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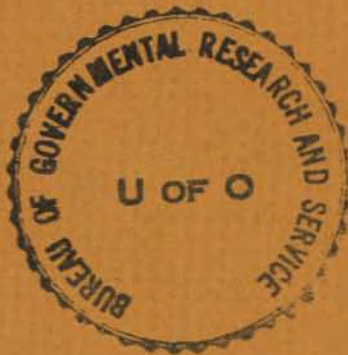
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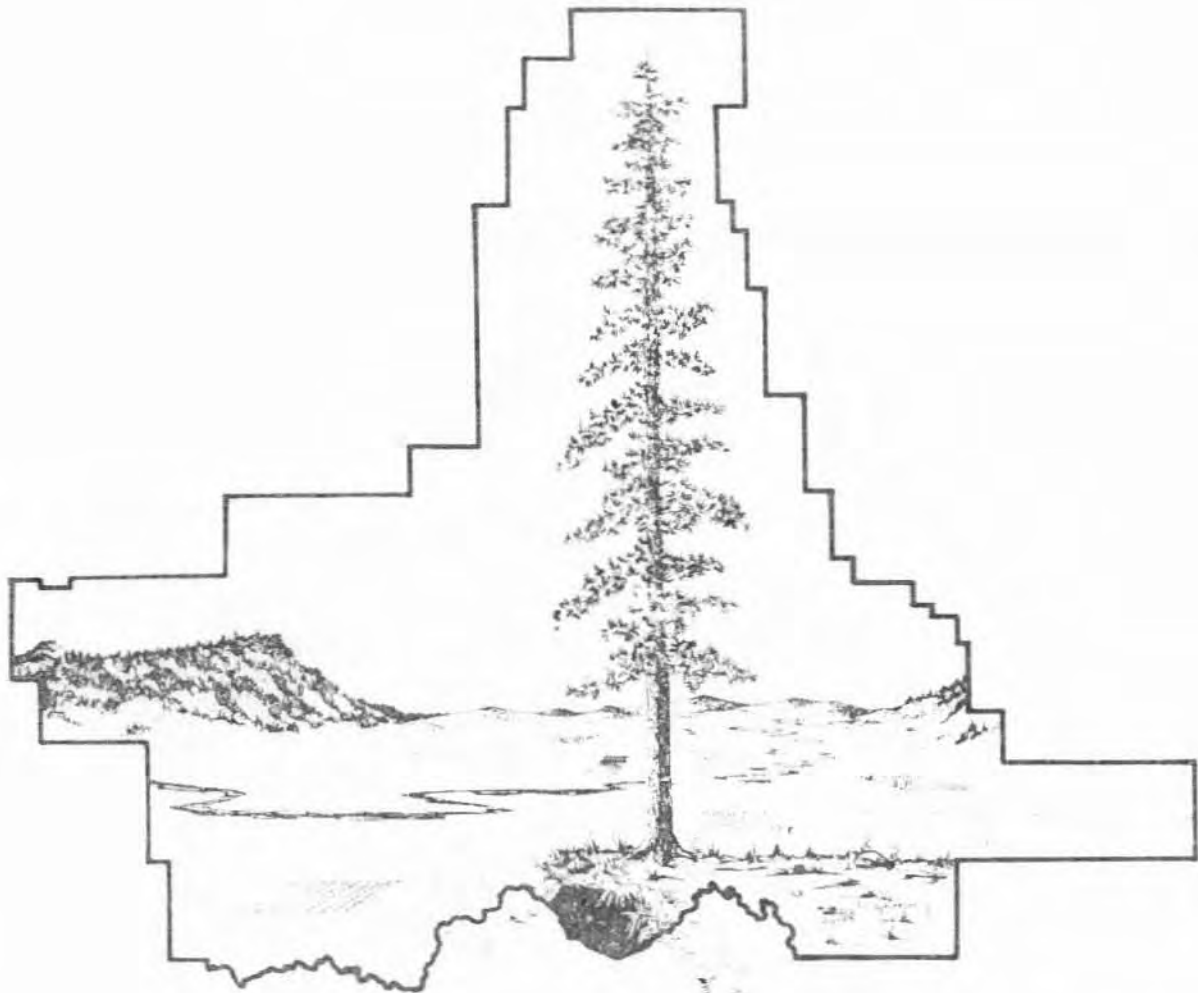
UNION COUNTY

APRIL 1979



LAND USE PLAN UNION COUNTY, OREGON

APRIL, 1979



Assistance provided by Local Advisory Committees including the Cities of Cove, Elgin, Imbler, Island City, La Grande, North Powder, Summerville and Union.

Prepared by Lynn D. Steiger and Associates, Incorporated

The preparation of this report was financed in part through an Oregon State Land Conservation and Development Commission planning assistance grant, in part by the Blue Mountain Intergovernmental Council, and in part by the U.S. Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954 as amended.

County Court of Union County
La Grande, Oregon 97850

From the office of
EARLE C. MISENER, COUNTY JUDGE

HAROLD SCHWEBKE, COMMISSIONER
JOE GARLITZ, COMMISSIONER

April 11, 1979

RE: Letter of Transmittal

Union County Residents and
Other Interested Readers:

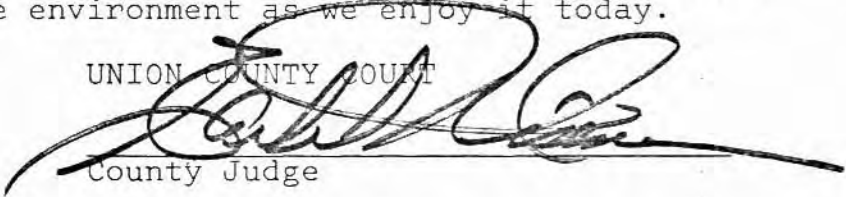
The Union County Land Use Plan is a comprehensive planning document encompassing several years of planning efforts by local residents and planning committee members concerned with the County's economy and the quality of life of its residents. The Plan reflects the changes from the original drafts that the Planning Commission and County Court reviewed. The Plan documents is supported by background material found in the "Union County Atlas: A Land Use Plan Supplement."

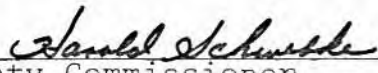
Planning efforts in the County began in July, 1974, with the preparation of land use plans for the seven smaller cities. This effort was the first of a three-phase planning program. The following year, Phase II, preparation of land use recommendations for the Island City/La Grande area, was undertaken by a Local Advisory Committee. Phase III was completed this past year, and consisted of Local Advisory Committees preparing plan recommendations for the developing regions around Elgin, Summerville and Imbler, and around Cove and Union. Concurrently, land use planning was completed by the City of La Grande, and followed by County Planning Commission work on the plan recommendations for the balance of the County, including the North Powder area. The culmination of all of these plans is their synthesis and incorporation into this Plan.

The purposes of this document are three-fold: (1) to guide future land use decisions by local citizens and governing officials in an objective process, (2) to provide a basis for administering zoning and subdivision ordinances, and (3) to meet statutory requirements for land use planning.

It is our hope that this plan will help insure that Union County will retain its liability, in addition to providing for future growth and development without diminishing the County's agriculture and timber resources and the environment as we enjoy it today.

UNION COUNTY COURT


County Judge


County Commissioner


County Commissioner



AN ORDINANCE ADOPTING THE FOLLOWING COMPREHENSIVE PLAN DOCUMENTS:

1. UNION COUNTY LAND USE PLAN AND ATLAS SUPPLEMENT
2. UNION COUNTY OVERALL ECONOMIC DEVELOPMENT PROGRAM WITH 1979 UPDATE AND INDUSTRIAL SITE INVENTORY SUPPLEMENTS
3. UNION COUNTY TRANSPORTATION PLAN AND ISLAND CITY STREET PLAN SUPPLEMENT
4. URBAN GROWTH BOUNDARY/LAND USE PLAN MAPS FOR THE CITIES OF COVE, ELGIN, ISLAND CITY, LA GRANDE, NORTH POWDER, SUMMERVILLE AND UNION

WHEREAS, the County is required to coordinate all planning documents for cities and incorporated areas within the County; and

WHEREAS, all County planning documents are required to be adopted by Ordinance; and

WHEREAS, City and County hearings have been held, and Planning Commission recommendations have been submitted as required by law; and

WHEREAS, individual cities have approved those plan materials affecting their respective jurisdictions; and

WHEREAS, a resolution has previously been adopted by the Union County Court approving urban growth boundaries and provisions for joint City/County management of unincorporated areas within such boundaries;

NOW THEREFORE: UNION COUNTY ORDAINS AS FOLLOWS:

SECTION 1: LAND USE ELEMENT: That the Union County Land Use Plan is hereby approved and adopted and affixed hereto, becoming a part of this ordinance, along with the supplemental Union County Atlas.

SECTION 2: ECONOMIC ELEMENT: That the Overall Economic Development Program and Supplementary (June 1978) Update and Industrial Site Inventory are hereby approved and adopted as the Economic Element of the Comprehensive Plan; and are affixed hereto, becoming a part of this ordinance.

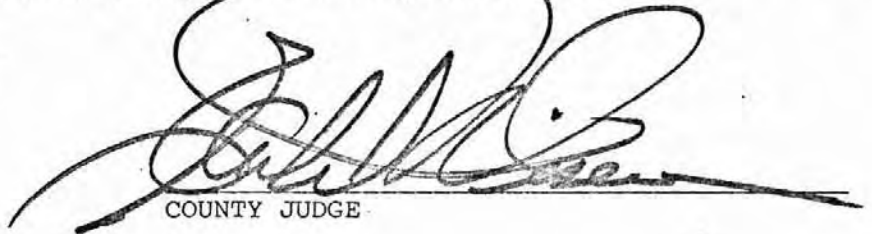
SECTION 3: TRANSPORTATION ELEMENT: That the Union County Transportation Plan and Island City Street Plan Supplement are hereby approved and adopted as initial segments of the Transportation Element of the County Comprehensive Plan; and are hereto affixed, becoming a part of this ordinance.

SECTION 4: URBAN GROWTH BOUNDARIES: That the Urban Growth Boundary map for each city in the County is affixed hereto along with the resolution adopting such boundaries; and the the land use plans within such boundaries are hereby adopted and affixed hereto, along with the management agreement provisions included in the resolution adopting such boundaries, and such plans and boundaries shall become a part of this ordinance.


SECTION 5: URBAN GROWTH MANAGEMENT AGREEMENTS: That as additional urban growth boundary provisions are developed, which address the administration of planning, zoning, subdivision and other related activities for specific area of mutual concern between the County and individual cities, such provisions may be adopted by joint City/County resolution or agreement; and shall become affixed thereto and become a part of this ordinance.

SECTION 6: EFFECTUATION: This ordinance is hereby adopted, and in that an emergency does hereby exist for the need of immediate land use plan application, shall be in full force and effect upon adoption.

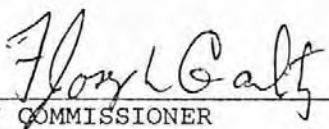
PASSED AND ADOPTED, this 11th day of April, 1979, by vote of the following members of the Union County Court voting therefore.



