

DOC-LC
HT
168
.W256
W352
1982

UNIVERSITY OF
DEC 14 1998
OREGON LIBRARY

C O M P R E H E N S I V E

L A N D U S E P L A N

C I T Y O F W A L L O W A

1 9 8 2

TABLE OF CONTENTS

List of Figures	i
List of Tables	ii
Introduction	1
Plan, Elements, Description and Guidelines	5
I Citizen Involvement	8
II Land Use Planning	10
III Agricultural Lands	15
IV Forest Lands	15
V Open Spaces, Scenic and Historical Sites and Buildings and Natural Resources	16
VI Air, Water and Land Resource Quality	18
VII Areas Subject to Natural Disasters and Hazards	20
VIII Recreational Needs	24
IX Economy	26
X Housing	31
XI Public Services and Facilities	34
XII Transportation	40
XIII Energy	41
XIV Urbanization	43
Appendices	48

LIST OF FIGURES

Figure 1 City of Wallowa Land Use Map--1982 3
Figure 2 City of Wallowa Population Estimates (Blakely, 1974). 12
Figure 3 Population Estimates--Wallowa, Oregon (Anderson & Perry, 1976) 13
Figure 4 Flood Hazard Boundary Map--City of Wallowa 21
Figure 5 Flood Hazard Boundary Map--Unincorporated Area 22
Figure 6 Topography Map 23
Figure 7 City of Wallowa Industrial Lands Inventory--1982. 29
Figure 8 Rural Fire Protection District No. 1 37
Figure 9 City of Wallowa Water System 38
Figure 10 City of Wallowa Sewer System 39
Figure 11 UGB--Eastside Addition 46
Figure 12 UGB--Evergreen Sewer and Water District 47
Figure 13 County Population 1900 to 1995 (From County Plan--1978) . . . E1

LIST OF TABLES

Table 1	Households Paying Excessive Housing Costs.	E-2
Table 2	Incorporated Population Densities-Wallowa County	E-3
Table 3	Population Distribution and Projections-Wallowa County. . .	E-3
Table 4	Annual Incomes-Wallowa County (1975).	E-5
Table 5	Average Monthly Housing Costs (1975)	E-6
Table 6	Household Incomes/1969-1975	E-7

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 the City Council with assistance and input from 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 projects, and other considerations related to community growth.

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

The Purposes. 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 roads and utility improvements which will be needed in order for that 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.

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 economic, physical, social, political, or environmental. Boundary lines for the various land use classifications may be slightly adjusted by the City Council, according to prescribed procedures, provided the intent of the Plan is not changed by the adjustment.

Legality. The State of Oregon enabling legislation states 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 land division/development ordinances, which express public policy.

The term "coordination" refers to (1) planning interaction with other agencies at various levels of government and (2) relating the Land Use Plan to public utility, facility and 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.

Zoning. In addition to public utility, facility and transportation improvements, zoning is the most effective means of Plan implementation. Zoning maps represent specific use area designations. The zone designations shall be consistent with land use classifications as shown on the Land Use Map and described in the Plan text.

Citizen Involvement. A community attitude survey was undertaken to determine citizen opinion regarding various plan-related items. These opinions are reflected in the final Plan and Map. A copy of the survey results is included in the Plan (Appendix A). The complete survey results are on file with the City Recorder.

Other citizen involvement was provided through mailed agenda items, public postings of meetings, newspaper articles and radio broadcasts, and polling of planning committee members and residents on planning issues.

Format. This document has four basic sections: the preceding Introduction; the Plan; the Background material; and the Appendices. The Plan itself consists of a Plan Map (see Figure I) and a list of related Policies. The recommendations included in the Plan section are intended to spell out those actions which appear desirable to be undertaken as measures of Plan implementation. The background information includes much of the factual information upon which the Plan was based. Additional background information has been provided in the Appendices or filed with the City Recorder.

PLAN ELEMENTS, DESCRIPTIONS AND GUIDELINES

This section of the Plan has been designed to provide goals and policies for plan related decision-making; to recommend measures for plan implementation; and, to provide the background information upon which the goals, policies, and recommendations are founded. The format is based upon the following fourteen Statewide Planning Goals:

1. Citizen Involvement
2. Planning Process
3. Agriculture
4. Forestry
5. Natural Resources
6. Air, Land & Water Quality
7. Natural Hazards
8. Recreation
9. Economy
10. Housing
11. Public Facilities and Services
12. Transportation
13. Energy Conservation
14. Urbanization

The policies found under each goal provide regulatory guidelines and supplement the Plan Map. If decisions are knowingly made which are contrary to the goals and policies of the Plan justification for the deviation must be provided and the reasons therefore set forth in writing as part of the decision. Since no agricultural or forestry lands exist within the City and its Urban Growth Boundary, the City declares Statewide Goals #3 and #4 to be non-applicable.

Recommendations are measures or actions which should be undertaken in order to fully implement the intent of the Plan. However, they are recommendatory only and do not have the same regulatory effect as do the Goals and Policies.

The descriptive information includes the material which was taken into account in developing the Plan goals, policies and recommendations. As this information becomes outdated, assembly and review of new information will be periodically made to determine whether policy changes are warranted.

The descriptive material of each goal topic includes a summary and finding section. The summary sections are overviews of the respective subjects and how they relate to the City. The findings are statements of fact and conclusion which have been identified as the primary basis for policy determination. Background material provides more detailed information than the summary sections and is provided where such information has been instrumental in the Plan development.

Planning Guidelines. The guidelines included in this Plan are intended to provide a policy framework for local planning decisions. The three types of guidelines are: (1) objectives or goals; (2) development of policies; and (3) recommended actions or measures of Plan implementation.

Objectives are those general goals that serve as the basis for all planning decisions. Development policies are more detailed guidelines which shall be used to evaluate planning decisions being considered. If decisions are made contrary to the development policies, justification for deviating from the policy shall be recognized and documented in writing. Recommended actions are those activities which should be undertaken to fully implement the Plan's intent but are not required to be implemented.

Plan Objective Goals. Achievement of the following goals is the overall aim of this Land Use Plan:

1. To recognize and protect existing development and those related investments which have been made in the City.
2. To maintain and enhance economic well-being and stability without diminishing the livability of the City.
3. To conserve those air, water, land and energy resources which make the area a highly desirable place in which to live, work and recreate.
4. To provide for City housing, employment and recreation needs within the financial and natural limitations of the area.

Plan Classification. Plan classifications for land use include the following: Residential, Residential-Commercial, Commercial, Commercial-Industrial, and Urban Growth Boundary (UGB)-Residential. Further separation of use classification areas within each Plan Classification can be made within the development of use zones, provided the zone classification is consistent with the Plan Classification. The term "suitable", as used in the classification definitions, takes into account existing uses, as well as those environmental, public service and similar conditions in each location which make the area more or less suited for various uses. The term "desirable" refers to area social, economic and political characteristics which must be taken into account in establishing the need or demand for various uses on alternative sites. The Plan combines these suitability and desirability considerations into a single development guideline. Land Use Classifications for the City of Wallowa are:

RESIDENTIAL: To provide areas suitable and desirable for single and multiple family residential uses which have or will need public water and sewer systems, commercial and educational support facilities, and employment

opportunities. A more detailed study may reveal the need to make additional zoning provisions for such uses. Residential development is shown as suitable in most of the platted portions of the City and the unincorporated portions of the designated urban growth areas lying east and west of the City.

**RESIDENTIAL-
COMMERCIAL:**

To provide areas suitable for single family and multiple family use, small private home-based occupations, and limited commercial activities. These business activities are to be regulated so as not to interfere with adjacent residential use. Regulation refers to impacts of noise, operating hours, traffic, etc.. The residential-commercial area is found around the existing commercial core area of the City and extends along Highway 82.

COMMERCIAL:

To provide areas suitable and desirable for those retail, service, tourist, and other similar commercial activities which are needed in the community. Such areas generally encompass the original commercial area and radiate from that area. Zone classifications may be used to further differentiate these commercial activities if the need should arise. The area indicated on the Plan Map as being most suitable for commercial use is the present core commercial area of the City.

**COMMERCIAL
INDUSTRIAL:**

To provide areas suitable and desirable for those commercial and industrial activities needed to maintain and improve the area's economy but which have certain characteristics such as noise, dust, waste and odor which require comprehensive planning attention. Industrial areas are generally located where services and transportation improvements are available or easily extended and where such development is compatible with surrounding area uses. Industrial type development is shown as being most suitable north of the rail line, extending to the Wallowa River. Industrial operations will be required to conform to all State and Federal regulations for both air and water quality.

**URBAN GROWTH
BOUNDARY (UGB)-
RESIDENTIAL:**

To provide for the designation and regulation of those unincorporated portions of the City's UGB which are deemed suitable and necessary for residential development, but which have development standards which differ from any existing City land use and zone classification.

I. CITIZEN INVOLVEMENT

Summary. Extensive citizen involvement has been incorporated into the City of Wallowa planning process. Tasks involving citizen input can be grouped into the following categories:

1. Response to city-wide survey (See Appendix A).
2. Discussion at civic and other group meetings.
3. Individual discussions with Planning Committee members.
4. Newspaper articles and radio programs.

Findings. The findings below are the basis of the City of Wallowa Citizen Involvement Program.

- 1-1. The Planning Committee represents a cross-section of interests in the City.
- 1-2. Provisions were established for the Planning Committee to respond to citizen inquiries. Responses will be reviewed annually by the Planning Committee.
- 1-3. Planning Committee meetings are open to the public. Written records are maintained and available to the public upon request.
- 1-4. Two-way communication between the Planning Committee and the citizens has been by word-of-mouth and by written responses being provided where inquiries or requests have been made.
- 1-5. Technical assistance has been provided by the County Planning Department, agency personnel, and consultants. Such assistance is available on a continual basis to interpret technical information for the City.
- 1-6. Written records of Planning Committee and staff decisions are maintained in order that citizens may be assured that decisions are in conformance with the Plan and documented.
- 1-7. The City has provided human, financial and informational resources to assist citizens in obtaining planning information and other related information. Such assistance will be continued.
- 1-8. The City Council assumes the citizen advisory function due to the size of the community.

CITIZEN INVOLVEMENT GUIDELINES

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

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 1-1. That the Plan is reviewed annually by the Council and revised when determined necessary.
- 1-2. That notification of planning activities be made in newspapers and by radio, as well as other means, in order to afford affected residents adequate notice of upcoming planning decisions.
- 1-3. That inventory maps and data utilized as the base for planning decisions be available for citizen review upon request and that interpretive assistance be provided.
- 1-4. That presentations of planning materials be made to civic groups and other interested parties upon request to explain local land use planning and related activities.
- 1-5. That opportunities be provided for the public to respond to preliminary planning documents prior to their finalization.
- 1-6. That committee assistance be used to make recommendations related to specific areas or concerns in order to provide additional citizen input into the planning process.
- 1-7. That written responses be made to planning inquiries and records of such responses be maintained for public inspection.
- 1-8. That each year the City Council meet to evaluate citizen involvement procedures and to make recommendations as to how citizen involvement can be improved.

RECOMMENDATIONS: The following recommendations are offered as additional implementation measures identified in Plan preparation:

- 1-1. That material be prepared for distribution to citizens in order that they might better understand the planning and development process.
- 1-2. That greater involvement be incorporated into the planning and decision-making process.

II. LAND USE PLANNING

Summary. The City of Wallowa has developed a planning process for both long-range and administrative functions. Long-range planning includes preparation and maintenance of a Plan Map and related goals and policies as well as updating of background material, which can be used as the guideline for land conservation and development in the foreseeable future -- ten to twenty-five years. The process adopted by the City to accomplish this effort is included as Appendix B.

Administrative planning primarily includes those functions controlled by zoning and land division/development ordinances, which are regulatory and are utilized as methods of Plan implementation. The procedure in both ordinances provides the planning process and policy framework necessary for decision-making.

Land use planning has basically been a four-step process: (1) inventory assembly; (2) inventory analysis; (3) synthesis of information into plan alternatives; and (4) assembly of the individual plan recommendations into an over-all comprehensive plan.

Man-made or man-caused conditions have been equally important considerations. Existing use patterns are the single most important factor in determining how land will be utilized in the future. Other related considerations taken into account are building and subdivision development, transportation and urban services, and facility improvements which are constructed to accommodate residential, commercial, industrial and other urban uses. The planning process includes an analysis of these factors, and a determination as to what opportunities or limitations result from the existence of or lack of such improvements.

Population and employment characteristics are analyzed to provide social and economic input needed to make Plan decisions. Desires of area residents provide similar input according to resident surveys.

Population projections for the City are difficult to achieve with any high degree of confidence. The historical patterns show the population fluctuating with the state of the economy and the strength of the timber industry. The Wallowa County Land Use Plan (adopted in 1977) projects a City population of 1,000 in the year 1994. The Blakely Study (1974) projected the 1990 population to be about 1100 (See Figure 2). The Anderson and Perry report (1976) utilized a projection of approximately 1150 people for the year 2000 (See Figure 3).

