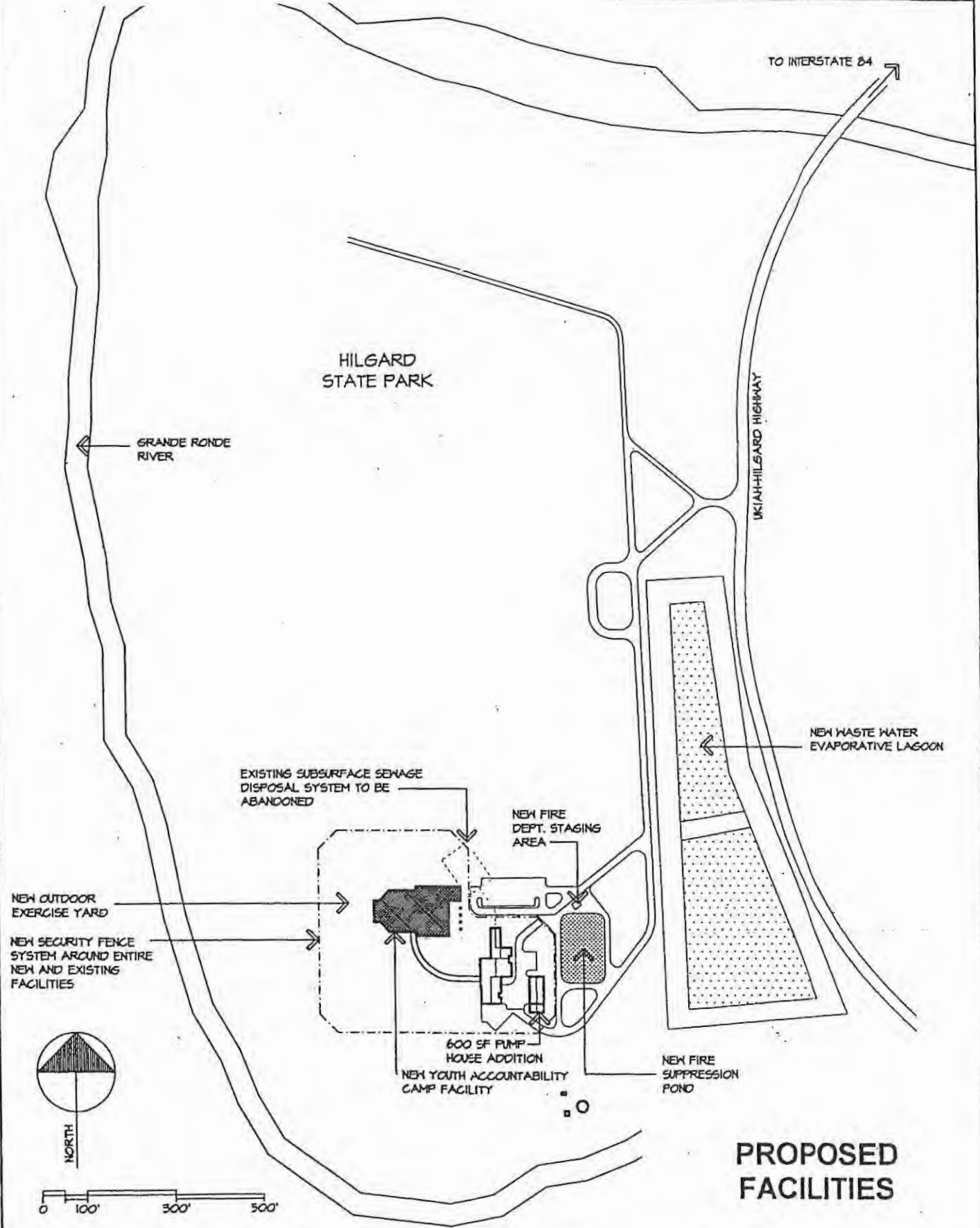
Communication with Mark Jacques, State Forester, Oregon State Forestry Department, explained parcels less than 80 acres are generally not economically manageable for commercial timber production in northeast Oregon. The production costs such as thinning, timber stand management and equipment costs exceed return on investment. Specifically, Mr. Jacques felt this site was not commercially manageable because of low soil productivity, proximity to the Grande Ronde River and river protection riparian setback requirements. Plus he was familiar with the management for the existing Ponderosa pine stand which includes irrigation during the initial planting and several subsequent years. Irrigation is not a timber production practice that can be economically viable for a commercial stand.