COUNTY JUDGE



COUNTY COMMISSIONER



COUNTY COMMISSIONER

ACKNOWLEDGMENTS

The County Planning Commission appreciates the professional assistance provided by Lynn D. Steiger and Associates, Inc., and Joan Lenker, County Planning Administrator. Staff direction and basic text preparation was provided by Lynn D. Steiger with support from Steven B. Andersen (text preparation), Hanley Jenkins, II (final text preparation and revisions), Terry Griffith (sketches and graphics), Jim Akenson, Deral Countryman and Tom Fisk (graphics), and Gail Fulton, Deborah Patrick, and Teri Walter (typing). Substantial agency assistance was provided by the U.S. Forest Service, U.S. Soil Conservation Service and Oregon Department of Fish and Wildlife with additional contributions provided by a multitude of other agencies and individuals. Special thanks should go to the Local Advisory Committees, and City Council and Planning Commission members who contributed many, many hours of time in preparing most of the material found herein. County residents owe the following dedicated people a sincere vote of appreciation.

LOCAL ADVISORY COMMITTEES

<u>La Grande/Island City Region</u>	Bruce Rynearson, Chairman	
Bill Boothman	Elaine Lowdon	Gary Price
Homer Case	Iver Masterson	Elva Quinland
Stephen Donnell	Les Masterton	Bill Taylor
Buck Hardwick	Dee Mathson	Peggy Young
	Jim Peterson	
<u>Elgin/Summerville/Imbler Region</u>	Glen McKenzie, Chairman	
Dorothy Bates	Rod Flintoff	George Royes
Miles Bates	Roberta Gatlin	Tim Saunders
Sharon Beck	Tom Grant	Gil Smith
Tom Bradbeer	Richard Porter	Ed Thompson
Bill Bream	John Preston	
<u>Cove/Union Region</u>	Pete Petersen, Chairman	
Grant Born	Bob Dippold	John Kirby
John Chedester	Marvin Fager	John Koenig
Paul Dalgliesh	Virginia Gibbons	Richard Rasmussen
	Millard Gibbons	Carl Sweeden
	Jim Kennedy	Martin Vavra
<u>County Planning Commission</u>	Sharon Beck, Chairman	
Richard Rasmussen	Iver Masterson	John Chedester
Jim Evers	Ron Rohweder	Ed Thompson
	George Strawn	George Bertels
Past Contributing Members:	John McGhehey, Ben Robinson,	
	Paul Dalgliesh, Bill Howell,	
	Doug Coyle, Peggy Young, Jim Kennedy	

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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.

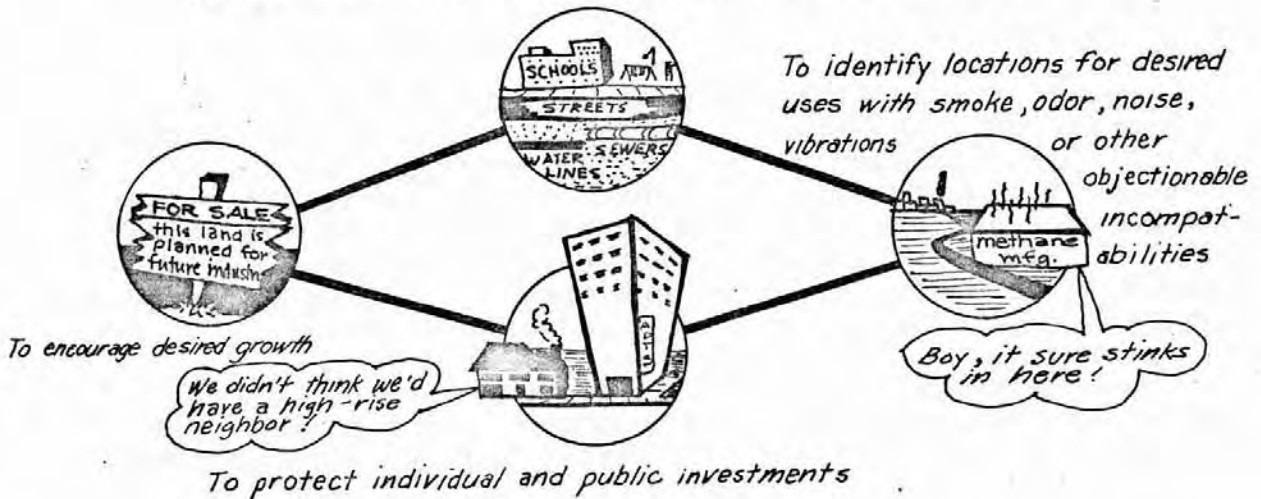
The Plan should be used by public bodies as the basis upon which to make community development decisions, and by businesses or private individuals to make investment or construction decisions wherein it is desirable to have some assurance that community growth will take place as projected.

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

Why Plan?

To provide facilities needed to accommodate development



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 (L.C.D.C.) 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 ordinances 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

Planning vs. Zoning

Plans

- ***are long-range guidelines***
- ***are often general, sometimes flexible***
- ***provide direction for zone changes***
- ***establish planning objectives***

Zoning

- ***has immediate application***
- ***includes standards***
- ***is site specific***
- ***is subject to plan compliance***

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

Format

Plan Document (this is it)

- **Introduction**
- **Overall goals & objectives**
- **Plan interpretation**
- **Plan policies**
- **Recommendations**
- **Appendices**

regulatory

Background Document

- **"County Atlas"** (under separate cover)
- **Resource/Development Mapping**
- **Social and Economic Data**
- **Detailed Inventories**
- **Other Plan Considerations**
- **Legal Bases**

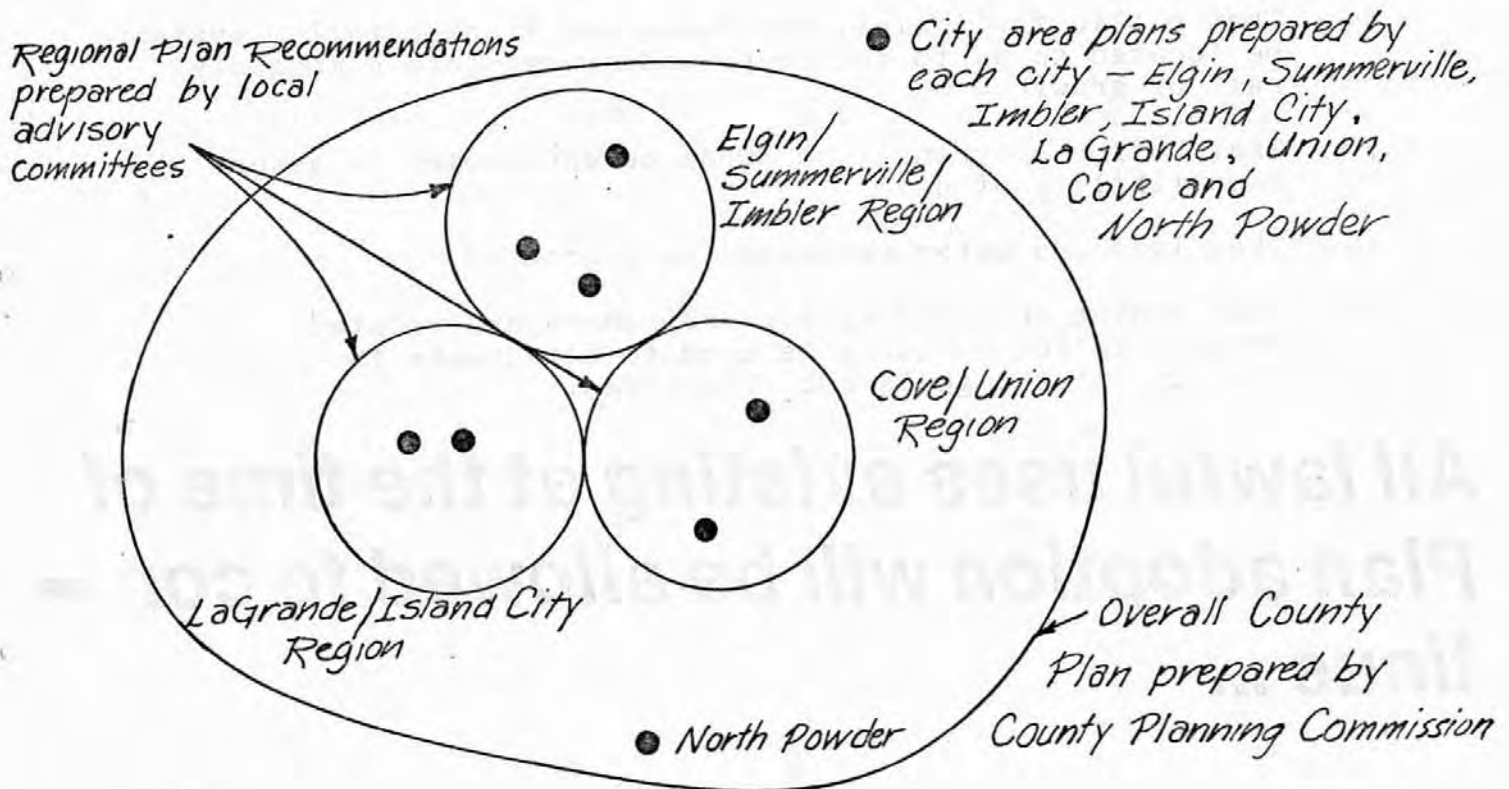
informatory

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 tation 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.

The Planning Process



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 for maintaining or improving the living conditions in the areas as determined desirable by the majority of people in and around the communities.
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 as physical, social, economic or legal changes occur in the area, consideration be given for plan review and revision.
7. 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.
8. That public facilities, services, and transportation systems be located so as to encourage and accommodate a moderate rate of growth.
9. That buffer or transition areas be encouraged to assure compatibility of uses.
10. That land and water resources be protected.
11. That zoning and subdivision ordinances and related implementation measures be used to effectuate the plan and support the goals and objectives.

All lawful uses existing at the time of Plan adoption will be allowed to continue ...

12. 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.
13. 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 their nature, require that they be located away from urban areas.
14. 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.
15. That the Plan provide for the orderly growth of the unincorporated Rural Community/Recreation Center areas.
16. That the location and expansion of industry, commerce and other economic activities be encouraged consistent with life style and environment.
17. 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 assure 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, Rural Community, Farm Residential, Agriculture/Timber/Grazing, 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/Timber/Grazing 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/Timber/Grazing, 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-80 N and Foothill Road, at the intersection of I-80 N and Highway 203, and at Hot Lake.