The 1980 population of 850 represents approximately 12% of the County population. In 1970 the City population of 811 was about 13% of the County population (6250). Using the Portland State University projections for the County population, as reported in the Shirack paper (1981) and distributed by L.C.D.C., and assuming the City can maintain a 12% share of the County population, the City population in the year 2000 will range

from 1000 to 1260. The P.S.U. 1980 estimates of County population represented as a "high estimate" matched near perfectly with the 1980 Census data. Using P.S.U. estimates for County population in the year 2000, we find the following range of estimated City populations:

<u>P.S.U. estimates of County population in year 2000*</u>		<u>City of Wallowa 12% share of projected County population</u>	
High	10,500	High	1,260
Medium	9,200	Medium	1,104
Low	8,400	Low	1,008

*Source: Shirack, Rosalyn, "Population Projections Used in County Comprehensive Plans" L.C.D.C. September 1981.

Using the above projections, the City has targeted the Plan to meet the needs of a year 2000 population of 1200 people. This estimate fits best with the P.S.U. County estimates for the year 2000.

This information is sifted together into preliminary recommendations which are reviewed by citizens, agency representatives and civic groups. Input received at public hearings held by the City Council is also utilized by the City in determining the final shape of this Plan. The Plan is then considered at a public hearing held before the Council prior to final adoption.

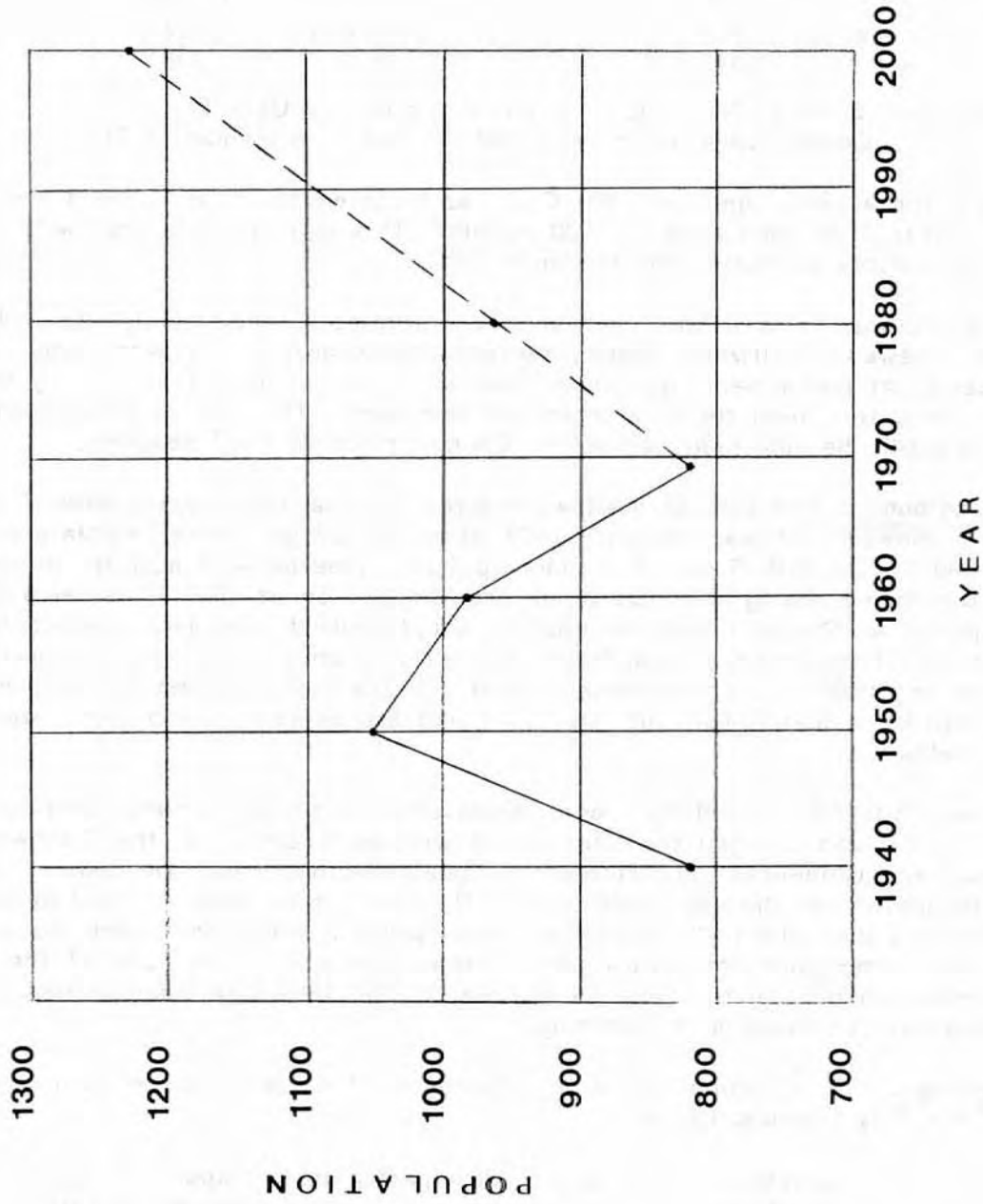
Background. The City of Wallowa started the planning process several years ago. However, it was not until 1969 when the Oregon State Legislature passed Senate Bill 10 that the Planning Committee became actively involved in developing zoning and subdivision ordinances. Senate Bill 10 is generally regarded as Oregon's first attempt to adopt unified local land use regulation. The 1975 Legislature passed Senate Bill 100, which requires all local jurisdictions to establish a comprehensive land use plan and planning process, and to develop a plan consistent with specified Statewide Planning Goals and Guidelines.

Senate Bill 100 created the Land Conservation and Development Commission (L.C.D.C.) and charged the Commission with development of the Statewide Goals and Guidelines. To develop the goals required extensive public participation on the statewide level. The Commission also established time-frames within which all jurisdiction must prepare and submit their plans to the Commission for review and acknowledgement. The rules of the Commission provide for local exceptions to the Statewide Goals if deemed necessary for sound local planning.

Findings. The findings below are the basis of decisions made with respect to the City Planning Process:

- 2-1. Substantial existing and anticipated future population fluctuations, resulting from periodic changes in local economic activity, requires plan flexibility in order to accommodate the changes.

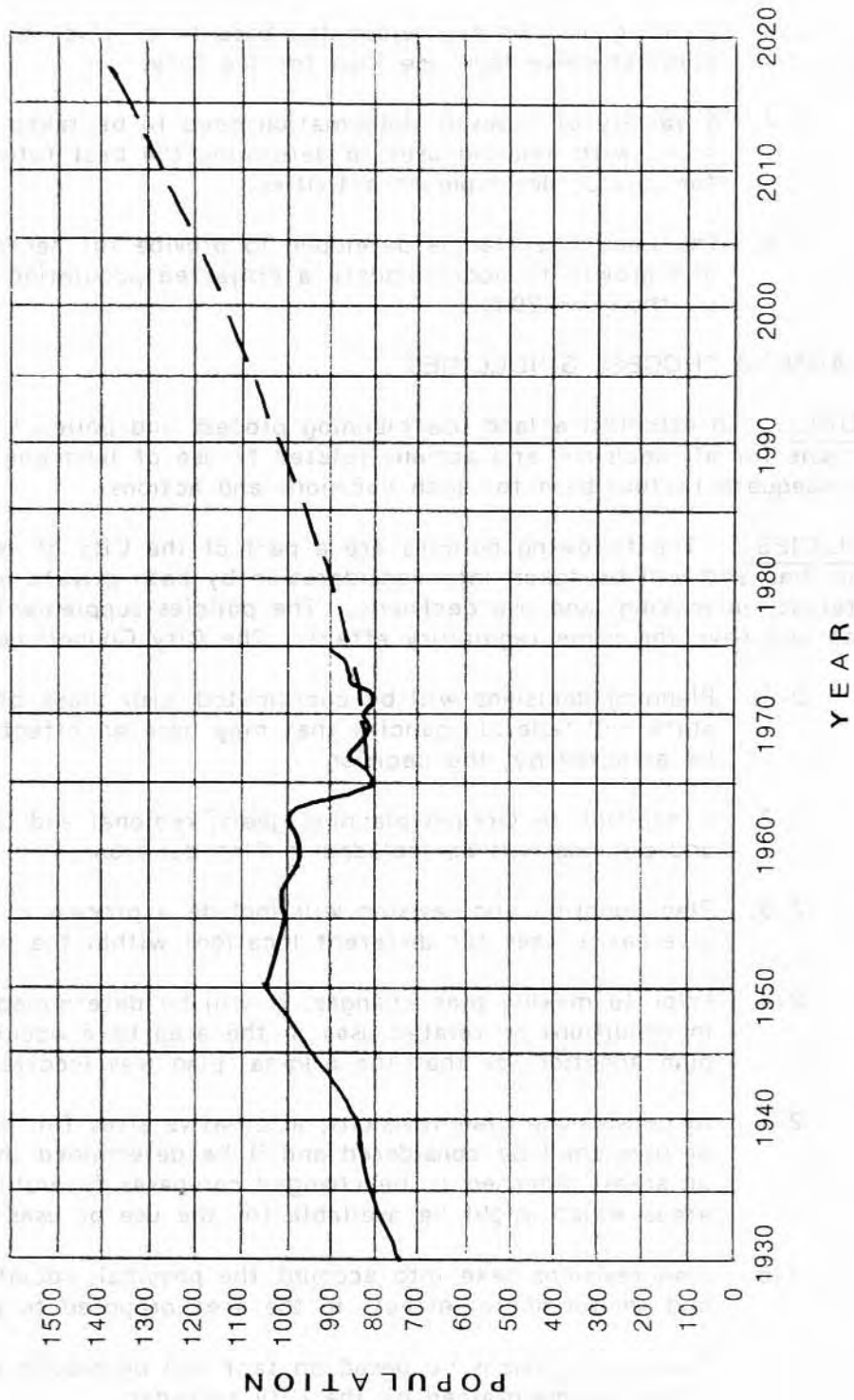
FIGURE 2



CITY OF WALLOWA-POPULATION ESTIMATES

Adapted from
Blakely, 1974

FIGURE 3
POPULATION ESTIMATES-WALLOWA, OREGON



Source: Anderson and Perry
 Water System Evaluation
 January, 1976

- 2-2. It is desirable to maintain such flexibility, provided living conditions, scenic attractiveness and service costs are not undesirably affected by providing a number of alternative areas for different use demands.
- 2-3. Existing uses have provided the base from which to initiate a comprehensive land use plan for the City.
- 2-4. A variety of types of information need to be taken into account along with existing uses to determine the best future locations for various development activities.
- 2-5. The Land Use Plan is developed to provide for necessary services and growth to accommodate a projected population of 1200 people by the year 2000.

PLANNING PROCESS GUIDELINES

GOAL: 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 assure an adequate factual base for such decisions and actions.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 2-1. Planning decisions will be coordinated with those other local, state and federal agencies that may have an effect upon, or be affected by, the decision.
- 2-2. In addition to Oregon planning goals, regional and County goals and policies will be included in Plan decisions.
- 2-3. Plan adoption and revision will include a process of considering alternative uses for different locations within the planning area.
- 2-4. Prior to making plan changes, it will be determined that changes in conditions or related uses in the area have occurred since plan adoption, or that the original plan was incorrect.
- 2-5. In considering plan revisions, alternative sites for the proposed use or uses shall be considered and it be determined that the area or areas proposed to be changed compares favorably with other areas which might be available for the use or uses proposed.
- 2-6. Plan revisions take into account the physical, social, economic, and environmental effects in the area proposed to be changed.
- 2-7. Planning decisions be based on fact and be placed in the written record as maintained by the City recorder.

- 2-8. Public need be established prior to making Plan changes to accommodate uses which are more desirable and can be developed in other locations.
- 2-9. Major Plan changes follow a process similar to that utilized in plan preparation, and that, if possible, such changes not be made more frequently than two year intervals.
- 2-10. That the Plan be reviewed annually and that consideration be given at least every two years to whether revisions are warranted.

RECOMMENDATIONS: The following recommendations are offered as additional implementation measures identified in Plan preparation:

- 2-1. That a check sheet or other system be developed by the City to insure coordination with all levels of government (See Appendix B).
- 2-2. That a file of suggested plan revisions and/or considerations be maintained in the City Hall and that the Council consider revisions at such time as they determine that conditions have changed or that the plan in effect is incorrect.

III. AGRICULTURAL LANDS

There are no agricultural lands within the City's Urban Growth Boundary. This Statewide Goal is determined not to apply to the City.

IV. FOREST LANDS

There are no forest lands within the City's Urban Growth Boundary. This Statewide Goal is determined not to apply to the City.

V. OPEN SPACES, SCENIC AND HISTORICAL SITES AND BUILDINGS, AND NATURAL RESOURCES

Summary.