(6) Findings of fact for a committed exception shall address the following factors:

- A. Existing adjacent uses;
- B. Existing public facilities and services (water and sewer lines, etc.);

Existing adjacent uses are discussed in the preceding response to Goal 2 Part II (c) factors 2 and 3.

The existing OYA Work Study Camp and OPRD RV dumpsite, day use camp and campground are all on individual subsurface sewage disposal systems, but are connected to one domestic water supply. OPRD has a 162 foot well that produces about 6 gallons per minute without pumping and fills a 25,000 gallon reservoir. A four inch line has been extended to the OPRD facilities and a two inch line is connected to the Work Study Camp. The OYA has their own well which supplies most of their current needs. Only once has the manual intertie valve been used to access water from the OPRD system during repairs.



BEAMAN & ASSOCIATES ARCHITECTURE

222 NW Davis Suite 405 Portland, OR 97209
(503) 973-5288 FAX: (503) 973-5284

TITLE: HILGARD SITE PLAN DIAGRAM

PROJECT: OREGON YOUTH AUTHORITY
YOUTH ACCOUNTABILITY CAMP
HILGARD, OREGON

DATE: 8/21/98

JOB No: 98103

SHEET NO:
A1.1

12A

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EASTERN OREGON YOUTH ACCOUNTABILITY CAMP FACILITY

LAND USE EXCEPTIONS REQUIREMENTS

I. Applicability [660-04-010(1) (b) Goal 4 & (g) Goal 11]

- Goal 4 "Forest Lands"

The Soil Survey of Union County Area, Oregon, USDA-SCS, August 1985 identifies the subject property and development areas as including Hutchinson Variant silt loam soils (Map Symbol 28C) which are defined as a forest soil (see page 4-Soils Map). The County's own soils assessment as a part of a Secondary Lands Pilot Program also identifies this soil as a forest soil. The existing land use on and around the development areas includes rangeland with plantings of Ponderosa pine in the 1970's which have grown to 15-20 feet in a scattered stocking.

- Goal 11 "Public Facilities & Services"

The Oregon Youth Authority working in cooperation with the Oregon Department of Environmental Quality has determined the proposed Accountability Camp and the existing Work Study Camp should be connected to a lined sewer lagoon. A sewer lagoon is recognized as an urban service which in this case will be located in a rural area (A-4 Timber-Grazing Zone).

- Inclusion in County Plan [660-04-015(1)]

The County will adopt approval findings of fact and reasons statements which demonstrate compliance with the applicable requirements.

- Type of Exception [660-04-018(2)&(3)]

"Irrevocably Committed"-

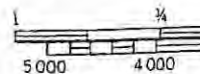
The proposed Accountability Camp will be sited on a parcel that is committed to uses other than commercial forest production. The existing OYA Work Study Camp facility is onsite and will be incorporated into a combined compound. The property is owned by Oregon Parks and Recreation Department (OPRD) and also includes separate day use and overnight camping accommodations with support facilities.

SOIL SURV

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- "Reasons" Exceptions-

The proposed sewer lagoon is recognized as an urban facility under statewide planning Goal 11 which cannot be included as a part of the Accountability Camp committed exception [OAR 660-04-018(2)]. Therefore, a "reasons" exception to Goal 11 will demonstrate the need for and limit the uses to only the uses justified in the exception.