Industrial

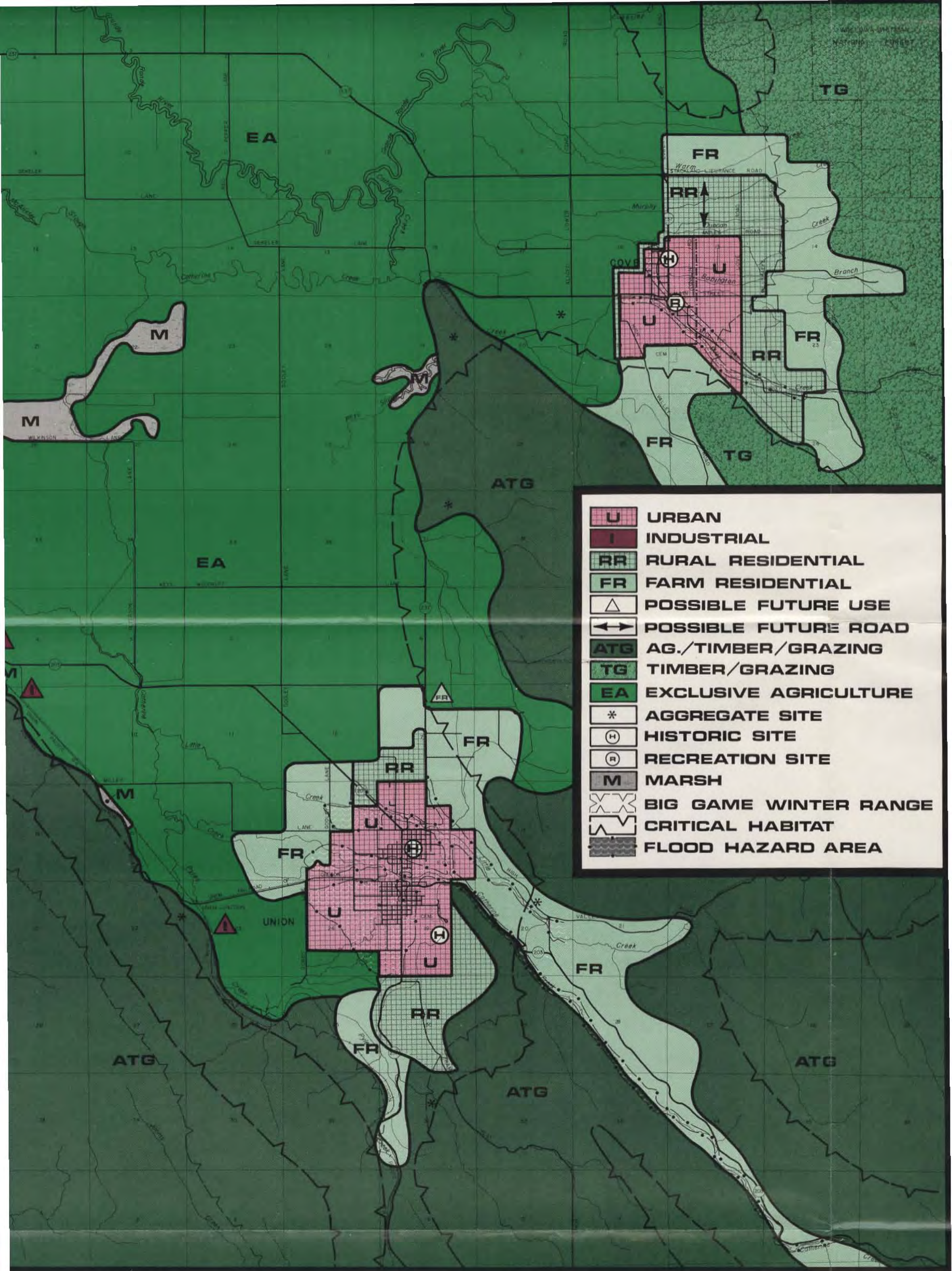
To provide areas suitable and desirable for industrial activities outside of urban areas, particularly those industries dependent upon railroad access, air or freeway transport, or utilizing geothermal resources, and locating on relatively unproductive soils. In some instances, it may be desirable to 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

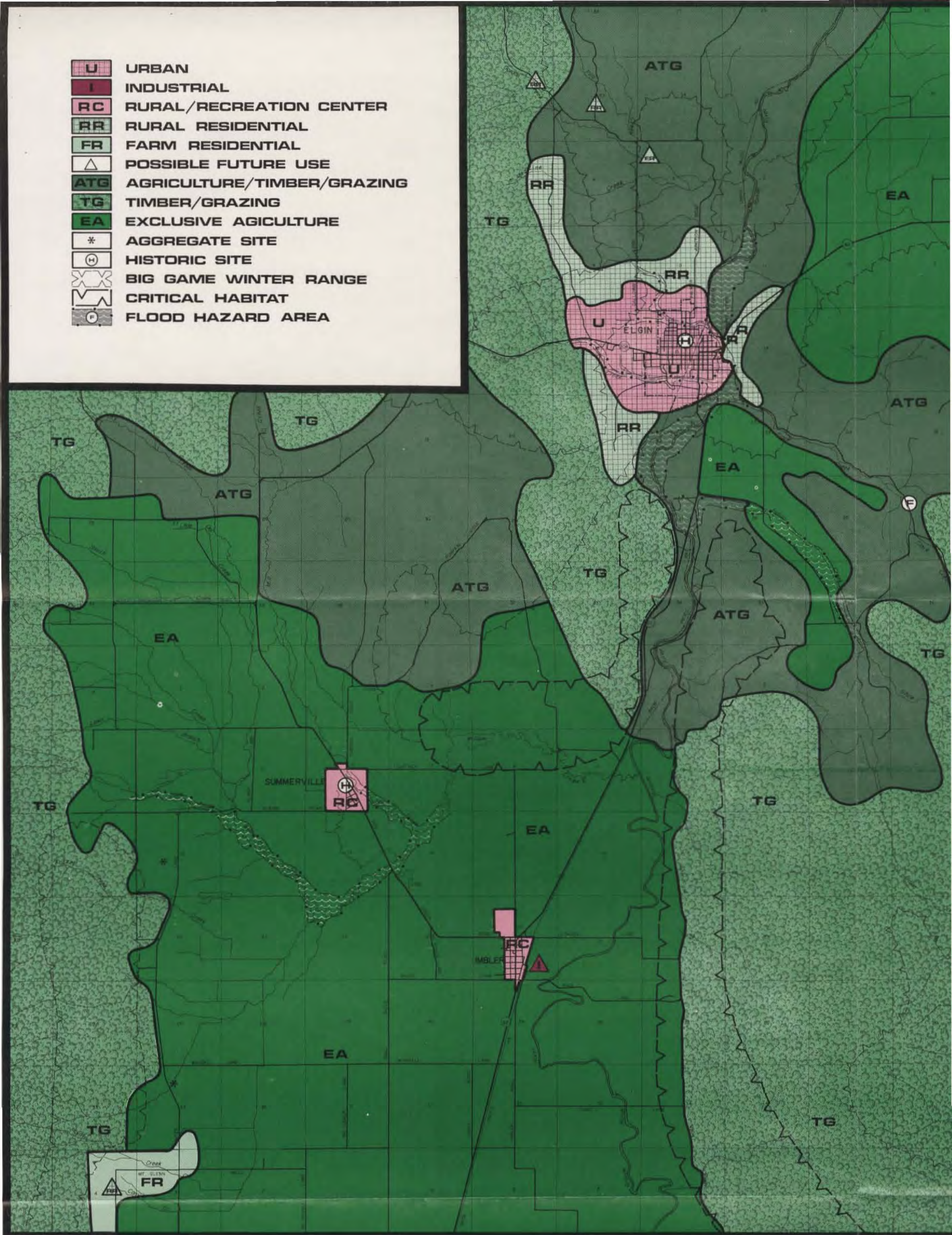
To provide areas suitable and desirable for small acreage residential parcels that will maintain rural character, and can be developed in harmony with both urban uses and agriculture, timber or grazing activities. These areas are intended to accommodate demands of non-farm families for rural living, 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.



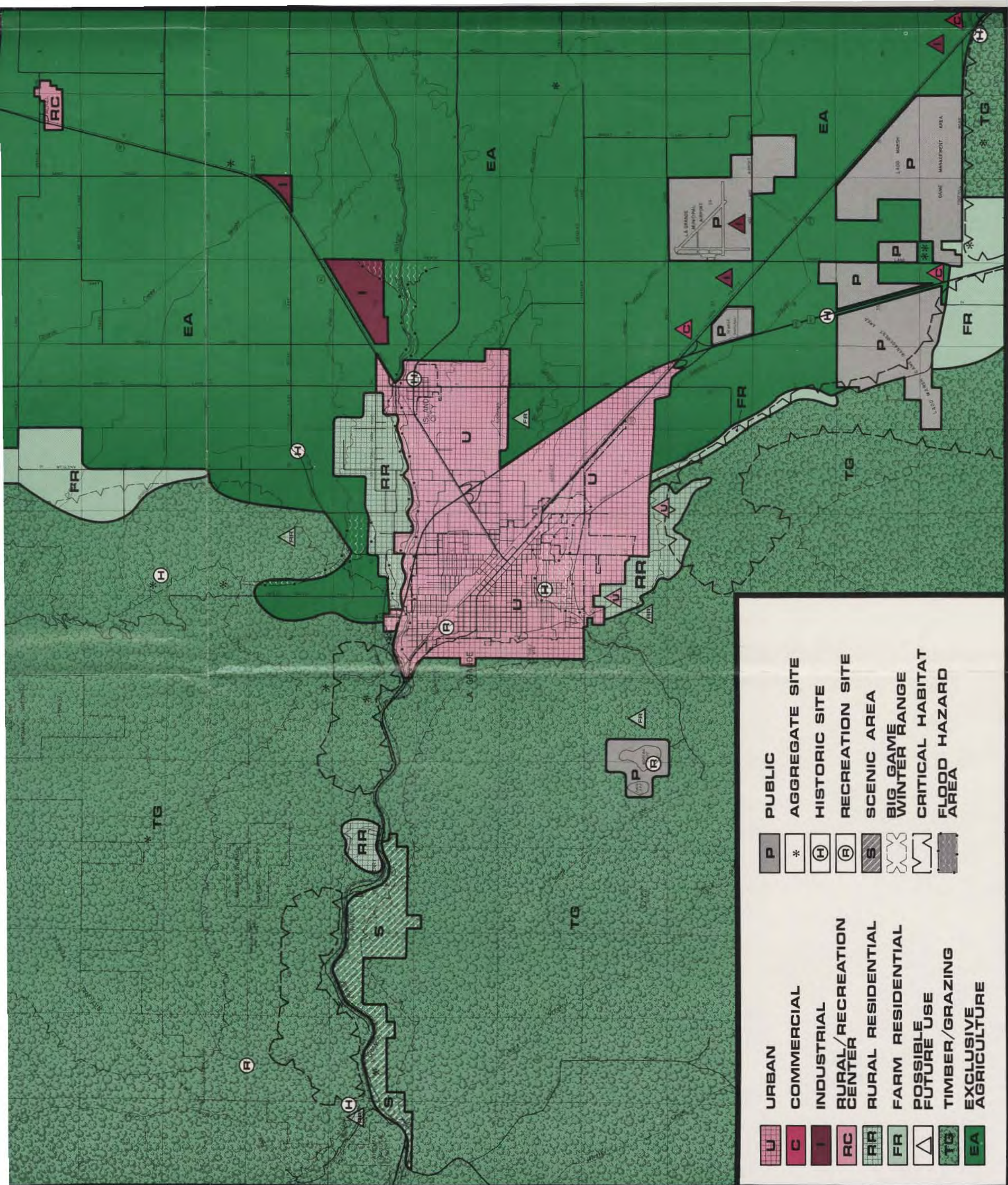
COVE / UNION REGION

Prepared by: LYNN D. STEIGER & ASSOCIATES, INC.