Open Space: The City of Wallowa's principal open space is private land along with existing public facilities offered by the parks and school areas.

Mineral Resources: There are no known mineral or aggregate resources within the City's Urban Growth Boundary.

Energy Resources: There are no known sites for hydro-electric generation nor any known geothermal or hydrocarbon resources within the City's Urban Growth Boundary.

Fish and Wildlife: There is no significant fish and wildlife habitat within the City's Urban Growth Boundary according to the Fish and Wildlife Habitat Plan for Wallowa County and accompanying maps. The segment of the Wallowa River which borders the City on the North and East is habitat for some resident species of trout.

Scenic and Scientific Natural Areas: The scenic and aesthetic value of Green Hill on the south side of the City should be protected through cooperation with Wallowa County. There are no significant scenic or scientific natural areas within the Urban Growth Boundary of the City of Wallowa.

Water Areas: The segment of the Wallowa River bordering the City and the segment of Bear Creek adjacent to the Urban Growth Boundary on the west are the only surface waters in the planning area. Protection of surface water quality is provided within the Plan and in the implementation ordinances and requires review of industrial and commercial development proposals for any negative impacts. Groundwater resources appear adequate, given the data in Appendix C, and all development proposals should be reviewed for any potential detriment to the groundwater quantity and quality. Protection of the water quality of Bear Creek watershed is of prime concern to the City and will require effective coordination with the County as the watershed is within the County's jurisdiction.

Historic Structures: Structures on the Oregon Statewide Inventory of Historic properties will be evaluated based upon two criteria:

1. Whether activities of historical significance have taken place within said structure. Generally, commercial activity would not be considered of historic significance; activities of broader historical significance are required, and

2. Whether the architecture is of "historic significance." Neither age by itself nor the fact that a building is an example of an architectural style prevailing at a particular time in the history of the city is sufficient. The criteria is a more subjective one as to whether or not the architecture is of artistic merit or an unusual and meritorious type.

It is anticipated that renovation of a building consistent with the original architecture would be far more expensive than renovation or remodeling where architectural consistency is not required; materials used in older buildings (e.g., window styles, siding, doors, mouldings, cornices, etc.) are frequently either not available at all or are only available currently at a high cost. Given the low per capita income levels in Wallowa, the small market area the businesses in Wallowa serve, there are not, generally, financial resources available to fund architecturally consistent restoration.

Given the economic restraints, the choice may be between no repairs or renovations due to higher costs for architecturally consistent techniques and remodeling or renovation in a more cost-effective manner using less expensive modern building materials and construction techniques. It is crucial to the city's long-term viability that the existing core area consisting primarily of older structures continue to serve modern business requirements in a functional way. This is crucial to the continued existence of a viable retail and service core area within the city. Goal 9 economic considerations are deemed more important to the public interest than Goal 5 architectural considerations. For these reasons, the city will only impose burdens accompanying designation as a historic structure where it is clear that either activities taking place within the structure are of historic significance or the architecture employed is unusual and superior.

The city has reviewed the structures inventoried in the Statewide Inventory of Historic Properties, and other structures within the community, and finds no structures which meet the above criteria. We think this conclusion is consistent with experience. The city has not been blessed with examples of outstanding architecture. A specific analysis of buildings within the City of Wallowa appearing on the Statewide Inventory of Historic Properties appears in Appendix D of this plan.

Scenic Waterways: No designated or potential federal or state scenic or wild river is located within or adjacent to the City of Wallowa.

Findings: The following items form the basis upon which policies regarding open space and other cultural and natural resources are developed:

- 5-1. Preservation of open space is not a critical concern for the City.
- 5-2. Minerals, aggregates, and energy resources are not present within the City UGB.
- 5-3. The water quality of the Wallowa River is found to be excellent and is to be protected.
- 5-4. Water quality in the Bear Creek watershed, located south of the City and which serves as the municipal water source has been found deficient due to turbidity and, therefore, development along this waterway should be closely regulated by the County in cooperation with the City.

- 5-5. There are no structures of historic or architectural significance within the City of Wallowa.
- 5-6. The majority of structures housing commercial and retail businesses within the core area of the City of Wallowa were constructed in the early part of this century and the City finds the ability to renovate and modernize such structures without incurring the cost of architecturally consistent techniques is crucial to the continued existence of an economically viable retail core area within the City.

OPEN SPACE GUIDELINES

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

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 5-1. That ordinance provisions for recognition and public review of development proposals affecting historic sites be developed.
- 5-2. That water quality of the Wallowa River and the portion of Bear Creek lying on the west boundary of the Urban Growth area be afforded protection by means of development review procedures for all commercial and industrial development proposed adjacent to the waterways.
- 5-3. That the City establish close coordination with the County in matters of development within the Bear Creek watershed.
- 5-4. Only those structures where activities of broad historic significance or where the architecture employed is unusual or superior warrant protection by designation in the Land Use Plan as of historic or architectural significance.

VI. AIR, WATER AND LAND RESOURCE QUALITY

Summary. Air, water and land resource quality in Wallowa County are basically excellent. Few apparent threats to future quality have been identified. Air quality is affected minimally by smoke from timber related activities and, although atmospheric inversions occur periodically, air is essentially clean and free from pollutants. It is recognized that because of the bowl-shaped configuration of the valley air pollution could become a problem if industries with substantial emissions were to locate in the area. Air quality in the County has been monitored by the State of Oregon Department of Environmental Quality since 1974. Conformation to state and federal air and water quality standards along with land use procedures will be the major emphasis for maintaining these excellent resource qualities.

Water quality within the City is also good, primarily because of the protection provided the supply as a result of its origin in the Eagle Cap Wilderness Area. Subsurface sewage disposal and disturbance of vegetation along stream banks are the primary potential threats to surface water quality if not properly monitored. The Department of Environmental Quality review and approval requirements for individual subsurface sewage disposal systems provides adequate protection in those areas of the City's UGB not presently served by the municipal sewer system or the Evergreen Sewer District.

Land resource quality is being protected through the County Solid Waste Program, wherein the County and City are working together on county-wide solid waste disposal. An ordinance based on the solid waste management study done in 1974 is the basis for the coordinated program. The City and County recognize the need to periodically update and reassess the solid waste disposal needs of the County.

Findings. The findings below are the basis for decisions made with respect to air, water and land quality goals in the City of Wallowa:

- 6-1. That the air, water, and land resources of the City are relatively pure.
- 6-2. That major additional industrial development which might adversely affect the quality of air, water and land resources appears unlikely.
- 6-3. That D.E.Q. is responsible for monitoring most resource quality through their control of air and water emissions, solid waste site disposal regulations and subsurface sewage disposal systems approvals.
- 6-4. That there is no significant noise problem within the City apart from the noise of routine highway traffic.

- 6-5. That the quality of the water from the Bear Creek watershed is of critical importance to the City in that the watershed supplies the major portion of the City's water.

RESOURCE QUALITY GUIDELINES

GOAL: To maintain and improve the quality of air, water and land resources of the City.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 6-1. That a high priority be given to maintaining and improving the resource quality within the City.
- 6-2. That partitioning, subdividing and other land development not be approved which exceeds the carrying capacity of the area's air, water and land resources.
- 6-3. That measures be implemented which require a checklist review of each industrial development proposal to determine any detrimental environmental impacts.
- 6-4. That the County's solid waste ordinance be strictly enforced.
- 6-5. That the City cooperate and coordinate with State and federal environmental regulations.
- 6-6. That development by State and federal agencies meet the same quality standards and regulations as are applicable to private development within the City.
- 6-7. That the City of Wallowa pursue a policy of full participation with the County as pertains to all matters of development and land use in the Bear Creek watershed.

RECOMMENDATIONS: The following recommendations are implementation measures identified in the process of plan preparation.

- 6-1. Decisions which might have an adverse impact on resource quality be reviewed in public hearing held with proper public notice.
- 6-2. Work with SCS be continued in order to reduce streambank erosion, runoff problems, and reclamation plans and, further, that provisions for such improvements be included in zoning and subdivision regulations.

VII. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Summary. Flooding occurs periodically along the Wallowa River within the City UGB. The areas identified by the Department of Housing and Urban Development (HUD) as being within a "Flood Zone A" are shown for the incorporated areas of the UGB on Figure 4 and for the unincorporated areas on Figure 5. The south side of the City is characterized by an increasingly steeper slope. Figure 6 is a topographic map of the City showing the slope upward to the south. This area is presently undeveloped due to limitations of extending City water and sewer into the area. However, should development be projected for this area the City should be prepared to handle any identified slope hazard conditions and require developers to adequately address such problems in their project designs.

Findings. The findings which follow provide the basis for policies related to natural hazard areas:

- 7-1. That residents of the City are eligible to obtain Federal Flood Insurance Assistance as provided by Public Law 90-448.
- 7-2. That present flood hazard maps are adequate and provide the City with general flood zone identification.
- 7-3. That it is more desirable and cheaper to prevent development from occurring in the flood prone areas than to allow such development and to provide protective structures as may be needed.
- 7-4. That Green Hill may demonstrate potential landslide hazard conditions should development begin to occur in the area and, therefore, should be given consideration in Plan development.

GUIDELINES FOR AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

GOAL: To protect life and property from natural disasters and hazards.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 7-1. That developments not be planned nor located in areas likely to be subjected to major damage or loss of life due to natural occurrence of disaster.
- 7-2. That flood proofing construction be utilized in areas of likely inundation.