660-004-0020

Goal 2, Part II(c), Exception Requirements

1. If a jurisdiction determines there are reasons consistent with OAR 660-004-0022 to use resource lands for uses not allowed by the applicable Goal, the justification shall be set forth in the comprehensive plan as an exception.
2. The four factors in Goal 2 Part II(c) required to be addressed when taking an exception to a Goal are:

(FACTOR 1)

- A. "Reasons justify why the state policy embodied in the applicable goals should not apply": The exception shall set forth the facts and assumptions used as the basis for determining that a state policy embodied in a goal should not apply to specific properties or situations including the amount of land for the use being planned and why the use requires a location on resource land;

660-004-0022

Reasons Necessary to Justify an Exception Under Goal 2, Part II(c)

An exception under Goal 2, Part II(c) can be taken for any use not allowed by the applicable goal(s). The types of reasons that may or may not be used to justify certain types of uses not allowed on resource lands are set forth in the following sections of this rule:

1. For uses not specifically provided for in subsequent sections of this rule or OAR 660, Division 14, the reasons shall justify why the state policy embodied in the applicable goals should not apply. Such reasons include but are not limited to the following:
 - A. There is a demonstrated need for the proposed use or activity, based on one or more of the requirements of Statewide Goals 3 to 19; and
 - B. The proposed use or activity has special features or qualities that necessitate its location on or near the proposed exception site.

Demonstrated Need

Statewide planning Goal 11 Public Facilities and Services states-

"Local governments shall not allow the establishment or extension of sewer systems outside urban growth boundaries or unincorporated community boundaries, or allow extensions of sewer lines from within urban growth boundaries or unincorporated community boundaries to serve land outside those boundaries, except where the new or extended system is the only practicable alternative to mitigate a public health hazard and will not adversely affect farm or forest land."

This application is taking exception to this requirement because the existing subsurface sewage disposal system is in poor condition, the area soils are inadequate to expand or replace the existing system and the combined development size cannot be served by a subsurface sewage disposal system.

Joni Hammond, Pendleton DEQ, explains in her letter dated August 19, 1998 (Attachment-DEQ Letter) that the DEQ records demonstrate the existing subsurface sewage disposal system was constructed in 1979 and was repaired in 1983 and 1985. Each repair followed a substantial failure event.

The Eastern Oregon Youth Accountability Camp facility will have 50 juvenile boys and 45 to 50 support staff, in addition to the existing Work Study Camp and its 26 juvenile boys and 15 to 20 support staff could not be accommodated by the existing subsurface sewage disposal system, an expansion thereto or replacement. Ms. Hammond's analysis of the Hutchinson Variant silt loam soils (28C) finds it severely limited for a subsurface sewage system. The USDA Natural Resource Conservation Service Soil Survey of Union County Area, Oregon identifies the permeability of this soil as slow with a relatively short frost-free period (70 to 110 days). Since subsurface systems work by evaporation/transpiration and percolation this soil is ranked as severely limited for septic tank absorption fields.

Also, since the subject property is bordered by the Grande Ronde River on the west any additional subsurface sewage disposal failures (effluent surfacing) could contaminate the surface water.

The combined youth correctional facilities would house about 75 juvenile boys and between 60 and 70 support staff. While support staff do not live on site and rotate over three shifts and 7 days a week, the combined effluent disposal need is estimated at about 10,000 gallons per day. This combined flow, day in and day out, exceeds the ability to design an adequate subsurface system in the Hutchinson Variant silt loam soils this close to the Grande Ronde River.

Special Features

The proposed sewer lagoon will be sized (about 2.5 acres) to meet only the combined needs for the OYA facilities. The lagoon will be lined to avoid the risk of contaminating adjacent groundwater resources and the Grande Ronde River. The proposed lagoon site is adjacent to the fenced compound to provide for a compact development and reduce the overall impact to the Oregon Parks & Recreation property.

The Oregon Parks & Recreation property includes subsurface sewage disposal systems with their recreational vehicle waste water dump facility, day use recreation area and campground. There are no plans to connect any of these facilities to the proposed sewer lagoon because they receive relatively low use, are not failing and the high cost of pumping up to the lagoon from these sites. Therefore, the lagoon is being designed only to accommodate the existing and proposed OYA facilities.

(FACTOR 2)

1. Areas which do not require a new exception cannot reasonably accommodate the use":
 - A. The exception shall indicate on a map or otherwise describe the location of possible alternative areas considered for the use, which do not require a new exception. The area for which the exception is taken shall be identified;
 - B. To show why the particular site is justified, it is necessary to discuss why other areas which do not require a new exception cannot reasonably accommodate the proposed use. Economic factors can be considered along with other relevant factors in determining that the use cannot reasonably be accommodated in other areas. Under the alternative factor the following questions shall be addressed:

Jason Peterson, Anderson, Perry & Assoc., estimated the existing OYA Accountability facility generates 1600 gallons/day and the new Boot Camp will generate about 8000 gallons/day.

