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COMPREHENSIVE LAND USE PLAN  
UNITY, OREGON

Approved this 4<sup>th</sup> day of December, 1979  
Larry Dean Stratter  
Mayor

Attest: Larson Bradford  
City Recorder

Preparation of this plan was financed in part by grants from the Oregon Department of Land Conservation and by the U.S. Department of Housing and Urban Development. The U.S. funds were sponsored by the Blue Mountain Intergovernmental Council by contract.

PART 1

LAND USE PLAN INCLUSIONS; SUPPORTING MAPS

- I. A. The document entitled "Technical Information and Inventory Data, Unity, Oregon", as dated and approved by the City, is included in this land use plan.
- B. Such information and data should be updated and revised periodically as necessary as provided for this land use plan.
- II. A. The map entitled "Land Use Map, City of Unity", as dated and approved by the City is included in this land use plan.
- B. Such land use plan map should be updated and revised as provided for this land use plan.
- III. A. Supporting maps: The following base maps were prepared for informational purposes in support of this land use plan:
  - 1. Area soils capability.
  - 2. Area existing land use.
  - 3. Ownership pattern.
  - 4. Area zoning.
- B. Such supporting maps may be inspected at the City Hall.

PART 2

LAND USE GOALS; POLICIES; RECOMMENDATIONS

- I. Goal (Citizen Involvement): To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.
  - A. Policies
    - 1. Citizens will have an opportunity to be involved in all phases of the planning process.
    - 2. Citizens will be provided information as needed to be involved in planning decision-making.
    - 3. Notification of planning activities will be made by a variety of means to make residents aware of upcoming decisions which may affect them.
  - B. Recommendations
    - 1. Informational material be prepared for distribution to schools, civic groups and other organizations, and individual citizens to explain the plan and planning procedure.

2. That plan summaries be distributed to all residents.

II. Goal (Land Use Planning): To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to insure an adequate factual base for such decisions and actions.

A. Policies

1. Land use decisions will take into account inventories of land uses, land resources and the availability of public schools, transportation, water supply, sewage and solid waste disposal.
2. Changes or revisions in the land use plan will be made after citizen involvement; coordination with affected local, state and federal agencies; and after sufficient public hearing to identify problems, issues and solutions to the resolution of conflicts.
3. As a condition for making changes or revisions in this land use plan, it will be determined that community attitudes and, or, physical, social, economic or environmental changes have occurred in the City or related areas since the plan was adopted and that a public need supports the change or revision, or that the plan as written and adopted is incorrect or in error.
4. This land use plan will be implemented by zoning and subdivisions ordinances and other ordinances as necessary to carry out such plan.
5. A public meeting may be held annually to consider whether plan revisions are warranted, and that citizens may petition for plan review and revision at more frequent intervals. However, the plan will be reviewed and revised as necessary every two years.

B. Recommendations

1. Findings made in the course of land use planning decisions should be related to specific planning policies or background information and that such findings be documented.
2. An official copy of the plan will be kept on file by the City Recorder and a second copy be available for review.

III. Goal (Agricultural Lands): To preserve and maintain agricultural lands.

A. Findings: This goal does not apply to lands inside the incorporated boundary of the City.

B. Urbanizable land: See "Urbanization Goal".

IV. Goal (Forest Lands): To conserve forest lands for forest uses.

A. Findings: The goal does not apply to either incorporated lands or urbanizable lands since neither lands are inventoried as forest lands.