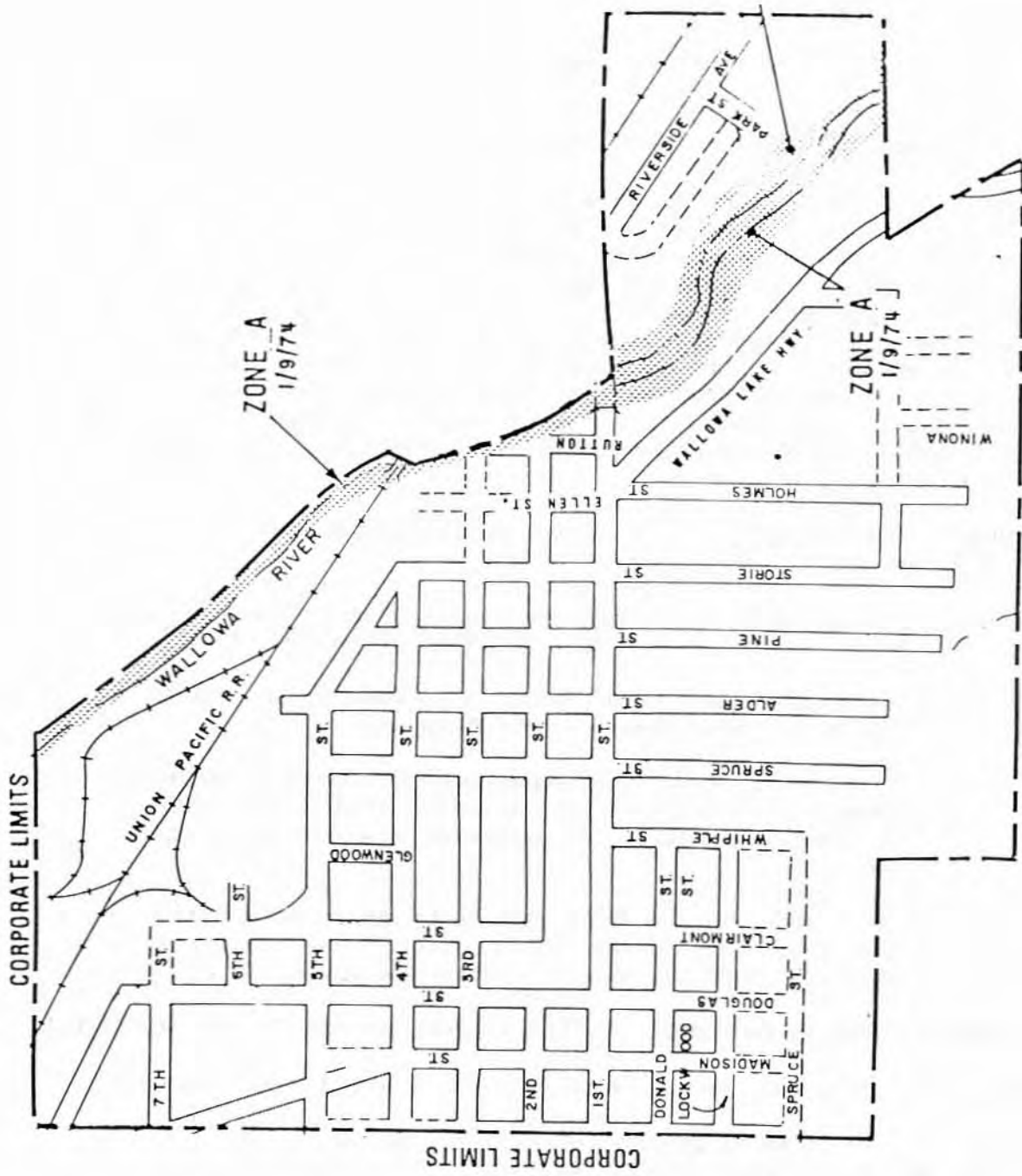
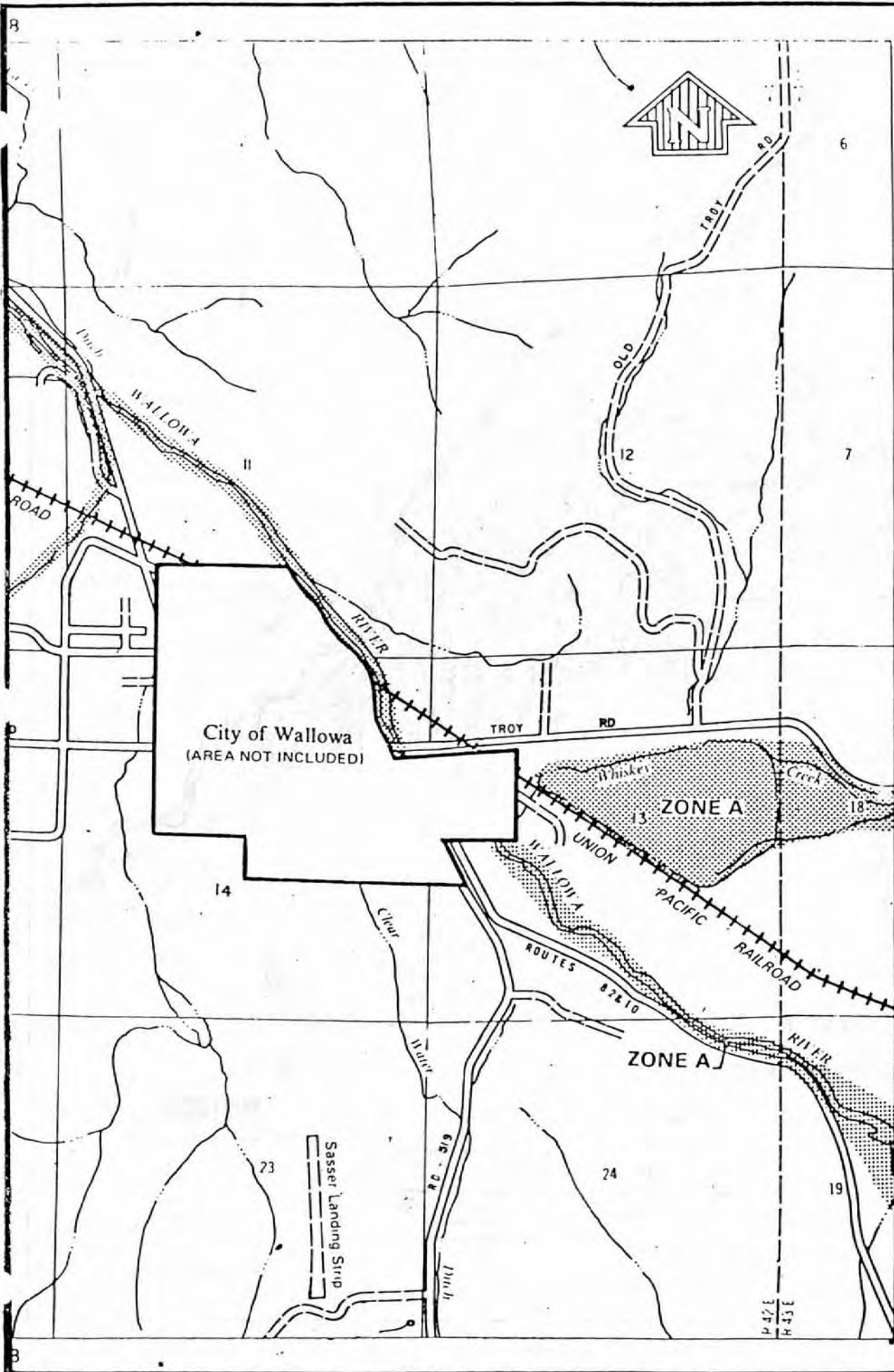


FIGURE 4

01	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Federal Insurance Administration CITY OF WALLOWA, OR (WALLOWA CO.)	APPROXIMATE SCALE 500 0 1000 2000 3000 FEET FIA FLOOD HAZARD BOUNDARY MAP No. H 01	MAP REVISED 4/23/76
----	--	---	------------------------



JOINS 59

FIGURE 5

<p>APPROXIMATE SCALE</p> <p>6000 FEET</p>	<p>EFFECTIVE DATE 6/28/77</p>
<p>FLOOD HAZARD BOUNDARY MAP</p>	
<p>DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Federal Insurance Administration WALLOWA CO., OR (UNINC. AREA)</p>	
<p>58</p>	

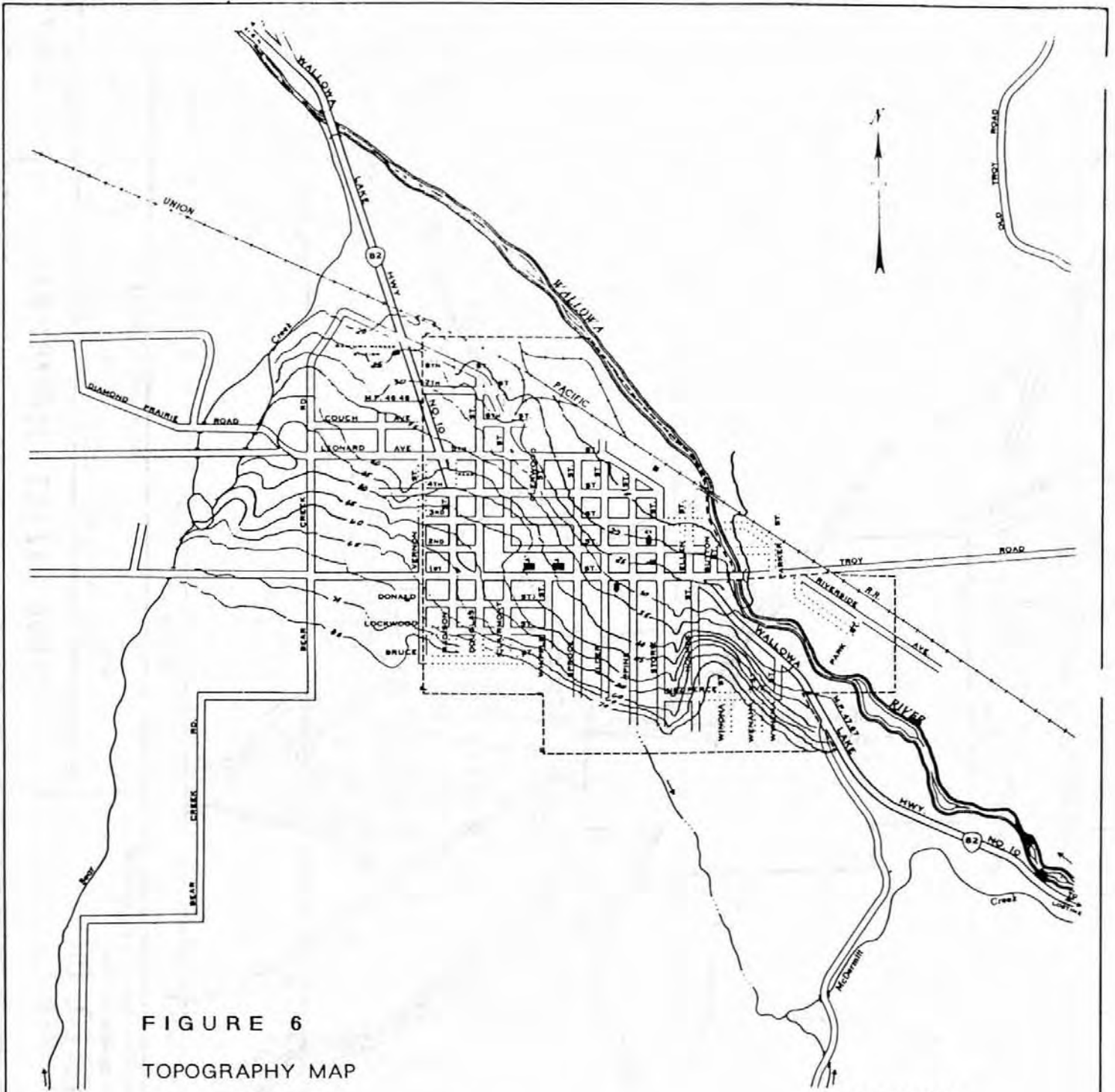


FIGURE 6
TOPOGRAPHY MAP

SIGNED ROUTES

- INTERSTATE
- U.S.
- ORE.

LEGEND

- Post Office
- School
- R.R. Depot
- Public Bldg
- City Hall
- Court House
- Armory
- Library
- Street open for travel
- Street dedicated but not open
- City Limits

WALLOWA
WALLOWA COUNTY, OREGON

Scale in Feet

- 7-3. That should any area(s) of Green Hill be identified as potential slide areas, the City immediately require any construction in such area(s) be engineered so as to prevent slope subsidence, and that, prior to residential development in identified slide areas, developers will assume the responsibility of showing the site(s) to be stable for building foundations and urban development.
- 7-4. That residential development in flood prone areas have the elevation of the lowest inhabited floor at least one foot above the highest flood of record, and that developments be in accord with State and Federal guidelines for assuring safe operation of sewage and water systems.

RECOMMENDATIONS: The following recommendations are implementation measures identified in the process of plan preparation:

- 7-1. That when more detailed mapping of the flood zones and the slide hazard areas become available, provisions be added to the City zoning and subdivision ordinances and maps to reflect the data and discourage development which might likely result in damage or loss of life.
- 7-2. That all related local, State and Federal agencies coordinate efforts to reduce potential flood and slide hazards and subsequent loss of property and life.

VIII. RECREATIONAL NEEDS

Summary. Hunting, fishing, boating, hiking and other recreational activities are part of the number of endeavors which make Wallowa County one of the recreation centers of Oregon and of the Pacific Northwest. Wallowa Lake, Eagle Cap Wilderness, Hell's Canyon, fishing and big game hunting form the support structure for most of the recreation activity. The streams, high lakes and mountain trails are equally important.

Sixty-one public and private recreational sites presently exist within the County and facilitate a range of activities which include flying, picnicking, camping, boating, skiing, hiking, hunting and sight-seeing as well as a variety of other active and passive pleasures.

Most recreational activity takes place on State or Federally controlled lands. Over half of the land within Wallowa County is within the domain of the U.S. Forest Service and about 15% is designated as wilderness. Most of the County's camping and hiking activities take place in the wilderness areas, although a number of campgrounds are located on other USFS property throughout the Joseph District. A number of picnic and camping sites are also provided by the State with the largest being at Wallowa Lake.

Findings. The following findings are the basis for policies related to the City's recreational needs:

- 8-1. The Wallowa County area possesses one of the State's finest year around recreational potentials.
- 8-2. Over-night parking for self-contained travel units is currently being expanded in the area.
- 8-3. Adequate food, lodging, and auto services are available in the City for tourist needs.
- 8-4. Wallowa has relatively little of its winter recreation potential developed.
- 8-5. Inventory of recreational facilities within the City shows:
 - A. Fenced baseball field and support facilities
 - B. High School ball field and tennis courts
 - C. Two-acre over-night trailer park with dump station and City water
 - D. One-acre City Park with playground
 - E. Access for fishing on Wallowa River

GUIDELINES FOR RECREATIONAL NEEDS

GOALS: To satisfy the recreational needs of the citizens of the City and its visitors.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 8-1. That the City will continue to cooperate with the County and the State to promote recreational development in the area.
- 8-2. That self-contained travel unit parking areas will be expanded as land and funds become available.

RECOMMENDATIONS: The following recommendations are additional implementation measures identified in the process of plan preparation and considered optional:

- 8-1. That private enterprise be given priority and be allowed to develop recreation facilities similar to those of State and Federal agencies where economically feasible and where environmental protection is assured.

IX. ECONOMY

Summary. The economy of the City of Wallowa has been traditionally tied to timber production, agriculture, recreation, government, and trade and services for its employment base. Timber, agriculture and recreation are highly seasonal employers with high unemployment rates experienced in the winter months. These three sectors represent the most important employment in the local economy in terms of numbers employed. Agricultural employment has been steadily declining in the area since 1964. Timber employment, while remaining highly seasonal, has shown some improvement with the increase in the amount of wood processing occurring in the County.

Wage and salaried people, primarily in government and services, make up the remaining portion of the employed in the City. Here again, seasonal fluctuations in numbers of employed occur lending to the instability of the local employment picture.