- U URBAN
- I INDUSTRIAL
- RC RURAL/RECREATION CENTER
- RR RURAL RESIDENTIAL
- FR FARM RESIDENTIAL
- △ POSSIBLE FUTURE USE
- ATG AGRICULTURE/TIMBER/GRAZING
- TG TIMBER/GRAZING
- EA EXCLUSIVE AGRICULTURE
- * AGGREGATE SITE
- (H) HISTORIC SITE
- X X BIG GAME WINTER RANGE
- M CRITICAL HABITAT
- (F) FLOOD HAZARD AREA











ELGIN/SUMMERVILLE/IMBLER REGION



	URBAN		COMMERCIAL		INDUSTRIAL		RURAL/RECREATION CENTER		RURAL RESIDENTIAL		FARM RESIDENTIAL		POSSIBLE FUTURE USE		TIMBER/GRAZING		EXCLUSIVE AGRICULTURE
	PUBLIC		AGGREGATE SITE		HISTORIC SITE		RECREATION SITE		SCENIC AREA		BIG GAME WINTER RANGE		CRITICAL HABITAT		FLOOD HAZARD AREA		

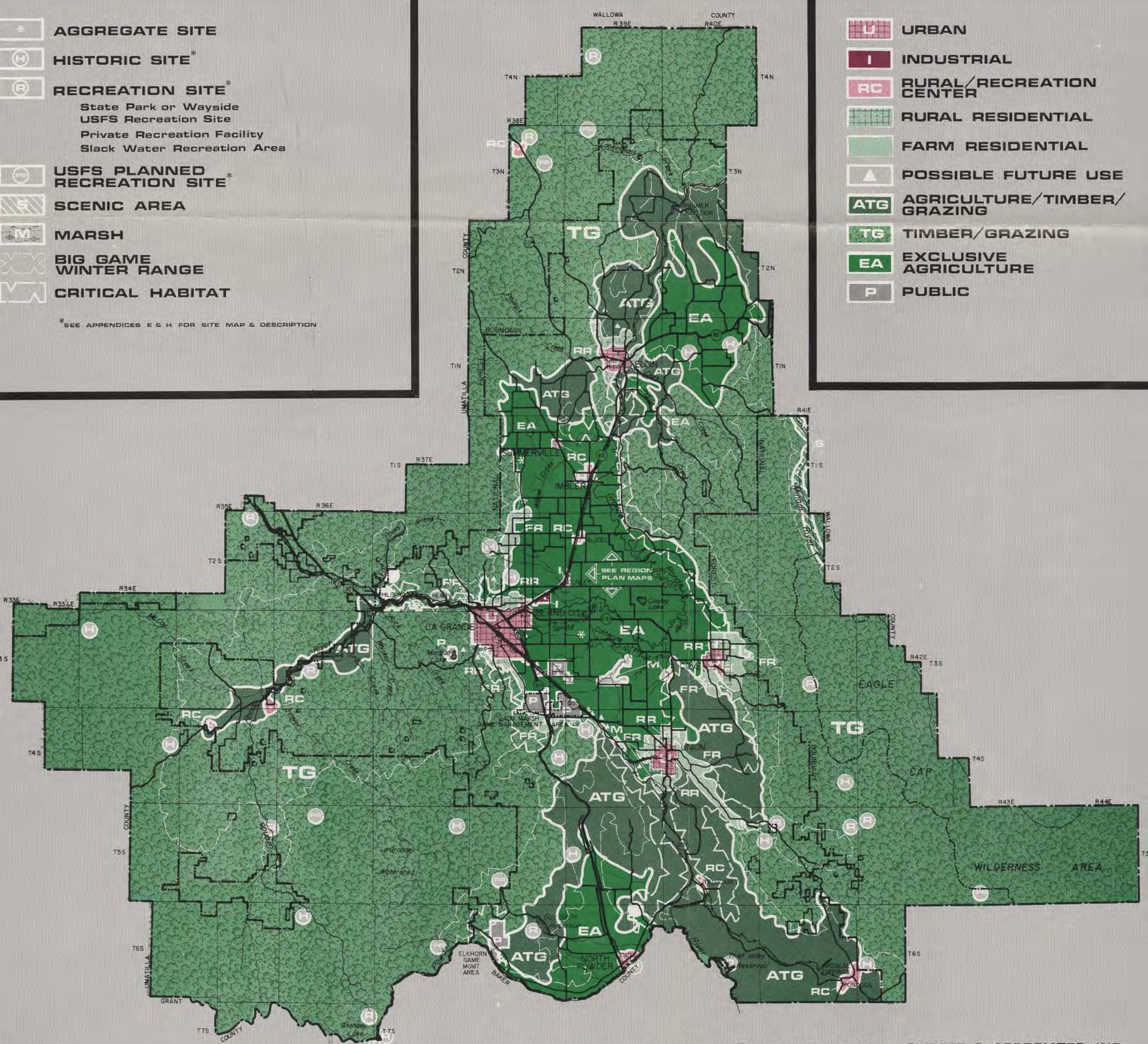
LA GRANDE/ISLAND CITY REGION

Prepared by: LYNN D. STEIGER & ASSOCIATES, INC.

-  **AGGREGATE SITE**
-  **HISTORIC SITE***
-  **RECREATION SITE***
State Park or Wayside
USFS Recreation Site
Private Recreation Facility
Slack Water Recreation Area
-  **USFS PLANNED RECREATION SITE***
-  **SCENIC AREA**
-  **MARSH**
-  **BIG GAME WINTER RANGE**
-  **CRITICAL HABITAT**

*SEE APPENDICES E & H FOR SITE MAP & DESCRIPTION

-  **URBAN**
-  **INDUSTRIAL**
-  **RURAL/RECREATION CENTER**
-  **RURAL RESIDENTIAL**
-  **FARM RESIDENTIAL**
-  **POSSIBLE FUTURE USE**
-  **AGRICULTURE/TIMBER/GRAZING**
-  **TIMBER/GRAZING**
-  **EXCLUSIVE AGRICULTURE**
-  **PUBLIC**



Prepared by: LYNN D. STEIGER & ASSOCIATES, INC.

UNION COUNTY, OREGON

LAND USE PLAN MAP



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 acreages 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 locations 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) acreages. Concensus 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 the 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 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/Timber/Grazing - 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.

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/Timber/Grazing 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/Timber/Grazing (ATG) and consequently, partitioning or subdividing is not recommended.

In addition to those forestry/residential problems indicated in the ATG 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.

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 ATG 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 ATG 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 ATG, 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 ATG 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 ATG 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 ATG 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

You can put houses lots of places, but crops grow well only where soils (and other conditions) are suitable!

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 ATG 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 ATG or greater minimum parcel size.

GOAL III EXCEPTIONS: Although agricultural and related 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

Not all good land will be used for agriculture!

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 activities in immediate proximity to urban uses, 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-80N 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



"This is sure good view property, but you'll need a snowmobile to get to it in the winter!"

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 uses, parcel sizes, proximity to services, ownership 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.

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.

Protect our limited mineral and aggregate resources from encroaching incompatible uses!

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.

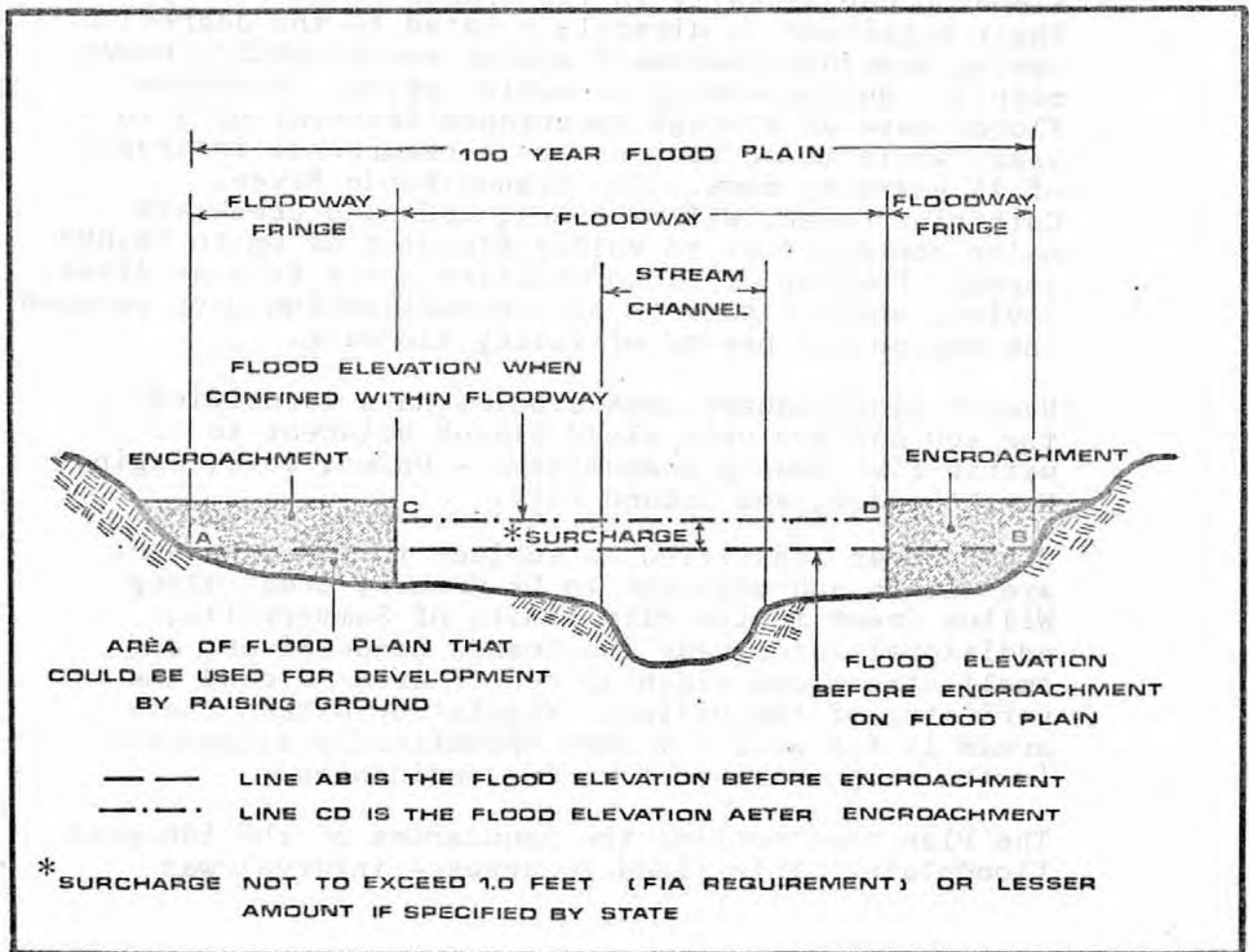
Other areas identified as subject to flood hazards are within and adjacent to La Grande, areas along Willow Creek in the city limits of Summerville, additional lands near the Grande Ronde River, and small stream and sidehill runoff areas around the perimeter of the valley. Regulation within these areas 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 1 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 more 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.

FLOODWAY SCHEMATIC



SOURCE: CORPS OF ENGINEERS

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 hummocky 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



Bent trees are indicative of landslide topography

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.

Development may activate stabilized landslide topography

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 combustability 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.

Many forested areas have virtually no structural fire protection

Approximately 200,000 acres of U.S. 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.

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.

A County Plan by and for our own citizens

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 the 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.

Major and minor plan changes

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 favorably 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 County Court 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.

Kids, dogs, fences, weed spray, cattle, thistles, flowers, bluegrass, deer and motorcycles don't mix.

III. Agriculture

A. State Planning Goal

To preserve and maintain productive agricultural lands.

B. Plan Policies

1. That capability classes I, II, III, IV, V, and VI will be preserved where such land is designated on the Plan maps as being suitable for agriculture, providing less productive alternative sites are available for development, and providing access, services, etc., exist or

can be extended to those sites designated for development.

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 land designated on the Plan maps for agricultural uses to residential or urban uses will be approved only after the following have been considered:
 - a. There is a need consistent with related plan objectives and policies.
 - b. That alternative locations suitable for the proposed uses are unavailable.
 - c. That physical, social, economic and environmental considerations have been taken into account, and the analysis demonstrates a need for the other uses.
 - d. That the resulting uses will not likely create undue interference with accepted farming practices in the area.
 - e. Does not interfere with open space values.
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. (see Appendix L).
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.

Help minimize problems that drive up the price of wood products

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 before productive forest or range land is converted or classified to include other uses, it will be demonstrated that such areas are more needed by the area economy for those uses.
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, archeological, 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.