- V. Goal (Open Spaces, Scenic and Historic Areas, and Natural Resources): To preserve open space and protect natural and scenic resources.
- A. Policies
1. Public parks and playgrounds suitable for, and compatible with, urban development will be encouraged.
  2. Residential zoning will provide for density standards that will accommodate the need for air, space and light for urban living.
- VI. Goal (Air, Water and Land Resources Quality): To maintain and improve the quality of the air, water and land resources of the state.
- A. Policies
1. Air, water and land resources quality are subject to applicable state and federal regulations.
  2. Water quality will be protected by preventing encroachment into or filling of natural drainways or waterways.
- VII. Goal (Areas Subject to Natural Disasters and Hazards): To protect life and property from natural disasters and hazards.
- VIII. Goal (Recreational Needs): To satisfy the recreational needs of the citizens of the state and visitors.
- IX. Goal (Economy of the State): To diversify and improve the economy of the state.
- A. Policies
1. Employment opportunities will be accommodated that are compatible with existing and anticipated land uses and consistent with the desirable living conditions in the area.
  2. Industries that are likely to have undesirable effects on housing conditions, service costs, schools and other public service facilities capacity will be discouraged.
  3. Industries should be located primarily outside the urban growth boundary.
- X. Goal (Housing): To provide for the housing needs of citizens of the state.
- A. Policies
1. Housing will be encouraged in locations which accommodate existing urban development and make efficient use of the required facilities and services.
  2. Buildable lands will be made available for housing developments consistent with the carrying capacity of public facilities and services.
- XI. Goal (Public Facilities and Services): To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

A. Policy

1. The City will work with the County and other units of local and state governments in establishing and implementing a solid waste program, according to state requirements, for the people of the area.

XII. Goal (Transportation): To provide and encourage a safe, convenient and economic transportation system.

A. Policies

1. Oregon Highway 26 will be the major access route to the City.
2. Mass transit connections to the City will be encouraged as economic practicality dictates.
3. Subdivision standards for roads be developed to require new road construction to be improved to the level necessary to minimize future City expenditures for road maintenance.

B. Recommendations

1. Airport facilities in the County should be protected from incompatible uses that may limit future use of such facilities.

XIII. Goal (Energy Conservation): To conserve energy.

A. Policy

1. Residential and rural residential development will be encouraged to be located within or in close proximity to the City in order to provide for shopping, employment, recreation, public transportation, education and other needs of such residents at the least expenditure of energy.

XIV. Goal (Urbanization): To provide for an orderly and efficient transition from rural to urban use.

A. Findings: The ownership patterns of land and the extent of construction thereupon have made lands within the urban growth boundary of the City irreversibly committed to a use other than farm use.