- a. Can the proposed use be reasonably accommodated on non-resource land that would not require an exception, including increasing the density of uses on non-resource land? If not, why not?
- b. Can the proposed use be reasonably accommodated on resource land that is already irrevocably committed to non-resource uses, not allowed by the applicable Goal, including resource land in existing rural centers, or by increasing the density of uses on committed lands? If not, why not?
- c. Can the proposed use be reasonably accommodated inside an urban growth boundary? If not, why not?

- C. This alternative areas standard can be met by a broad review of similar types of areas rather than a review of specific alternative sites. Initially, a local government adopting an exception need assess only whether those similar types of areas in the vicinity could not reasonably accommodate the proposed use. Site specific comparisons are not required of a local government taking an exception, unless another party to the local proceeding can describe why there are specific sites that can more reasonably accommodate the proposed use. A detailed evaluation of specific alternative sites is thus not required unless such sites are specifically described with facts to support the assertion that the sites are more reasonable by another party during the local exceptions proceeding.

Alternative Sites

The proposed sewer lagoon site is the best alternative site because it will be adjacent to the combined OYA compound (see page 2-Proposed Facility Drawing) and because other viable alternative sites are not available.

The Oregon Parks & Recreation property is generally bordered on the south and west by the Grande Ronde River and Oregon Highway 244 on the east. The River bisects the property on the north as it turns east toward the Grande Ronde Valley. Day use and overnight camping facilities are on the property on the River's north side. The existing Work Study Camp facility is in the south central portion of the property and includes about 5 acres. Therefore, onsite alternatives are limited to about 70 acres between the existing Work Study Camp facilities and the Grande Ronde River on the north (see page 9-Aerial Photo).

- c. Parcel size and ownership patterns of the exception area and adjacent lands:
- A. Consideration of parcel size and ownership patterns under subsection (6)(c) of this rule shall include an analysis of how the existing development pattern came about and whether findings against the Goals were made at the time of partitioning or subdivision. Past land divisions made without application of the Goals do not in themselves demonstrate irrevocable commitment of the exception area. Only if development (e.g., physical improvements such as roads and underground facilities) on the resulting parcels or other factors make unsuitable their resource use or the resource use of nearby lands can the parcels be considered to be irrevocably committed. Resource and non-resource parcels created pursuant to the applicable goals shall not be used to justify a committed exception. For example, the presence of several parcels created for nonfarm dwellings or an intensive commercial agricultural operation under the provisions of an exclusive farm use zone cannot be used to justify a committed exception for land adjoining those parcels;
- B. Existing parcel sizes and contiguous ownerships shall be considered together in relation to the land's actual use. For example, several contiguous undeveloped parcels (including parcels separated only by a road or highway) under one ownership shall be considered as one farm or forest operation. The mere fact that small parcels exist does not in itself

constitute irrevocable commitment. Small parcels in separate ownerships are more likely to be irrevocably committed if the parcels are developed, clustered in a large group or clustered around a road designed to serve these parcels. Small parcels in separate ownerships are not likely to be irrevocably committed if they stand alone amidst larger farm or forest operations, or are buffered from such operations.

- d. Neighborhood and regional characteristics;
 - e. Natural or man-made features or other impediments separating the exception area from adjacent resource land. Such features or impediments include but are not limited to roads, watercourses, utility lines, easements, or rights-of-way that effectively impede practicable resource use of all or part of the exception area;
 - f. Physical development according to OAR 660-040-0025; and
 - g. Other relevant factors.
7. The evidence submitted to support any committed exception shall, at a minimum, include a current map, or aerial photograph which shows the exception area and adjoining lands, and any other means needed to convey information about the factors set forth in this rule. For example, a local government may use tables, charts, summaries, or narratives to supplement the maps or photos. The applicable factors set forth in section (6) of this rule shall be shown on the map or aerial photograph.
8. The requirement for a map or aerial photograph in section (7) of this rule only applies to the following committed exceptions:
- b. Those adopted or amended after the effective date of section (7) of this rule by a jurisdiction with an acknowledged comprehensive plan and land use regulations.