Protect our County's aggregate and other resources

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. That the Oregon Fish and Wildlife Commission's Management Plan, and the Oregon Forest Practices Act will be used as guides to manage and protect natural resources.
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. 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. That river gravel will not be removed from active streams or rivers except for flood hazard reduction.
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. That when economically practical the lands surrounding the wildlife management areas should be managed so as not to interfere or create conflict with the management activities.
12. That ecological and scientific natural areas such as the Hot Lake and Ladd Marsh vicinities will be protected for their resource importance, and be utilized for those purposes which best recognize their unique values.

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.

***Short-range gains may be
long-range losses***

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.
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.

Utilize local labor, materials and markets

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 encouraged.
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 discouraged.

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 will be approved only where existing capacity or planned capability 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 limitations 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.

Concentration of services minimizes taxpayers costs

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 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.

Road improvements should be in accord with Plan recommendations

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.

Concentration of development minimizes energy use (and cost)

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 to platted 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 rural residential areas will be considered suitable for urban residential development if and when public water and/or sewerage services are made available.

Establish and stick to realistic urban growth boundaries

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 County Court 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.

These are recommendatory (not regulatory)

- 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/timber/grazing.
- 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 sites and structures.
- 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 joint private-public efforts be made to accommodate those types of industry desired in the County.
- B. That ordinance provisions be made to facilitate desired industrial development, and that provisions for services be planned therefore.

X. Housing. 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.

Encourage greater flexibility in housing design

- 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.

Look these over ↗

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 unincorporated rural communities.
- C. That ordinance revisions be made to provide for changing urban growth boundaries in accord with the urbanization policies.

APPENDIX A

Draft Land Use Plan
Acreage Breakdown

USE	LG/IC %	C/U %	E/S/I %	Remainder of County	Count Total %
Urban	5,134.8 (5.45)	1,978.5 (2.71)	1,342.8 (1.47)	480.0 (.05)	8,936.1 (0.69)
Rural Community or Recreation Center	99.2 (0.10)		180.3 (0.19)	1,680.0 (0.1)	1,959.5 (0.15)
Rural Residen- tial	1,928.0 (2.04)	2,665.7 (3.65)	1,637.7 (1.79)		6,231.4 (0.48)
Farm Residen- tial		6,796.0 (9.31)	450.9 (0.49)		7,246.9 (0.56)
Industrial	336.4 (0.35)				336.4 (0.02)
Public	*3,141.0 (3.33)				3,141.0 (0.24)
Agri./Timber Grazing		23,068.9 (31.60)	19,523.1 (21.30)	82,640 (7.92)	125,232.0 (9.0)
Timber/Grazing	54,468.0 (57.9)	4,593.8 (6.30)	27,720.4 (30.3)	918,219 (88.03)	1,005,001.2 (77.20)
Exclusive Agriculture	28,972.1 (30.8)	33,218.4 (45.50)	40,757.0 (44.5)	40,080 (3.84)	143,027.5 (10.99)
Marsh		654.7 (0.90)			654.7 (0.05)
County Total Acreage -					1,301,767
*Includes 2,419 acres of Ladd Marsh Game Management Area					

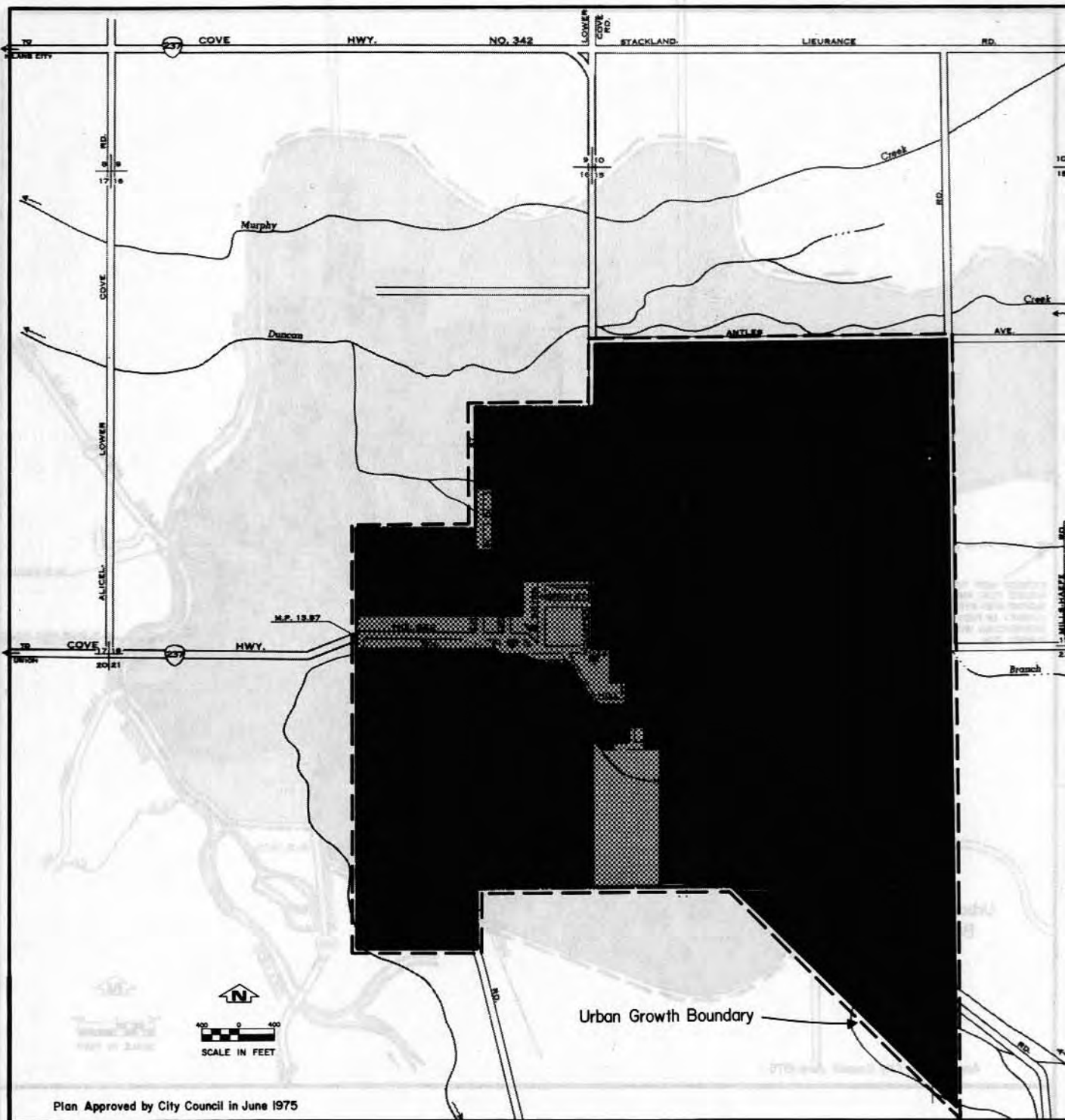
Table 1. Land Use and
Zoning Statistics

Category	Area (Acres)	Value (\$)	Area (Acres)	Value (\$)	Category
Urban	1,241.0	1,241.0	1,241.0	1,241.0	Urban
Neighborhood Community or Recreation Center	1,241.0	1,241.0	1,241.0	1,241.0	Neighborhood Community or Recreation Center
Neighborhood Residential	1,241.0	1,241.0	1,241.0	1,241.0	Neighborhood Residential
Farmland Residential	1,241.0	1,241.0	1,241.0	1,241.0	Farmland Residential
Industrial	1,241.0	1,241.0	1,241.0	1,241.0	Industrial
Public	1,241.0	1,241.0	1,241.0	1,241.0	Public
Agricultural/Forestland	1,241.0	1,241.0	1,241.0	1,241.0	Agricultural/Forestland
Timber/Forestland	1,241.0	1,241.0	1,241.0	1,241.0	Timber/Forestland
Exclusive Agricultural	1,241.0	1,241.0	1,241.0	1,241.0	Exclusive Agricultural
Other	1,241.0	1,241.0	1,241.0	1,241.0	Other











**APPENDIX B
COMMUNITY PLANS
AND URBAN GROWTH BOUNDARIES**

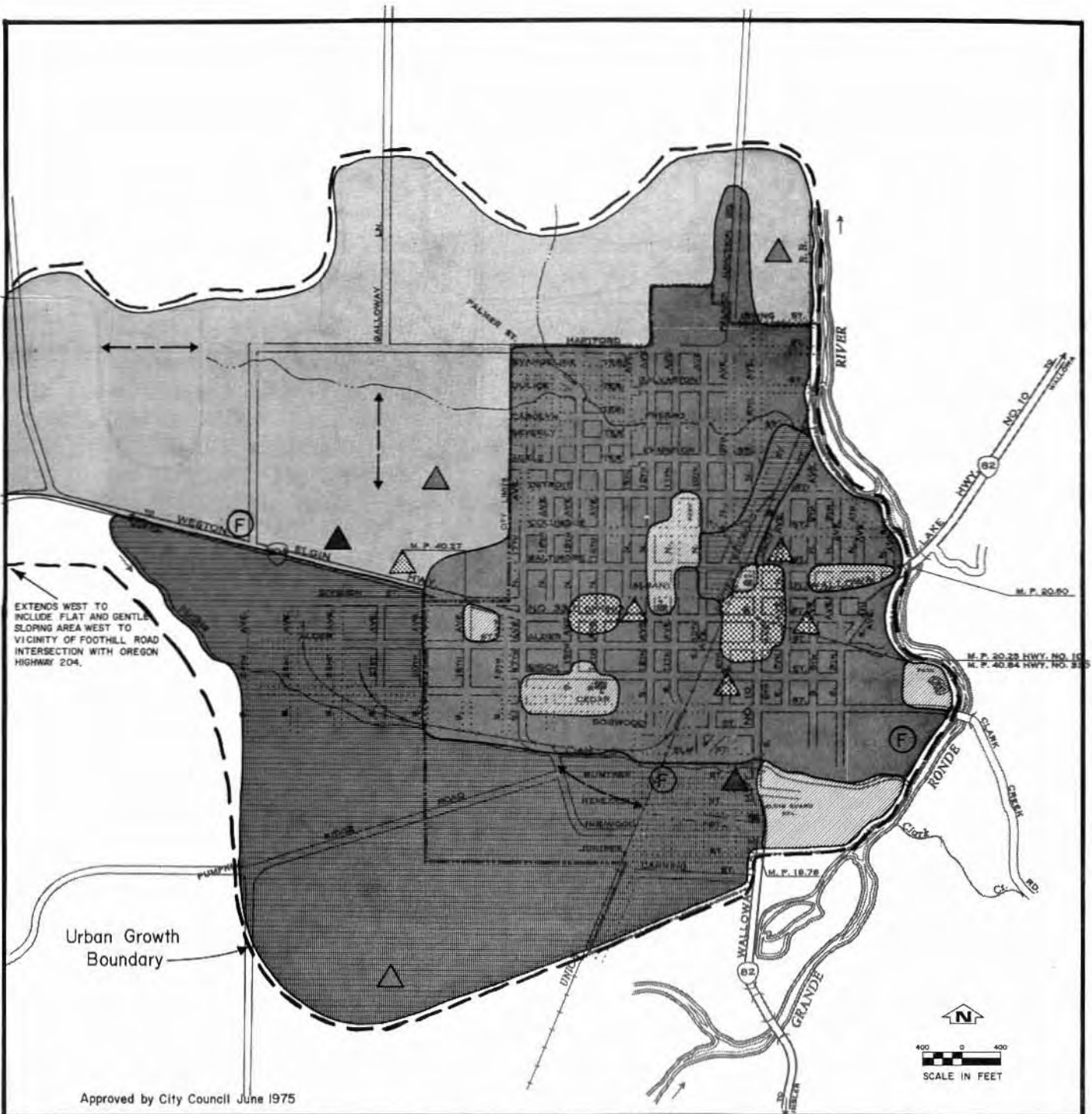
County Total: 1,241.0

*Includes 2,410 acres in East Market area (unzoned)