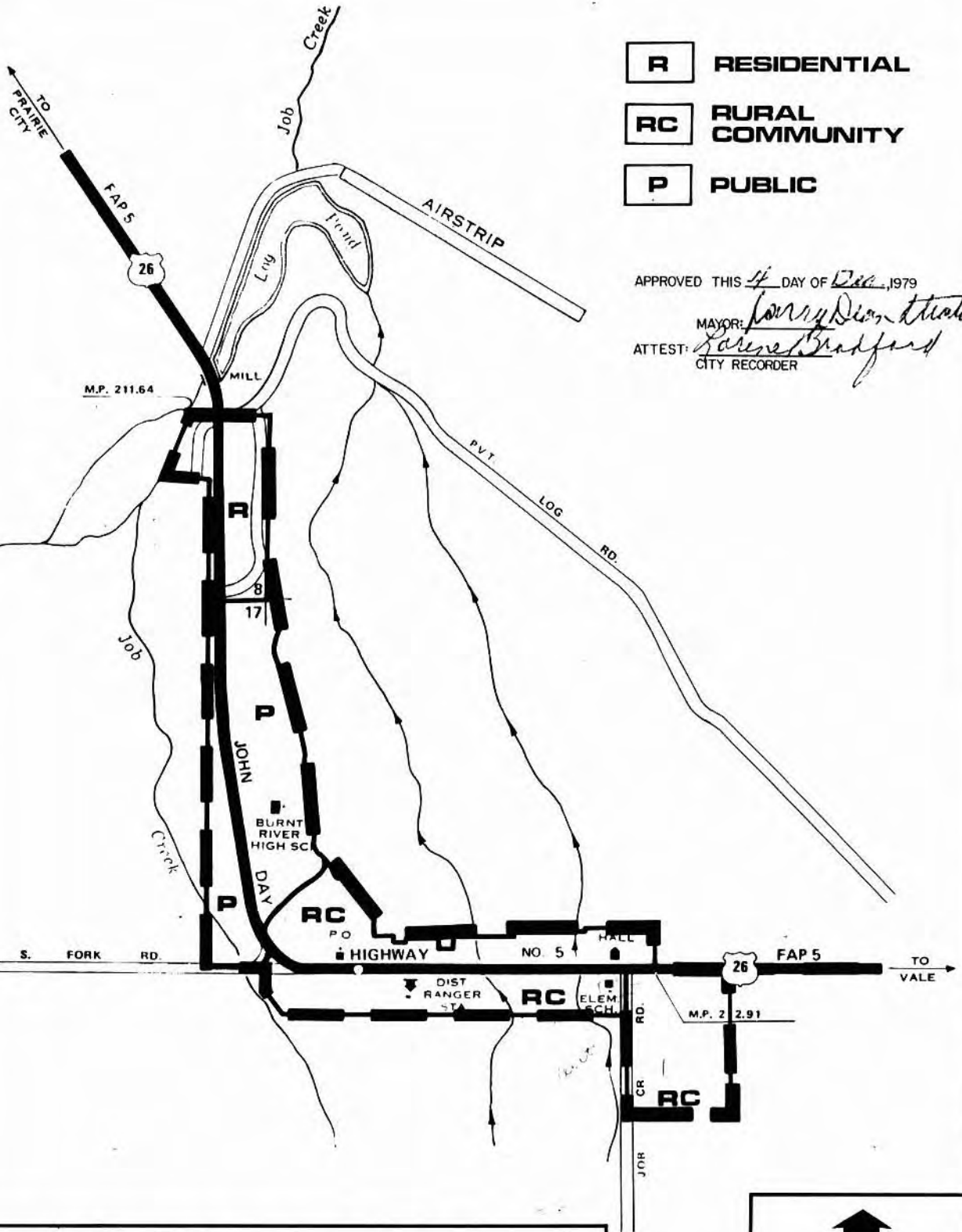
B. Policies

1. Conversion of urbanizable land from rural land will be based on a consideration of:
  - a. Orderly, economic provision for public facilities and services;
  - b. Availability of sufficient land for the various uses to insure choices in the market place;
  - c. Statewide land use goals; and
  - d. Encouragement of development within urban areas before conversion of urbanizable areas.

PART 3

LAND USE ZONES; PURPOSE; RATIONALE

- I. A. Residential zone (R): The purpose of the R zone shall be to provide for the allocation and regulation of buildable land primarily for high density single and two family dwellings.
- B. All other uses should be evaluated on an individual basis in order to determine the impact:
  - 1. On the ground water resource for well water supply;
  - 2. On the municipal sewerage system capacity;
  - 3. On the municipal fire protection system capability;
  - 4. On the traffic flow patterns of the City; and
  - 5. On the environmental stability of neighboring property.
- C. Rationale: The development and use of lands in the City will be limited by: (i) The ground water resources; (ii) The municipal sewerage system capacity; (iii) The limitations on solid collection and disposal; and (iv) The environmental impact on neighboring property.
- II. A. Rural Community zone (RC): The purpose of the RC zone (Urban) shall be to provide for the allocation and regulation of buildable lands primarily for high density single and two family dwellings and for the customary and ordinary sales and service establishments reasonably compatible with high density residential use.
- B. All other uses should be evaluated on an individual basis as provided in I.B. of this Part.
- C. The rationale is essentially the same as provided in I.C. of this Part.
- III. Urban growth boundary zone (RC): The purpose of the RC zoned land within the City's urban growth boundary shall be to provide for the allocation and regulation of lands for the expansion of the City in a manner that is compatible with urban zoning. Such expansion of the City is subject to the provisions of XIV of Part 2.



- R** RESIDENTIAL
- RC** RURAL COMMUNITY
- P** PUBLIC

APPROVED THIS 4 DAY OF Dec, 1979

MAYOR: *Larry Dean*

ATTEST: *Sarah Bradford*  
CITY RECORDER

# LAND USE PLAN CITY OF UNITY

Prepared by LYNN D. STEIGER and ASSOCIATES, INC.