Growth in the economy of the City will rest on sufficient and well-placed lands put aside for commercial and industrial use. Industrial growth will, in all likelihood, be geared to the initial processing of wood products and, possibly, mineral products.

Findings. The findings below are the basis for the economic policies of the Land Use Plan:

- 9-1. That agriculture and forestry will continue to be the major sectors of the City's economy.
- 9-2. That agricultural earnings have risen while numbers of employed in this sector have declined in recent years.
- 9-3. That recreation has a significant role to play in the local economy and depends heavily on timberlands and mountain streams for growth opportunities.
- 9-4. That the local employment pattern is highly seasonal.
- 9-5. That employment in trades and services is increasing.
- 9-6. That Wallowa's capacity to attract new industry is tied to industrial processing of raw materials and natural resources.
- 9-7. That currently developed commercial lands within the City of Wallowa amount to approximately 271,000 square feet (6.2 acres) which, using the population of 850 people in 1980, means there is about 317 square feet of developed commercial property for each resident.

- 9-8. That vacant land in the Commercial and the Commercial-Industrial areas of the City available and suitable for commercial use amounts to about 120,000 square feet (2.77 acres).
- 9-9. That a population of 1200 in the year 2000 will require an additional 112,000 square feet of commercial development.
- 9-10. That the vacant land within the City available for commercial development is sufficient to meet future projected needs.
- 9-11. That the following parcels are available and suitable for industrial development and are located within the City UGB and at present are or can be easily served by City water and sewer. The sites are included in the Wallowa County Industrial Site Inventory of 1980 as compiled by the Blue Mountain Intergovernmental Conference. The sites are identified on Figure 7:
- SITE A: A parcel of 42.59 acres which is currently vacant but is the former developed Bate's Mill, a large wood products plant that closed in 1962. The site is served by municipal water and sewer and is adjacent to the rail line. The site is considered the best industrial site in the County.
- SITE B: A 1.15 acre parcel historically used for light-industrial and wood products operations. The parcel can be readily served by City water and sewer and is adjacent to the highway and rail line.
- SITE C: A 2.53 acre parcel adjacent to Site B and possessing the same characteristics.
- SITE D: A 15.44 acre site (of which the ten acres within the City limits represents the only industrial land within the City) owned by the City and the site of the municipal sewage treatment plant. The site has limited private development potential as the City will require some of the land for plant expansion in the future.
- 9-12. That the 61.68 acres presently designated for commercial-industrial development and within the City UGB and serviceable by municipal water and sewer are sufficient to meet the projected industrial growth needs of the City and to provide space for the types of industrial uses anticipated, i.e., wood products.

ECONOMIC DEVELOPMENT GUIDELINES

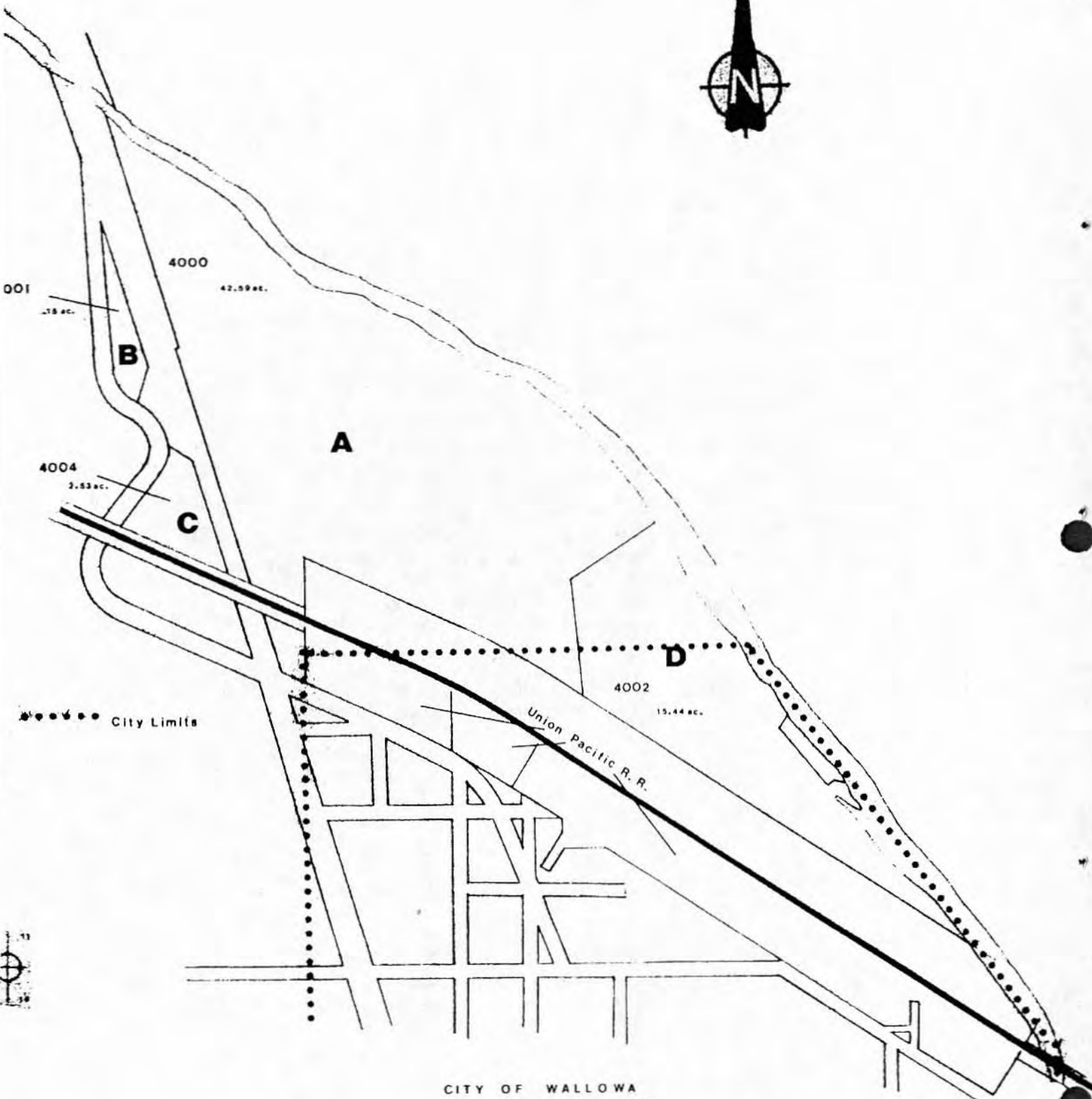
GOAL: To diversify and improve the economy and employment base of the City.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 9-1. That encouragement and support be given to development of industrial parks where compatible with other uses.
- 9-2. That the City follow all State and Federal agency plans affecting the local economy and coordinated with local needs.
- 9-3. That permit procedures be expedited for economic where compatible with other uses and values.
- 9-4. That diversification of home-based industries be encouraged and planned for.
- 9-5. That the Overall Economic Development Program for Wallowa County be used as the base for local economic development programs.
- 9-6. That industrial expansion be encouraged in a manner which will not seriously degrade the local area's liveability.
- 9-7. That public facilities and services be planned and made available to those locations deemed suitable for industrial uses when the need arises.

RECOMMENDATIONS: The following recommendations are additional and optional implementation measures identified during plan preparation:

- 9-1. That an active program be continued to attract timber processing or related industries to the area and that the program be a joint private-public effort taking into account tax incentives, ordinance and improvement needs, and fee and less-than-fee acquisition techniques.
- 9-2. That efforts be made to expand the duration of the local employment period.
- 9-3. That new commercial business be encouraged in order to provide a better local selection of goods.



CITY OF WALLOWA

FIGURE 7

X. HOUSING

Summary: A number of housing studies have been done which include the City of Wallowa. The most extensive (and most recent) study was compiled in 1975 by the Eastern Oregon Community Development Council. This study analyzed factors such as income per household, vacancy rates, rent levels, and housing quality. The data from this and other studies is summarized in Appendix E.

The present (1982) housing type distribution is as follows:

Single-family detached dwellings (including mobile homes on individual lots)	325 d.u.	(93%)
Multiple-family dwellings (including the only duplex in the City)	19 d.u.	(6%)
Mobile homes in a mobile home park	3 d.u.	(1%)
TOTAL DWELLING UNITS	347 d.u.	

The inventory of current housing shows the City preference is overwhelmingly that of detached single-family units. About 16% of these units are mobile homes on individual lots. The City zoning has been developed with no distinction given to mobile homes and frame-constructed dwellings. The breakdown of residences for each area designated for residential use is as follows:

179 dwellings in the Residential Classification
117 dwellings in the Residential-Commercial Classification
29 dwellings in the Commercial Classification (non-conforming
uses)

Not only does the preference seem to be that of residences on individual lots, the size of these lots are well above the norm for typical urban areas. The average lot size for residences in the City is about 16,500 square feet.

There are four multiple dwelling buildings in the City with one being a low-income subsidized housing project for the elderly. This building provides 8 units of the total of 19 units within the City at present.

The residential demand over the next twenty years will be expected to vary little from the present preferences. More mobile homes may be expected to appear and the average lot size may be reduced somewhat by the rising land prices. For purposes of analyzing the future land needs as relate to residential growth, the City is using the numbers distribution shown by the 1982 data.

The current number of people per household in the City is 2.5 (850/347). This figure is expected to hold constant over the next twenty years. Using this figure, the number of dwellings required by the year 2000 to meet the needs of 1200 people will be 480 (1200/2.5). This means there will be the need to accommodate 133 new dwelling units. The expected distribution of these new units among the various housing types is as follows:

Single-family dwellings (including mobile homes on individual lots)	.93x480 = 121 d.u.
Multiple-family dwelling units	.06x480 = 10 d.u.
Mobile homes park spaces	.01x480 = 5 d.u.

The Urban Growth Area of the City, as shown on Figure 1, will be able to accommodate this anticipated growth. The residential areas within the City limits and zoned residential and residential-commercial have about 89 buildable and available residential building sites which average eight to ten thousand square feet in size. The unincorporated area within the UGB and on the east side of the City (Eastside Addition) will accommodate up to 17 new single-family residences with a density of one unit per ten thousand square feet. The unincorporated portion of the City on the west side of the City (Evergreen Sewer and Water District and parcels north of the District) has a maximum residential density of one residence per acre (with provision of both municipal water and district sewer) and can provide about 35 new dwellings in the future. The result is the UGB of the City can readily accommodate about 140 new dwelling units (primarily detached single family units). This does not take into account the possibility that some owners of larger developed lots within the UGB may divide the parcels to provide additional building sites. At present the owners of these larger lots are unwilling to divide the lots.

Within the Residential-Commercial and the Commercial land use classifications there is sufficient land available to accommodate the expansion of multiple-family and mobile home park needs. The present average area per unit in multiple family structures is 2800 square feet. By the year 2000 an additional 28,000 square feet will be needed for development. Also, the present mobile home park has a capacity of eight units of which only three spaces are occupied on a permanent basis.

Findings. The findings below are the basis for planning decisions in Wallowa with respect to housing:

- 10-1. That inadequate vacant land exists within the City of Wallowa to satisfy the housing needs of the projected year 2000 population of 1200.
- 10-2. The 1975 housing survey established the following facts:
 - A. 37% of the City households were paying excessive housing costs.

- B. The then median income was approximately \$8,000.
 - C. The then median housing cost for City families was \$100-\$120 per month.
 - D. The low income family (\$7,000 or less/year) were paying up to 45% of their income into housing.
 - E. That approximately 12% of the housing in the City was considered sub-standard.
- 10-3. The current (1982) density in the City is 2.4 people per acre with a household density of 2.5 people per dwelling unit.
 - 10-4. There are 347 households in the City.
 - 10-5. The 1980 census showed the City population to be 850.
 - 10-6. The ratio of people to household will hold at 2.5:1.
 - 10-7. That based on a year 2000 population of 1200 people the City will have to accommodate an additional 350 people and 133 new households.
 - 10-8. The current vacant residential land within the City UGB will accommodate 140 new single family dwellings and 350 people (of the 140 sites, 89 are within the City limits).
 - 10-9. The new multifamily units will need to accommodate 25 additional people (10 new dwelling units).
 - 10-10. The present mobile home park has five vacant sites. The year 2000 need for five additional sites is thereby satisfied.
 - 10-11. That the amenities of the building sites available were not considered in the survey, but must be considered in light of recent housing location preferences in and around the City.

HOUSING PLANNING GUIDELINES

GOAL: To provide for the housing needs of the citizens of the City.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 10-1. That maximum utilization of vacant residential land within the City limits be encouraged before the City considers extending City services into the unincorporated areas beyond the UGB.

- 10-2. That the rehabilitation of existing housing stock be encouraged and that the City assist in obtaining any State or Federal funds which might be available to accomplish this goal.
- 10-3. That a range of housing types and housing locations be provided for in the zoning process.
- 10-4. That the City will not impede the development of a wide range of housing types by imposition of special conditions designed to discourage such development.