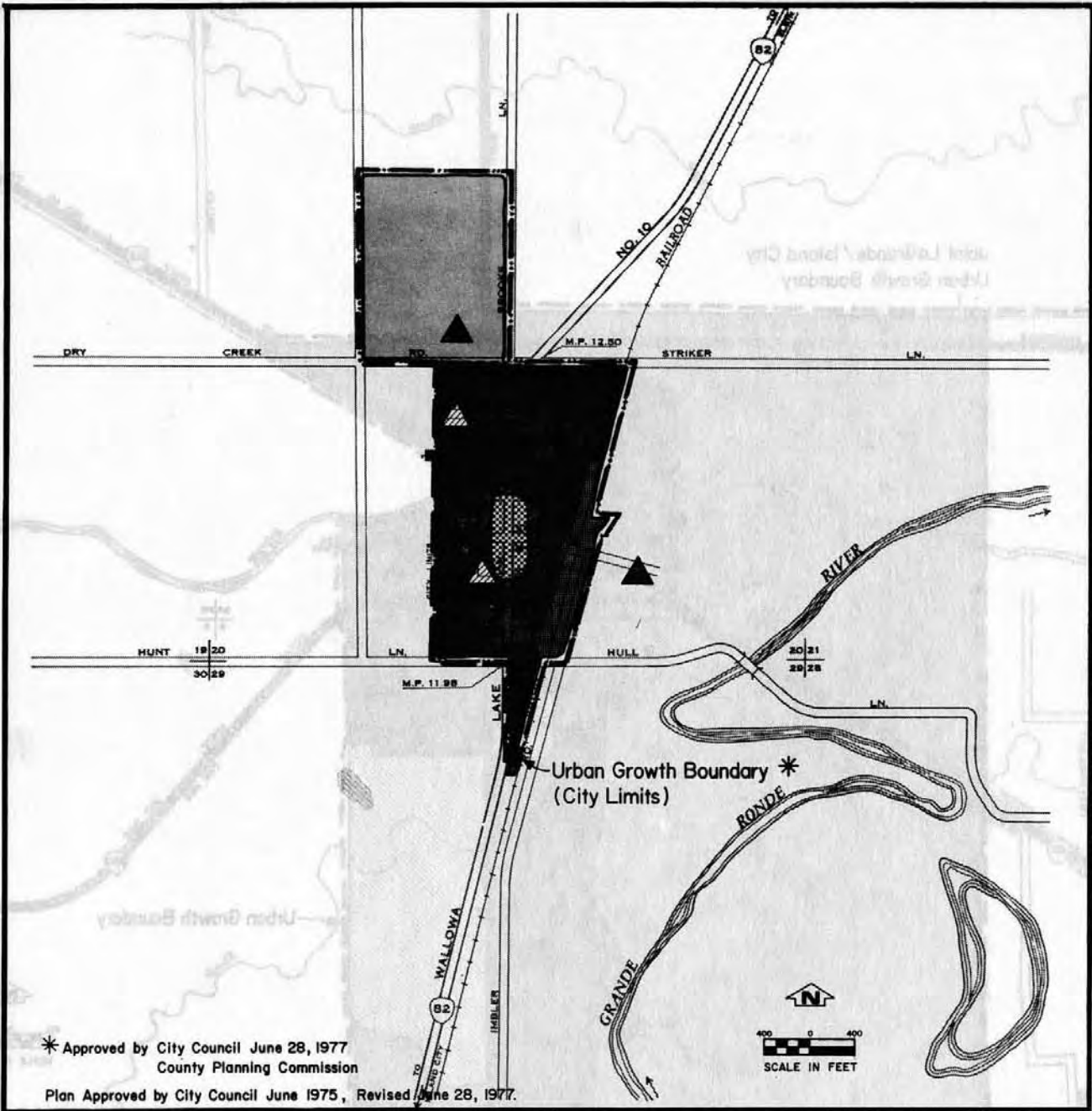
COVE AREA LAND USE PLAN

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



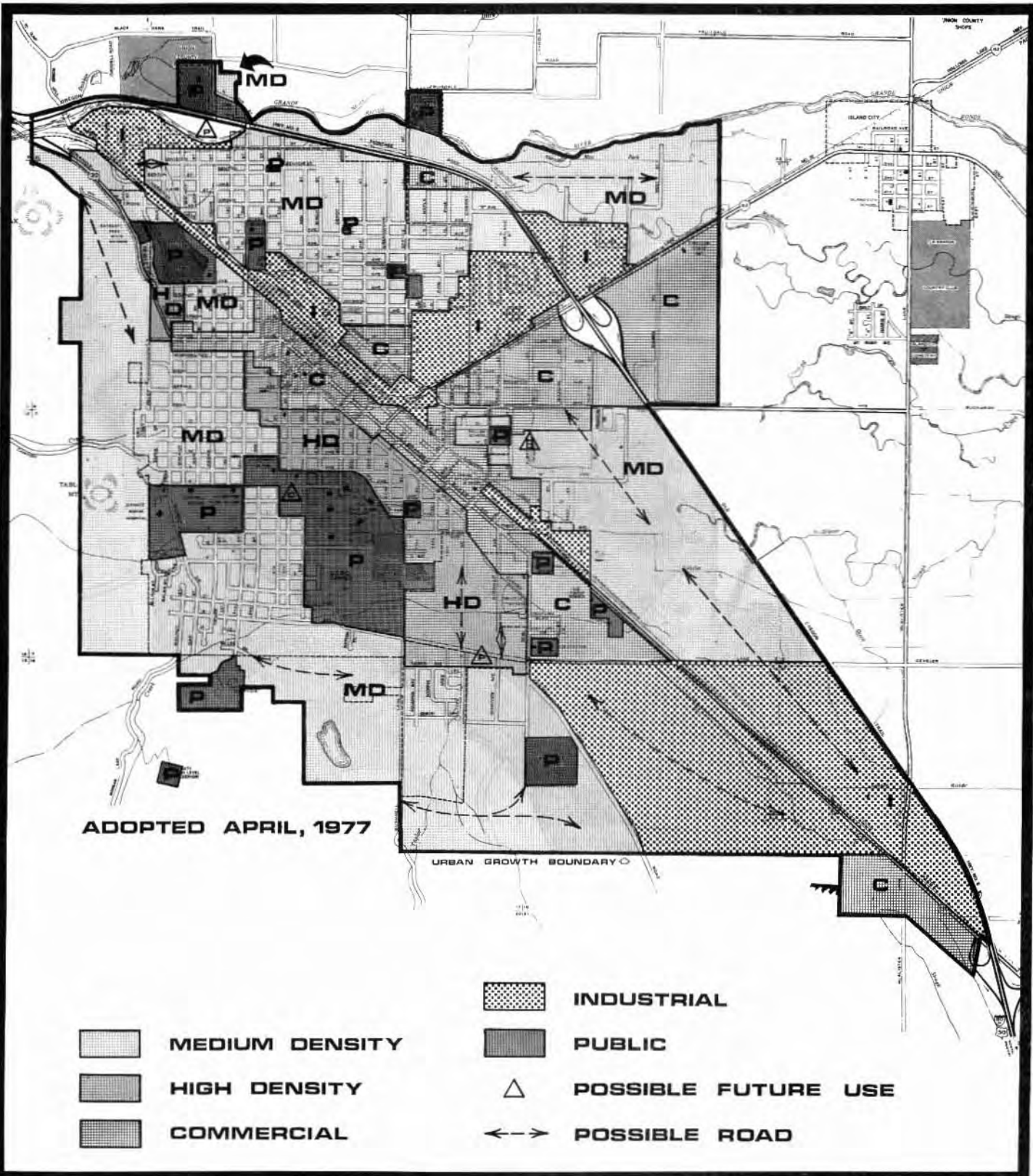
ELGIN AREA LAND USE PLAN

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> AGRICULTURAL RURAL RESIDENTIAL RESIDENTIAL MOBILE HOMES COMMERCIAL GENERAL COMMERCIAL | <ul style="list-style-type: none"> INDUSTRIAL PUBLIC F FLOOD HAZARD POSSIBLE FUTURE DEVELOPMENT POSSIBLE FUTURE STREET |
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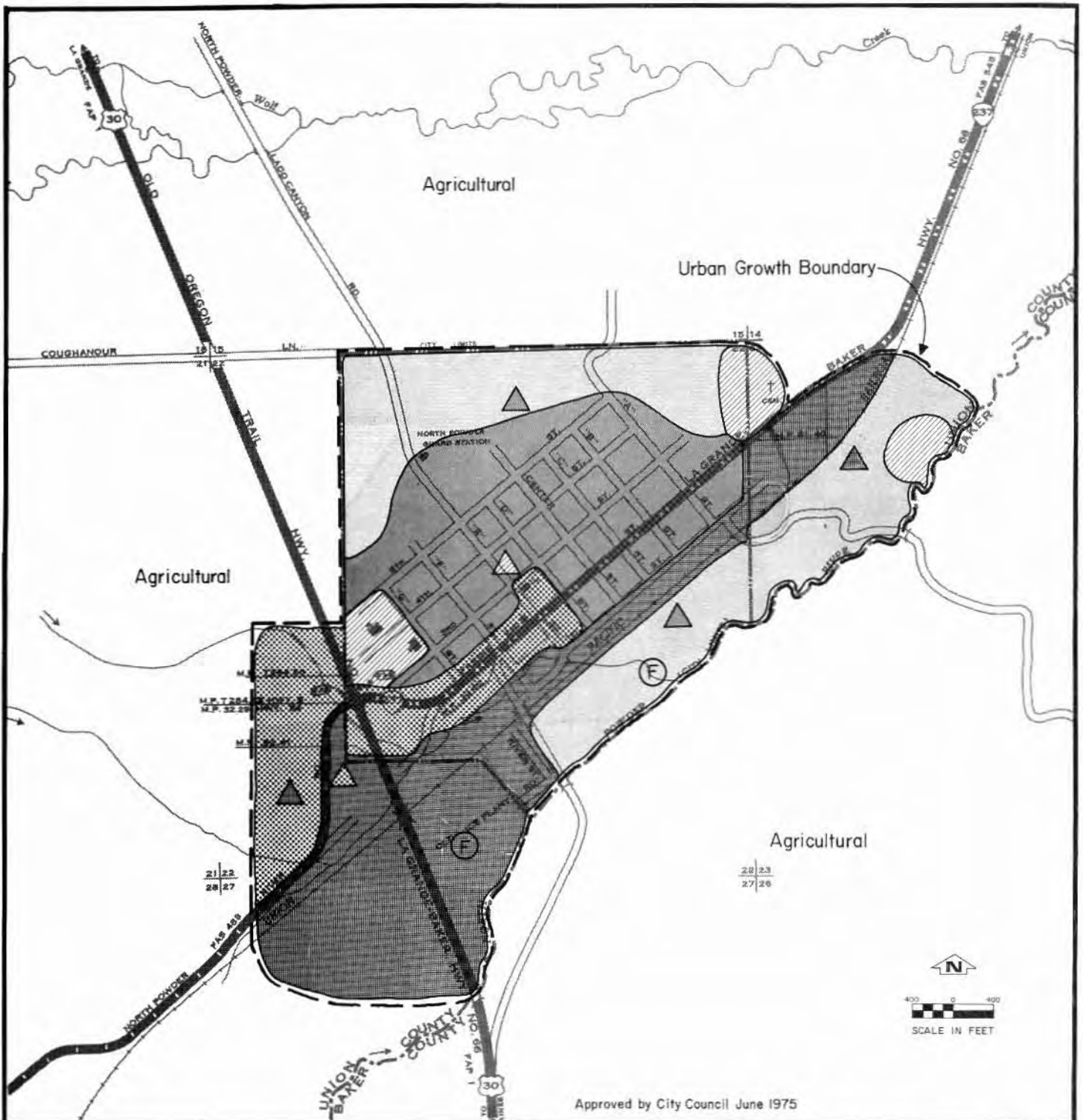
IMBLER AREA LAND USE PLAN