Parcel Sizes & Ownership Patterns

The Oregon Parks and Recreation Department acquired 79.7 acres of contiguous ownership in August 1997 from their parent agency- Oregon Department of Transportation. ODOT acquired the property from Valsetz Lumber Co. merged with Mt. Emily Lumber Co. in August 1958. No findings were made against Goal 4 at the time the State acquired the property.

The preceding response to the committed lands exception criteria have demonstrated how the existing OYA Work Study Camp, OPRD ownership parcel size and soil productivity make the proposed Accountability Camp site unsuitable for timber production.

No adjacent resource lands nor, non-resource uses approved pursuant to Goals 3 and 4 are being used to justify this committed exception. The existing OYA facilities were developed in 1979 prior to LCDC acknowledgment of the County's Land Use Plan and implementing ordinances in

1985. The State's property acquisition predates the adoption of the statewide planning Goals in 1974.

The combined OPRD and ODOT tax lots are being managed by OPRD and include ten contiguous tax lots and are identified on the Composite of Assessor Maps-pages 12 & 13. This committed exception does not use the individual tax lots to demonstrate the existing level of commitment.

Several of the contiguous tax lots are still in ODOT ownership.

Twp. 2S, Range 37, Section 31, Tax Lots 601, 602, 603, 1200, 1301, 1302 & 1400; Twp 3S, Range 37, Tax Lot 700; Twp. 3S, Range 36, Tax Lot 100; and Twp. 2S, Range 36, Tax Lot 4000; totaling about 85.55 acres.

Neighborhood & Regional Characteristics

The neighborhood is characterized as a transition area. Heavy traffic and associated traffic noise from I-84 to the north is obvious from the subject site. Between I-84 and the subject site Ore. Hwy. 244 divides the OPRD day use and overnight campgrounds adjacent to the Grande Ronde River. Traffic at these two facilities and on Ore. Hwy. 244 is moderate during the summer and fairly limited in the winter months. The existing OYA facilities and OPRD maintenance facilities are not generally accessed by the public, therefore traffic is limited to staff and occasional deliveries. Other adjacent resource lands are in livestock grazing and forest production with no nearby residents, therefore activity is limited to the occasional cow-calf pair feeding in the area.

Regional characteristics are rural resource land with activity centers at the subject site and the unincorporated community of Hilgard. The Hilgard area includes about 10 homes in a 25 acre area and was a former mainline railroad stop.

Natural or Man-made Features

The new OYA Accountability Camp will be adjacent to the existing Work Study Camp which is on a 50 acre portion of OPRD property. The 50 acre area is bordered on the south, west and north by the Grande Ronde River and on the east by Ore. Hwy. 244. Internally the 50 acre area includes the access road to the Work Study Camp, and OPRD maintenance facilities, RV dump station and water tank. The north portion of this area is crossed by two Chevron pipelines with 10 foot easements each that carry gasoline, diesel and jet fuel

Physical Development

The existing OYA Work Study Camp and associated facilities constitute physical development as described above.

7. The evidence submitted to support any committed exception shall, at a minimum, include a current map, or aerial photograph which shows the exception area and adjoining lands,

and any other means needed to convey information about the factors set forth in this rule. For example, a local government may use tables, charts, summaries, or narratives to supplement the maps or photos. The applicable factors set forth in section (6) of this rule shall be shown on the map or aerial photograph.

The closest residents are about one mile southwest on Ore. Hwy. 244 on the Hampton property (3S36300).

8. The requirement for a map or aerial photograph in section (7) of this rule only applies to the following committed exceptions:
 - b. Those adopted or amended after the effective date of section (7) of this rule by a jurisdiction with an acknowledged comprehensive plan and land use regulations.

The document includes a Composite of Assessor Maps on pages 12 & 13, an Aerial Photo of the OPRD property and adjacent property on page 9, Existing Facilities Drawing on page , and a Proposed Facilities Drawing on page 2. Other information is provided in narrative form in response to the exception requirements