RECOMMENDATIONS: The following recommendations are additional implementation measures identified in plan preparation but not considered obligatory:

- 10-1. That zoning and subdivision regulations include provisions for cluster development and other flexible means of housing development design.

XI. PUBLIC SERVICES AND FACILITIES

Summary. Most public facilities and services provided within the designated Urban Growth Boundary Area of Wallowa are the responsibility of the City and the County with the exception of the Evergreen Sewer and Water District (Figure 12) and the Rural Fire Protection District (Figure 8). The County has responsibility for roads within the unincorporated portions of the UGB and the City and County have entered into a cooperative agreement whereby the County Sheriff provides the City with police protection.

Several sewer and water system studies have been conducted since 1970 for the City. The result of these studies have provided the City with a very good understanding of the system capacities. The Steven, Thompson and Runyon Study (1974) describes the qualities of the sewer plant which was significantly upgraded in 1972-73. The study does note the need to expand the lagoon facilities in the future as demands on the system increase. The Anderson and Perry study (1976) outlines the deficiencies of the City water system. The City obtains most of its water from Bear Creek (the intake being three miles up-stream from the City limits). The City has experienced water shortages at times due to drought conditions and severe winter freezing. The Bate's well (on the site of the old Bate's Mill) has recently been tied into the City system and can alleviate the problem of water shortage as well as provide needed water during periods of high turbidity in Bear Creek. The principal problem with the City system is insufficient reservoir capacity and the age of the water lines. Also, the problem of turbidity has caused periodic problems with meeting EPA water standards. The City has an on-going program of system improvement when funds are available.

Figure 9 shows the present water system and the recommendations of Anderson and Perry (1976). Figure 10 shows the layout of the sewer system in the City. The present sewer system and the Evergreen Sewer and Water District system are capable of meeting the expected added demands in the future. The water system is presently unable to be expanded into the unincorporated UGB without improvement. The City is continuing to secure the funding to achieve system improvements.

The following studies have been compiled for the City and related to the sewer and water systems:

A Comprehensive Water and Sewer Study for Wallowa County, Oregon. Ronald M. Blakley, Consulting Engineer, 1970.

Comprehensive Water Supply and Sewage Plan. Stevens Thompson and Runyan, 1974.

Water System Evaluation -- City of Wallowa. Anderson and Perry, 1976.

Findings. The findings below are the basis for planning decisions related to public facilities and services:

- 11-1. That the City provides most of the public services and facilities in the area except for the campgrounds and related facilities provided by the Federal and State agencies.
- 11-2. That the daily amount of solid waste generated by the Wallowa-Lostine area is estimated to be 4.0 cubic yards (1974) according to the Wallowa County Solid Waste Management Study.
- 11-3. That based on population forecast of 1200 people by the year 2000, the City has sufficient water capacity but will need to make some improvements on the City sewer system to handle the increased volume.
- 11-4. That continued efforts to upgrade the sewer and water systems be encouraged.
- 11-5. That the present school facility is sufficient to serve the expected demands placed on it by a population of 1200 by the year 2000.

PUBLIC FACILITY AND SERVICE GUIDELINES

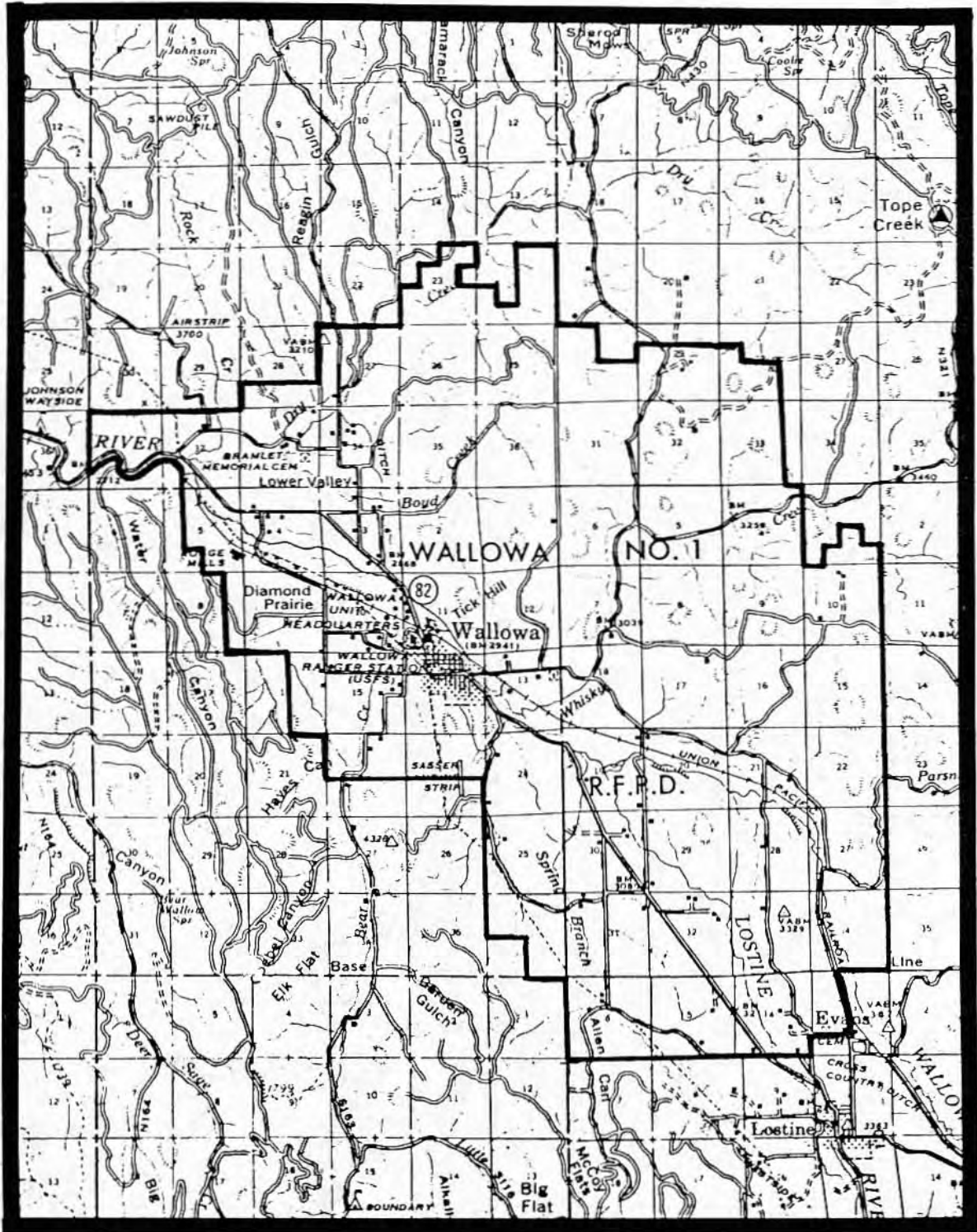
GOAL: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as the framework for urban development.

POLICIES: The following policies are part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 11-1. That strict enforcement of the solid waste ordinance be pursued.
- 11-2. That subdivisions within the unincorporated portion of the UGB be approved only after all needed services are provided or can be made available.
- 11-3. That annexations be made only if and when the City is capable of providing needed services and facilities without additional financial burden on existing residents.
- 11-4. That planned levels of service be coordinated with urban growth projections.
- 11-5. That utility lines and similar private or public service be located in existing transportation rights-of-way whenever possible.

RECOMMENDATIONS: The following recommendations are implementation measures identified in plan preparation but not seen as obligatory:

- 11-1. That the City coordinate the efforts of local, State and Federal governments in assuring that needed facilities and services are provided.
- 11-2. That the City expedite the installation of the Bate's Mill well into the City water system to supplement the Bear Creek supply.
- 11-3. That the old wooden water lines be replaced as funds are available.
- 11-4. That the City continue to apply for grants and other financial assistance to help fund improvements in the City water and sewer system.



RURAL FIRE PROTECTION DISTRICT NO. 1

FIGURE 8



FIGURE 9
CITY OF WALLOWA
WATER SYSTEM

4 Size of line in inches

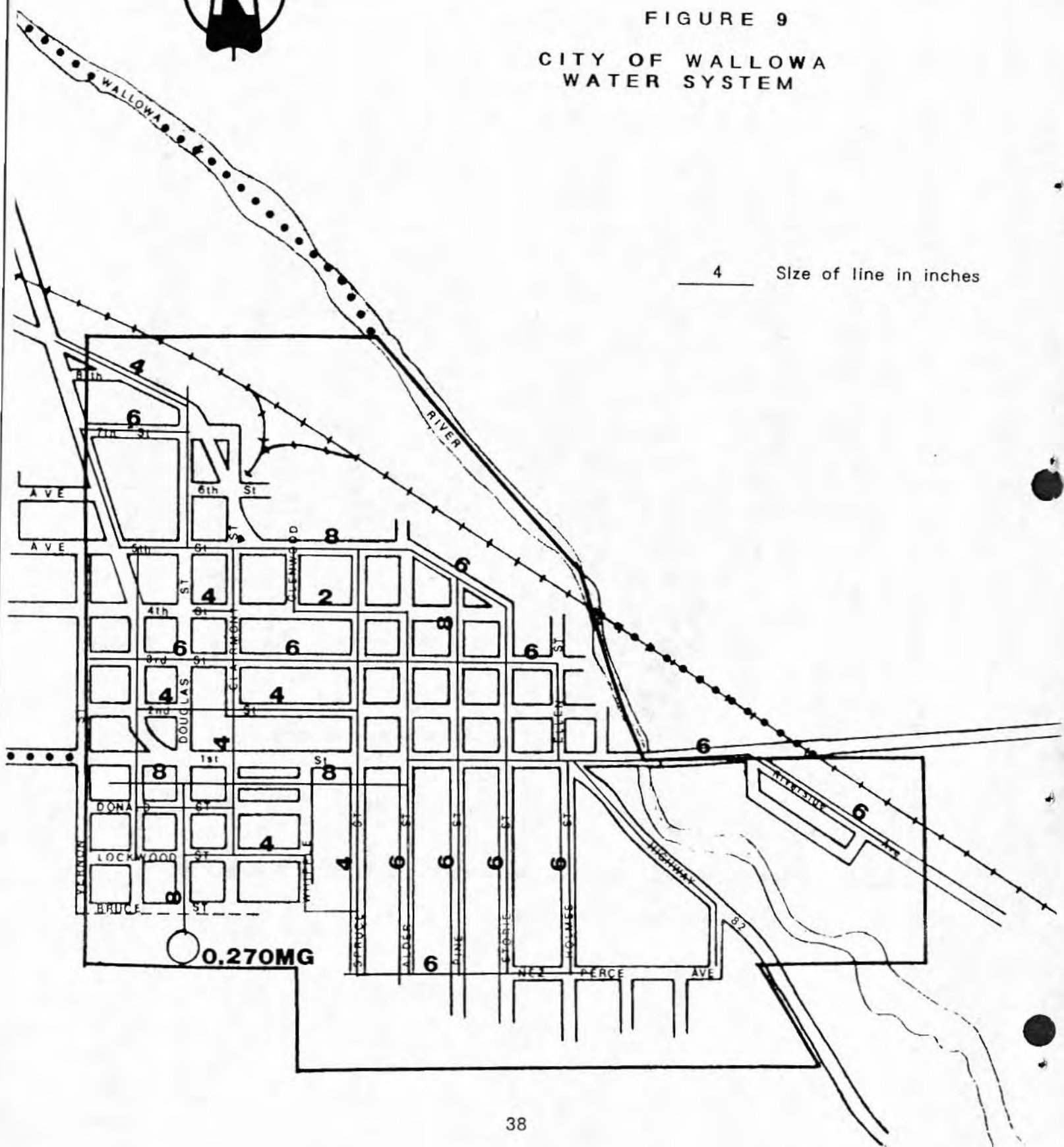
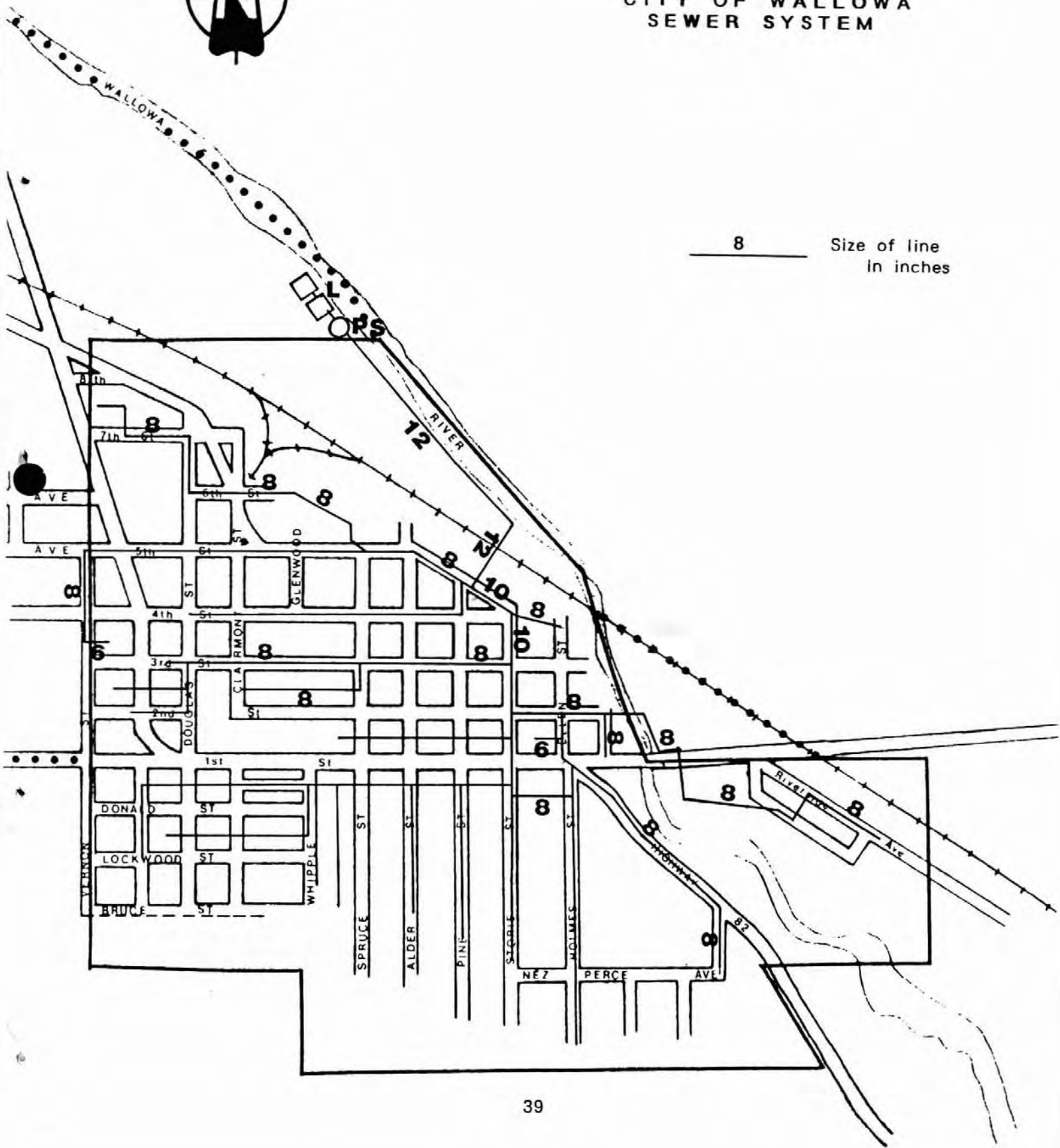