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











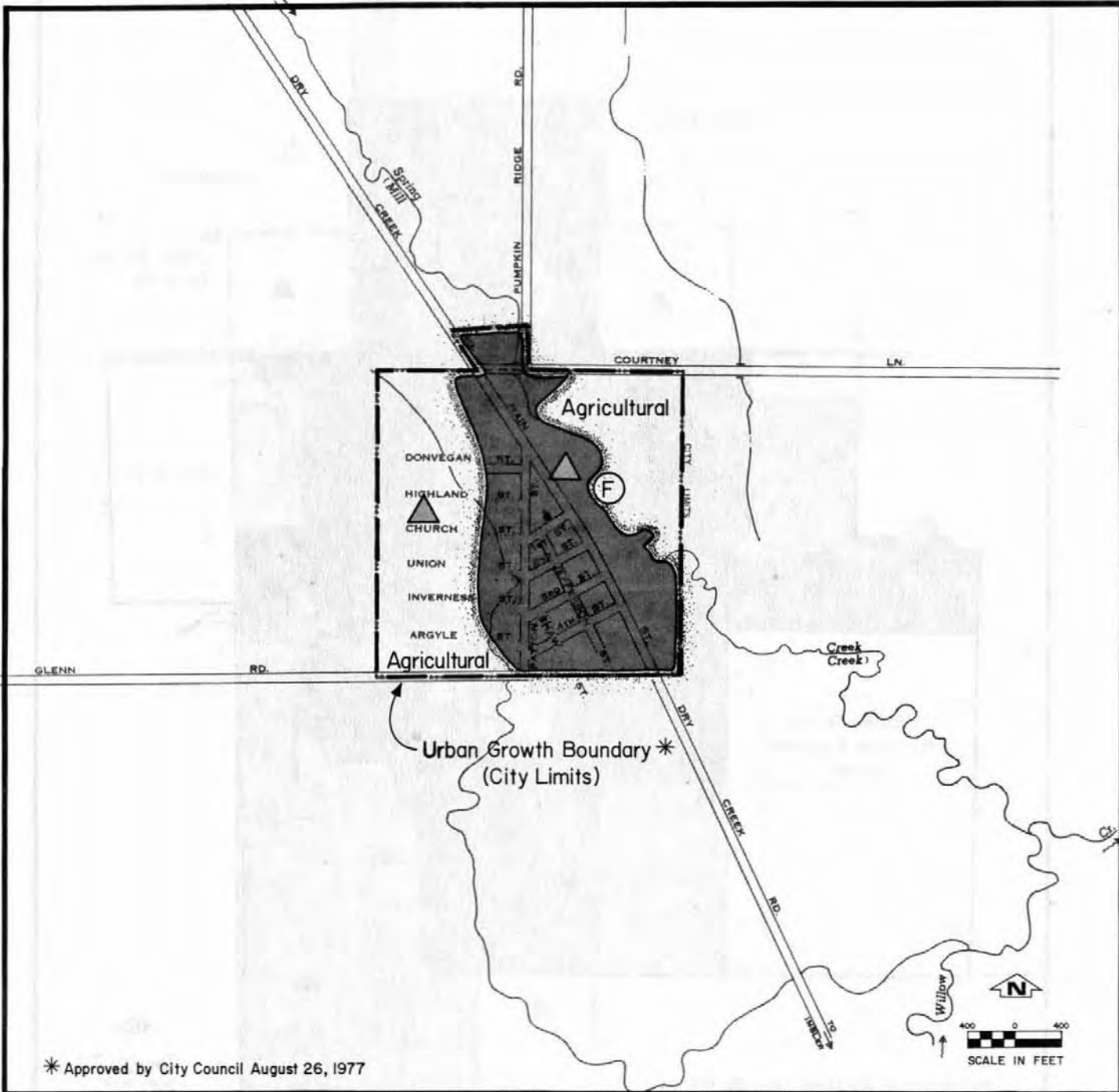
COMPREHENSIVE PLAN

LA GRANDE, OREGON








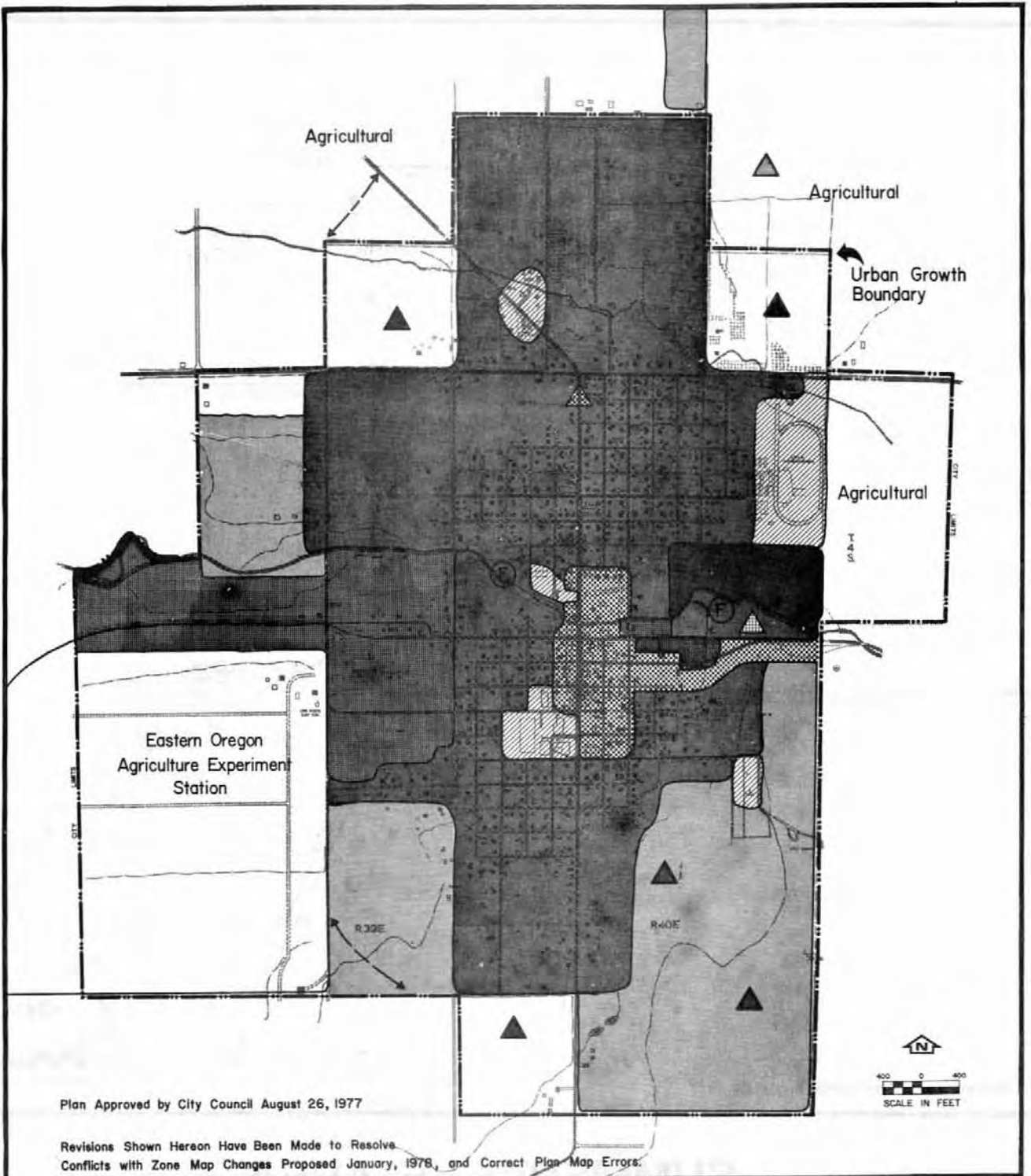
NORTH POWDER AREA LAND USE PLAN

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



SUMMERVILLE AREA LAND USE PLAN

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



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 |

APPENDIX C

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 country 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 regions 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.

TABLE C-1

HOUSING DISTRIBUTION

La Grande/Island City, Elgin/Summerville/Imbler, and Cove/Union
Planning Regions

Planning Region	NUMBER OF RESIDENTIAL DWELLING UNITS								PERCENT INCREASE 1955-1976				
	Within City Limits*		Outside City Limits		Total		1976	Number Percent					
	1955	1976	1955	1976	1955	1976							
La Grande/ Island City	3008	84.8	4076	76.7	570	15.2	1238	23.3	3548	100	5314	100	49.8
Elgin/ Summerville/ Imbler	499	61.4	654	54.0	314	38.6	557	46.0	813	100	1211	100	48.9
Cove/ Union	565	72.9	780	73.3	210	27.1	284	26.7	775	100	1064	100	37.3

*In order to obtain a true comparison of the 1955 and 1976 data, the 1975 city boundaries were used.

Source: Compiled from 1955 General Highway Map, Union County, Oregon, published by the Oregon State Highway Division, and from Union County Assessor's Records and Field Inspection, October 1976.

TABLE C-2

HOUSING CONDITIONS

CITIES AND COUNTY	TYPICAL HOUSES				MOBILE HOMES				TOTAL DWELLINGS			
	Above Average # %	Average # %	Below Average # %	Total Houses # %	Above Average # %	Average # %	Below Average # %	Total Mobile Homes # %	Above Average # %	Average # %	Below Average # %	Total Dwell. #
Cove	1687 21	86 68	13 10	126 81	26 90	3 10	--	29 19	53 34	89 58	13 08	155
Elgin	97 24	252 62	57 14	406 79	91 86	14 13	1 01	106 21	188 37	266 52	58 11	512
Imbler	14 25	38 67	5 09	57 71	17 74	5 22	1 04	23 29	31 39	45 53	6 08	80
Island City	60 57	39 37	6 06	105 76	25 76	8 24	--	33 24	85 62	47 34	6 04	138
La Grande	963 25	2448 64	409 11	3820 97	109 81	22 17	3 02	134 03	1499 38	2107 53	348 09	3954
N. Powder	10 08	83 67	30 24	123 75	25 61	12 29	4 10	41 25	35 21	95 58	34 21	164
Summerville	5 22	16 70	2 09	23 61	11 73	4 27	--	15 39	16 42	20 53	2 05	38
Union	120 25	334 69	29 06	483 77	120 85	19 13	3 02	142 23	240 38	353 57	32 05	625
Balance of County	391 25	995 64	166 11	1152 77	370 81	76 17	10 02	456 23	761 38	1070 53	176 09	2008
Total County	1687 25	4291 64	717 11	6695 87	794 81	163 17	22 02	979 13	2908 38	4090 53	675 09	7674

Source: EMIC, Community Plans, 1975.

APPENDIX D

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.

School District	Enrollment	Capacity
Cove		
Elgin		
Imbler		
La Grande		
Union		
North Powder Valley		
Baker		

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 E

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.