FIGURE 10
CITY OF WALLOWA
SEWER SYSTEM

8 Size of line
 In inches



XII. TRANSPORTATION

Summary. Low density population and the rural nature of the area has resulted in individual vehicular traffic being the only major source of transportation. Rail connection between Wallowa and La Grande provides transport for significant amounts of logs and wood products. Airfields are located at Joseph and Enterprise and landing strips are in a number of locations throughout the County. The Senior Citizens' Bus Program and the Moffitt Brothers' Stage connect the cities and La Grande and provide the only public transportation within the County.

As a result of the nature of transportation improvements, primary local planning concerns are with the County, State and Federal road systems. The County road system is of concern because of the requirements for improvement and maintenance, and the costs involved in both. State roads are significant because of their connections between Wallowa and peripheral areas to which linkages are necessary for the economic success of local industries. Federal roads are important because of the recreation and timber activities which they accommodate. Of equal concern is the upkeep of USFS roads.

The long-range outlook for the City is little change in the emphasis in transportation modes. Other than an ever present need to upgrade and maintain current facilities. There will be little change in transportation facilities as long as the area retains its rural character and there is no radical change either in population or local industrial needs.

Findings. The following findings are the basis for policies related to the transportation needs of the City:

- 12-1. That the road system within the City is adequate to meet public needs.
- 12-2. That the City is served by a branch line operated by the Union Pacific Railroad.
- 12-3. That public transportation between incorporated towns in Wallowa County is now being provided by a local bus that operates between Joseph and La Grande on Highway 82, and by the Senior Citizens' Bus Program.
- 12-4. That few people in the City are transportation disadvantaged.

TRANSPORTATION GUIDELINES

GOAL: To provide and encourage a safe, convenient and economic transportation system.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 12-1. That the Highway Department be encouraged to improve the State Highway between Joseph and La Grande.
- 12-2. That continued and improved rail service for goods be encouraged.
- 12-3. That the Oregon Department of Transportation improve on and maintain the safety of the Union Pacific Railroad Crossing within the City UGB.

RECOMMENDATIONS: The following recommendations are additional implementation measures identified in plan preparation but not felt to be critical:

- 12-1. That every effort be made to continue the bus and stage service within the County and between Wallowa and La Grande.
- 12-2. That the County work with the cities in establishing cooperative road improvement programs and schedules.

XIII. ENERGY CONSERVATION

Summary. Considering the nature of the City, its size and population distribution, it is difficult to implement measures to conserve energy. Some energy savings will result from most building being located adjacent to established transportation corridors.

New energy sources might be developed utilizing wind, hydro-electric and solar energy. Re-use and recycling of metallic waste should be implemented through the County solid waste program. Public participation is encouraged in all phases of recycling and the reduction of energy consumption. Use of wood (a renewable resource) for heating and cooking is another energy saving practice which is gaining in popularity. Use of wood is also encouraged as a means of disposing of tussock-moth kill.

Environmental and economic factors will provide the necessary push towards energy use and conservation.

Findings. The following findings are the basis for planning decisions related to energy conservation:

- 13-1. That approximately 27% of the houses in the City of Wallowa are not well insulated (1974).

- 13-2. That the County solid waste program indirectly provides for the collection and re-use of metallic wastes.
- 23-3. That the City's population shows an increasing preference to use wood as a direct source or a supplemental source of heating.

ENERGY CONSERVATION GUIDELINES

GOAL: To conserve energy and promote energy saving behavior within the City.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and will be taken into consideration by both private and public interests in making land use decisions. The policies supplement the Plan Map and have the same regulatory effect. The City Council hereby insures:

- 13-1. That the City encourage and expedite permit procedures for dwellings using alternative and renewable energy sources.
- 13-2. That use of forest waste products as energy sources be encouraged.
- 13-3. That use of renewable energy resources is preferred over non-renewable ones.
- 13-4. That development of vacant lots be encouraged where access and services are available, rather than the creation of new lots which require extension of services and roads and increase energy costs and expenditures.

RECOMMENDATIONS: The following recommendations are suggested implementation measures identified in plan preparation.

- 13-1. That all levels of government pursue provisions of incentives for home insulation and other means of energy conservation.
- 13-2. That ordinance revisions include provisions to recognize and minimize energy use.

XIV. URBANIZATION

Summary. The desire and the necessity for managing growth on the periphery of the City of Wallowa has been recognized by the City and the County. Historically, several areas adjacent to the City and outside the corporate limits have been platted and/or have begun a process of development comparable to the pattern of development within the City. The County recognized this pattern of development and zoned those areas adjacent to the City Rural Residential (R-1, with five acre minimum lot sizes).

Towards the goal of establishing cooperative growth management mechanisms, the City and County have entered into an Urban Growth Boundary for the City of Wallowa, as shown on the Plan Map, proceeded in line with the criteria set forth in Goal 14 of the Statewide Planning Goals and Guidelines. The boundary includes unincorporated lands within the Urban Growth Boundary.

The establishment of the Urban Growth Boundary for the City of Wallowa, as shown on the Plan Map, proceeded in line with the criteria set forth in Goal 14 of the Statewide Planning Goals and Guidelines. The boundary includes unincorporated areas which are:

1. Designated for residential and for industrial development by the County.
2. An area historically considered part of the City and originally platted to City density -- Eastside Addition. The area is also crossed by and accessible to the City sewer system (See Figure 11) .
3. An area on the west side of the City which is within the Evergreen Sewer and Water District Boundary. The Sewer District is tied into the City mainlines and utilizes the City treatment plant (See Figure 12).
4. Parcels of land on the north side of the City presently zoned by the County for industrial use and serviceable by City water and sewer (See Figure 7).

Findings. The following findings form the base upon which planning policies with respect to urbanization of the City are developed:

- 14-1. A formal Urban Growth Boundary Agreement has been enacted by the City and County and shall be utilized in all planning decisions related to the unincorporated areas of the Growth Boundary.

- 14-2. The Evergreen Sewer and Water District presently serves an area adjacent to the City but outside the corporate limits. The system does tie into the City treatment plant and has growth potential. The area is committed to development with urban services.
- 14-3. The area on the east border of the City known as the Eastside Addition was platted to conform to the City development pattern and is crossed by the City sewer line. The area is relatively undeveloped however, with City sewer, can be developed to City density under present County zoning.
- 14-4. The Bate's Mill site located north of the City limits is serviceable by City sewer and is the site of a well now used for municipal water supply.
- 14-5. The City recognizes that the nature of development in these areas is of critical importance to the future of the City.
- 14-6. That the acreage totals for the unincorporated areas within the Urban Growth Boundary are:
- | | | |
|----|-------------------|-------------------------|
| A. | Industrial lands | 61.7 acres |
| B. | Residential lands | |
| | Eastside Addition | (8.5 acres) |
| | Evergreen Area | (56.0 acres) |
| | | 64.5 acres |
| | | TOTAL ACRES 126.2 acres |

URBANIZATION GUIDELINES

GOAL: To provide for an orderly and efficient development of land within the Urban Growth Boundary of the City of Wallowa.

POLICIES: The following policies are a part of the City of Wallowa Land Use Plan and shall be taken into consideration by both private and public interests in making urbanization decisions.

- 14-1. That a Urban Growth Boundary Agreement between the City and the County be developed and implemented as a means of guiding and planning services into and the annexation of the unincorporated lands found necessary for future growth. The agreement will specify the use and development standards to be controlling for the unincorporated areas until such time as they are annexed.

- 14-2. That the Urban Growth Boundary be changed only after determining that there is a need for additional urban area, and a capability of providing urban services to such area without increasing the financial burden of residents within the City.
- 14-3. That annexation shall be done in the manner prescribed within the City Charter and the UGB Agreement.
- 14-4. That urban uses be discouraged from sprawl which increases service costs.
- 14-5. That maximum utilization of land within the City UGB be achieved before additional land is considered for inclusion in the UGB.