○ Historical Site

□ Historical Building

- 1 Leonard Goodson Barn
- 2 James Hendershott Barn
- 3 Hot Lake Bath House
- 4 Milton S. Levy Barn
- 5 Riverside School
- 6 Shaghat School/Liberty School

□ State Park or Wayside

- 1 Gangloft Wayside
- 2 Hilgard Junction State Park
- 3 Red Bridge State Park
- 4 Catherine Creek State Park
- 5 Blue Mountain Forest Wayside

△ U.S.F.S. Recreation Site

- 1 Grandview
- 2 River Campground
- 3 Moss Springs
- 4 North Catherine Trailhead
- 5 North Catherine Picnic Area

△ U.S.F.S. Planned Recreation Site

— U.S.F.S. Trail

○ Private Recreation Facility

- 1 Spout Springs
- 2 Cove Pool
- 3 Anthony Lakes
- 4 Hidden Valley Ranch
- 5 Hot Lake

○ Slack Water Recreation Area

- 1 Jubilee Lake
- 2 Morgen Lake
- 3 Grande Ronde Lake
- 4 Anthony Lake
- 5 Thief Valley Reservoir
- 6 Wolf Creek Reservoir

⊕ Research/Potential Natural Area

- ⊕ Protected
- ◇ Unprotected

○ Alpine Lake

⊕ Pioneer Cemetery

× Old Mine

V Prominent Viewpoint

— Old Pioneer Road

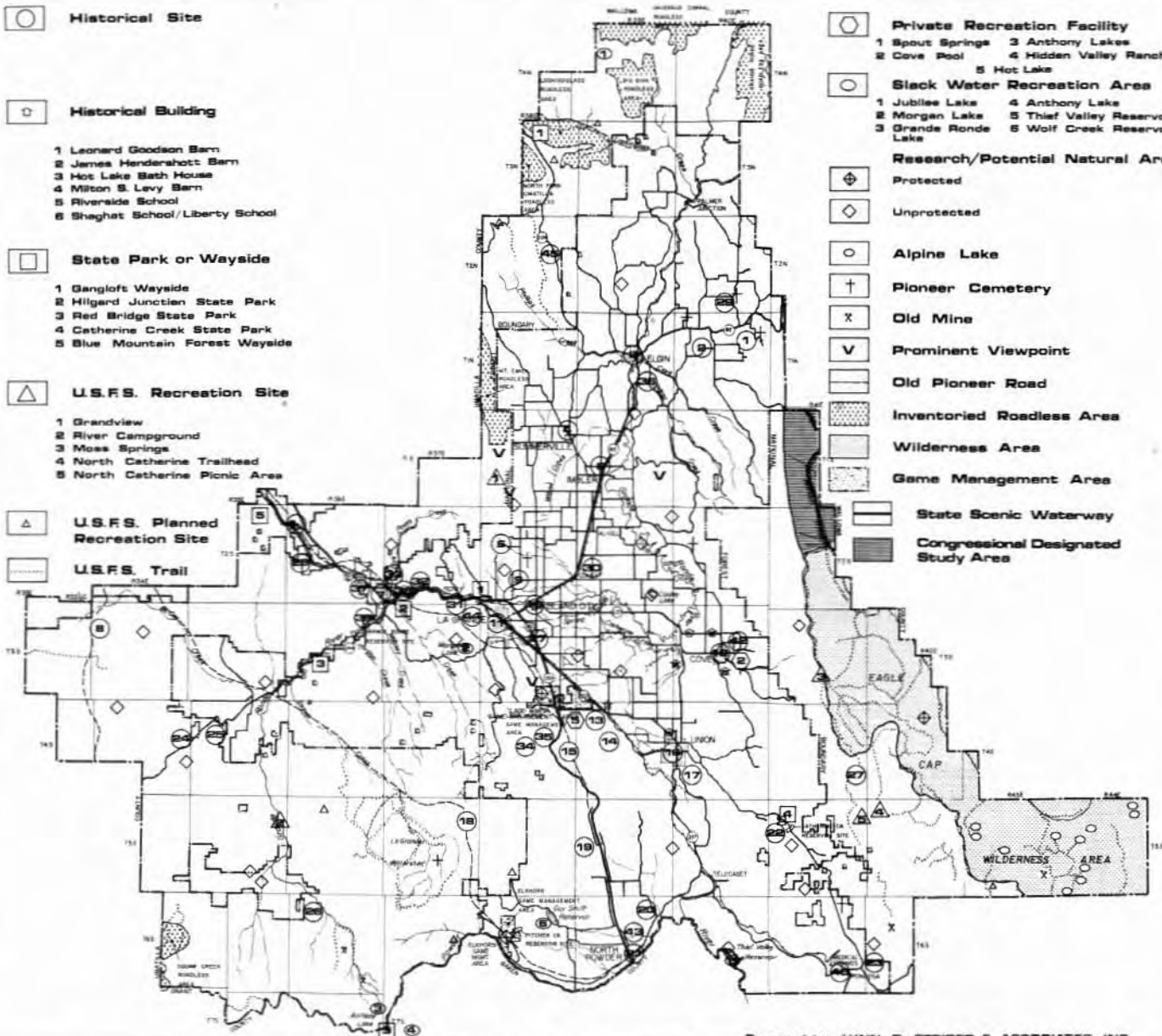
▨ Inventoried Roadless Area

▨ Wilderness Area

▨ Game Management Area

— State Scenic Waterway

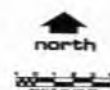
▨ Congressional Designated Study Area



Prepared by: LYNN D. STEIGER & ASSOCIATES, INC.

UNION COUNTY, OREGON

HISTORIC/RECREATION/OPEN SPACE



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-Orodell to Mt. Glenn, 1865, transportation and communication.
28. Birch Creek-Grande Ronde Military Road (Pilot Rock Emmigrant 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. Toll Gate Road (Walla Walla Trail)-La Grande to Walla Walla, transportation and communication, exploration and surveys.

APPENDIX E-2

Historic Buildings

1. Leonard Goodson Barn, Carriage Shed & House-Cove/Island City Road.
2. James Hendershott Barn, Outhouse, Smokehouse & House-Cove/Union road. One-quarter mile west of Cove.
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 F

Recreation

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

Developed recreational sites include private recreation facilities, State parks and waysides, U.S. 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 U.S. 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

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 U.S. 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 U.S. 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.

U.S. 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 ten miles south of Starkey Trading Post on the Grande Ronde River. 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 twenty-five 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. (U.S. 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. (U.S. Forest Service)
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. (U.S. 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 F-2

SCORP
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 - The average number of activity occasions for each participant during a year.

Percent Participants - 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.

SCORP
CURRENT AND PROJECTED
RECREATION ACTIVITIES 1975 THRU 1990

UNION COUNTY							
ACTIVITY	PARTICPT RATE	PCT PARTICPT	PER CAP RATE	1975 TOT ACT OCC	1980 TOT ACT OCC	1985 TOT ACT OCC	1990 TOT ACT OCC
Camping	9.25	59.57	5.51	121220.	136648.	148219.	155933.
Picnic	8.09	74.76	6.02	132440.	149296.	161938.	170366.
P Swim	25.76	36.17	9.32	205040.	231136.	250708.	263756.
NP Swim	6.20	20.00	1024	27280.	30752.	33356.	35092.
Sight S	36.72	38.24	14.04	308880.	348192.	377676.	397332.
Fishing	9.82	63.82	6.27	137940.	155496.	168663.	
MT Boat	8.26	34.82	2.88	63360.	71424.	77472.	81504.
FL Boat	10.00	6.00	0.60	13200.	14880.	16140.	16980.
Water Sk	11.92	22.00	2.62	57640.	64976.	70478.	74146.
Pls Walk	34.60	53.19	18.40	404800.	456320.	494960.	520720.
Hiking	10.77	46.80	5.04	110880.	124992.	135576.	142632.
Hunting	6.31	27.65	1.74	38280.	43152.	46806.	49242.
Outdr Gm	17.57	44.68	7.85	172700.	194680.	211165.	222155.
Bicycle	91.61	27.65	25.33	557260.	628184.	681377.	716839.
Golf	24.00	8.51	2.04	44880.	50592.	54876.	57732.
Tennis	13.43	6.38	0.86	18920.	21328.	23134.	24338.
Horse Bk	27.32	18.79	5.13	112860.	127224.	137997.	145179.
Down Ski	13.43	4.25	0.57	12540.	14136.	15333.	16131.
Ctry Ski	3.00	2.00	0.06	1320.	1488.	1614.	1698.
Snow Act	33.48	53.19	17.81	391820.	441688.	479089.	504023.
Off Rd	13.00	46.00	5.98	131560.	148304.	160862.	169234.
Other	24.17	8.03	1.94	72680.	48112.	52186.	54902.

Source: U.S. Dept. of Interior, Bureau of Outdoor Recreation, 1975, Statewide Comprehensive Outdoor Recreation Plan, Technical Document I, p.68.

APPENDIX G

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			PROTECTION STATUS*	SIGNIFICANT ELEMENTS
	T	R	S		
Bate Pond	3S	39E	19	UP	Aquatic forbland; Marshland; Lowland pond, permanent; Waterfowl wetland; Shorebird/marshbird habitat
Upper Catherine Creek Area	5S	40-42E		UP	Wolverine; Fish spawning area; Geologic feature
Frazier Mountain	5S	41E	33	UP	Franklin's spruce grouse
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 Reservoir	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 and 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

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

SITE NAME	LOCATION			PROTECTION STATUS*	SIGNIFICANT ELEMENTS
	T	R	S		
Starkey Experimental Forest	3, 4S	34E		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- 5S	41- 44E		P	Green fescue; Mountain goat; Subalpine lake, permanent
<u>Wallowa-Whitman National Forest -</u>					
Indian Creek Proposed Research Natural Area	3S	41E	5- 18	UP	Subalpine forest dominated by lodgepole, Mt. Hemlock inter-spread
Government Draw Proposed Research Natural Area	3S	34E	9, 10	UP	No grazing since 1955, no timber harvest since 1935; Geologic feature

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

APPENDIX H

Roadless Areas

A number of U.S. Forest Service lands are under study for possible inclusion into various undeveloped classifications, e.g. wilderness, back-country, roadless (but suitable for helicopter timber harvest), etc. While under study, such areas are managed primarily for back-country (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 U.S. 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 areas 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 U.S. 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 I

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 habitat 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 U.S. 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 chukar 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 U.S.F.S. 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 OFW 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 OFW: 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 OFW 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 trout. Warm water species include both large and small mouth 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.

Species	General Distribution
Catfish <u>1/</u> <u>2/</u> 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 <u>2/</u>	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. to above La Grande, lower Catherine Cr., and lower Wallowa R.
Perch <u>1/</u> <u>2/</u> Yellow perch	Grande Ronde River near Elgin, Catherine Creek Slough
Salmonids <u>1/</u> Brook trout <u>2/</u>	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 larger tributaries

1/ Classified as game fish
2/ Introduced into basin

Species	General Distribution
Salmonids <u>1/</u> (Cont.)	
Dolly Varden trout	Higher elevation section of Grande Ronde River and many tributaries
Golden trout <u>2/</u>	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 <u>1/</u> <u>2/</u>	
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 I-1

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. These are:

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 is 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.

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 stream-banks 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/Timber/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 the 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/Timber/Grazing, 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/Timber/Grazing, 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/Timber/Grazing, Timber/Grazing, and Exclusive Agriculture and Flood Hazard.
2. The Department 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.

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 Interstate 80N. 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.

APPENDIX K

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 Rondowa site, approximately two miles below the confluence of 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 U.S.D.A. 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 project 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.

Excerpts from O.R.S. 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 state-wide 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 415.422 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 U.S. 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.