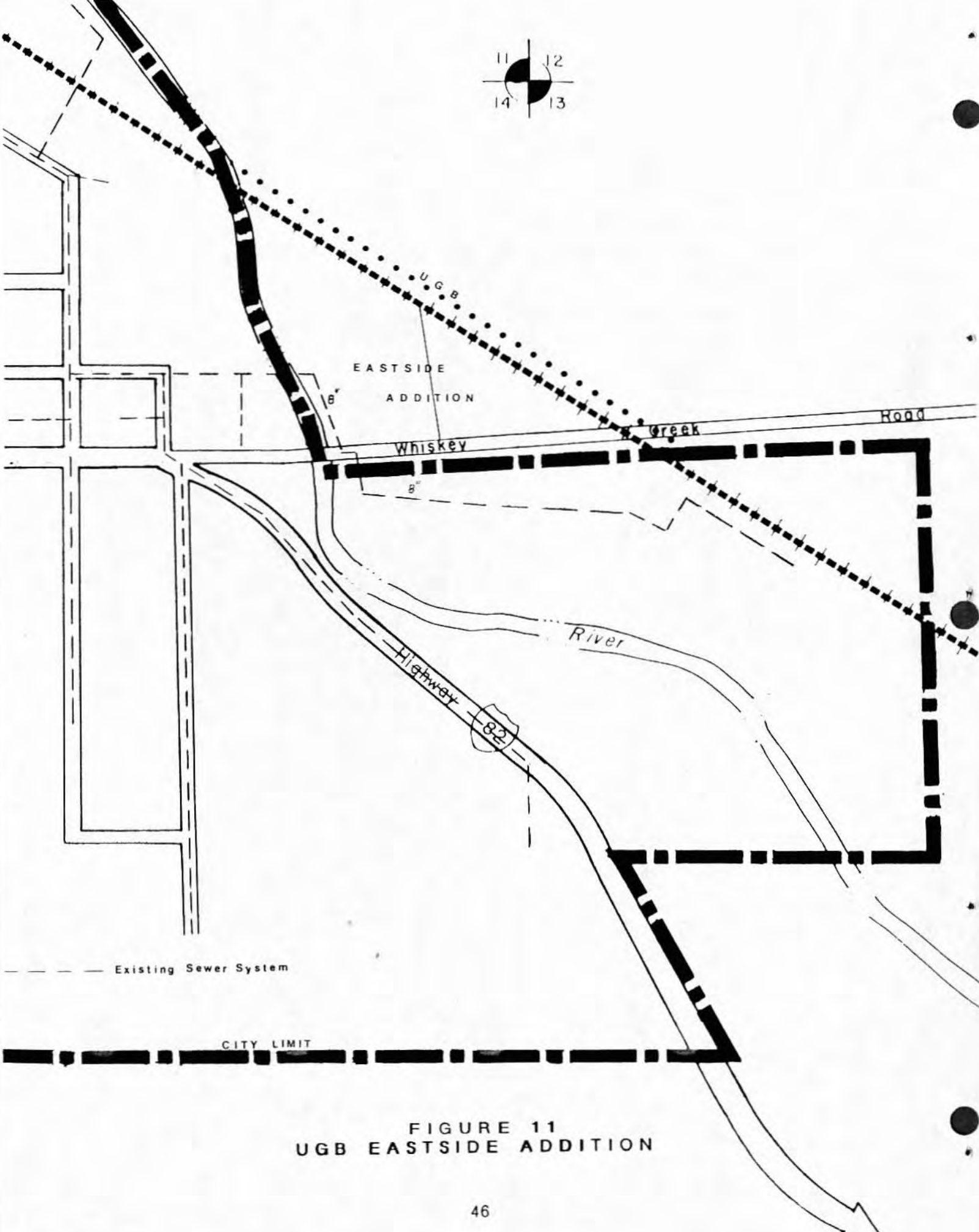
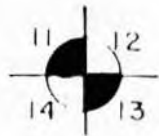
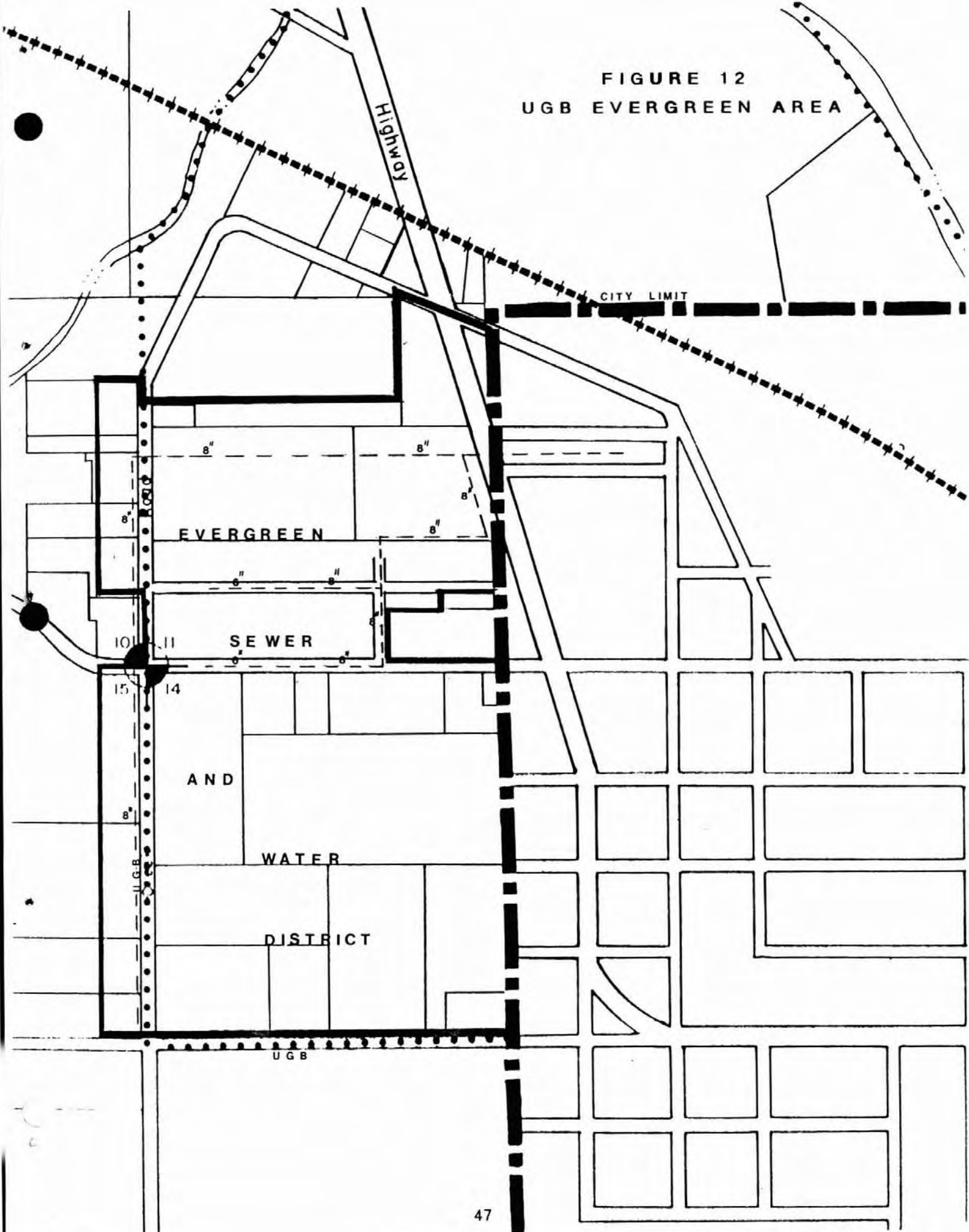


FIGURE 11
UGB EASTSIDE ADDITION

FIGURE 12
UGB EVERGREEN AREA



APPENDICES

ATTENDIA A

CITY OF WALLOWA

WALLOWA, OREGON 97885

Dear Wallowa Resident,

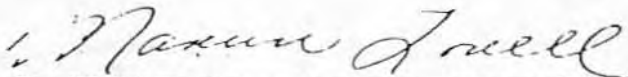
This survey has been assembled to assist the City Council in preparing ("updating", in the case of Lostine), the regional land use plan scheduled for June, 1975, completion. The purpose of this plan is to provide guidelines for orderly growth in our community.

In order for the council to consider the results of this survey in their decision-making, it is important that the material be completed and returned as soon as possible. We encourage you to comment specifically on any point that you feel should be recognized in the planning program. The last few questions have been designed to provide this opportunity.

Hopefully, the survey results can be tabulated and available by the end of January. We are not interested in your name or address. If you wish some response to specific points in the survey, wish a copy of the results, or would like to be on the mailing list for land use plan work sessions, please drop us a note.

Thank you for your time and interest.

Sincerely,



Marvin Lovell
Mayor

IF THERE ARE ANY QUESTIONS CONCERNING THE SURVEY, CALL 426-3136.
UPON COMPLETION OF THE SURVEY PLEASE FOLD IT SO THAT THE MAILING
ADDRESS ON THE BACK PAGE IS VISIBLE. SURVEYS MAY EITHER BE MAILED
(NO POSTAGE IS NECESSARY) OR LEFT AT THE CITY HALL.

Please rate present City or other Local Governmental Services

This survey will take but a few minutes of your time; yet, if answered with a little thought, it can be a great help in planning for your city's future. We hope you'll join us in this effort to make your city a better place to live.

Your answers will be kept completely anonymous. We wish to know only your opinions, not your name or address.*

Check box on each side and blank(s) below which apply.

Please rate the Need to Improve City or other Local Governmental Services.

	Excellent	Good	Average	Below Average	Poor	No Opinion
1.		7	24	12	9	2
2.		9	23	9	6	3
3.	2	27	19	3	1	
4.		11	14	11	9	4
5.	2	18	16	7	7	
6.	3	23	14	3	6	2
7.		10	19	7	12	
8.	6	22	6		3	2
9.	1	8	15	8	9	6
10.	4	22	8	1	5	8
11.	3	15	19	6	2	7
12.	4	21	18	5	1	4
13.	2	8	20	12	9	1
14.	1	7	9	9	21	2
15.	1	3	4	13	28	1
16.	1	4	15	9	14	6
17.	1	5	12	7	15	9
18.	8	28	11	5	1	1
19.	9	19	15	4	6	1
20.	6	16	16	3	5	5
21.	2		5	4	42	1
22.	1	5	23	7	18	
23.	1	7	18	5	17	4
24.	2	6	12	5	15	6
25.	4	18	12		1	1
26.		1		8	35	

- 1. STREETS AND ROADS INSIDE THE CITY LIMITS, INCLUDING MAINTENANCE
- 2. STREETS AND ROADS OUTSIDE THE CITY LIMITS, INCLUDING MAINTENANCE
- 3. STREET LIGHTS
- 4. SIDEWALKS AND CURBS
- 5. STREET CLEANING
- 6. PARKING AVAILABILITY
- 7. WATER SUPPLY
Do you have 48 city water 1 a well?
- 8. SEWAGE DISPOSAL
Do you have 47 city sewer 1 a septic tank?
- 9. STORM WATER DRAINAGE (STORM SEWERS AND CULVERTS)
- 10. GARBAGE COLLECTION
- 11. OPERATION OF CITY GOVERNMENT
- 12. LIBRARY FACILITIES
- 13. CITY PARKS AND PICNIC AREAS
- 14. PUBLIC MEETING PLACES AND RECREATION FACILITIES FOR CHILDREN
- 15. PUBLIC MEETING PLACES AND RECREATION FACILITIES FOR TEENAGERS
- 16. PUBLIC MEETING PLACES AND RECREATION FACILITIES FOR ADULTS
- 17. PUBLIC MEETING PLACES AND RECREATION FACILITIES FOR SENIOR CITIZENS
- 18. FIRE PROTECTION (FIRE DEPARTMENT)
- 19. LAW ENFORCEMENT (POLICE DEPARTMENT): SPEED AND TRAFFIC CONTROL
- 20. LAW ENFORCEMENT (POLICE DEPARTMENT): ALL OTHER ACTIVITIES
- 21. DOG CONTROL
- 22. LITTER CONTROL
- 23. JUNKED CAR REMOVAL
- 24. NUISANCE ORDINANCE ENFORCEMENT
- 25. QUALITY OF EDUCATION IN LOCAL SCHOOLS
Should the school district 4 increase services (costs)? 26 hold present levels? 8 decrease services (costs)?
- 26. MEDICAL AND HEALTH FACILITIES

	Great Need	Some Need	No Need	Don't Know
	12	27	3	
	5	23	8	4
	2	20	17	
	7	20	10	1
	5	13	17	3
	2	14	20	
	16	18	4	1
	2	4	25	3
	6	18	8	3
	6	7	17	4
	3	17	10	8
	1	17	17	3
	4	16	14	14
	15	17	5	4
	20	15	4	3
	8	18	8	4
	12	13	8	6
	2	11	19	6
	5	14	17	3
	5	15	12	4
	27	11	3	1
	12	18	9	1
	12	17	8	3
	8	16	6	4
	2	12	7	4
	28	9	2	

CODING COLUMN -- OFFICE USE ONLY

26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

*If you have comments about specific areas, please write them down as part of the last question.

27. HOW BADLY DO WE NEED NEW INDUSTRY AND THE NEW JOBS IT BRINGS? 55
24 a great deal 18 quite a bit 7 not much 2 none 1 don't know
28. HOW BADLY DO WE NEED NEW NON-INDUSTRIAL EMPLOYMENT OPPORTUNITIES (SERVICES, 56
 RETAIL TRADE, ETC.)?
17 a great deal 12 quite a bit 17 not much — none 3 don't know
29. PLEASE DESCRIBE YOUR LIVING QUARTERS: 57
 home apartment duplex mobile home other
42 owner 42 1 — 7 — 58
11 renter — — — — —
30. HOW MUCH CHOICE OF HOUSING IS THERE FOR NEW RESIDENTS? 59
2 quite a lot 7 moderate 11 little 38 almost no choice
— don't know
31. WHAT KIND OF HOUSING IS MOST NEEDED IN TOWN (CHECK ALL THAT APPLY)? 60-
34 homes to buy under \$15,000 16 homes to buy from \$15,000 to \$20,000 60-
1 homes to buy over \$20,000 34 homes to rent 7 duplexes 67
16 apartments 6 mobile homes 4 don't know
32. SHOULD THE CITY ACQUIRE MORE LAND FOR PARKS AND RECREATION FACILITIES? 68
30 no 16 yes -- If yes, WHAT KIND OF PARKS OR FACILITIES, AND
 WHERE SHOULD THEY BE?
- | Type | Indicate Desired Location | |
|---------------------------------|--------------------------------------|----|
| <u>2</u> large parks | improve present park - 2; in city | 69 |
| <u>7</u> neighborhood parks | South side of town | 70 |
| <u>—</u> athletic fields | | 71 |
| <u>5</u> tot lots | downtown | 72 |
| <u>7</u> senior citizen centers | downtown | 73 |
| <u>11</u> recreation centers | downtown 2 | 74 |
| <u>—</u> other (specify): | bdg. for recreation for all ages - 2 | 75 |
33. IN WHAT CITY DO YOU BUY MOST OF THE FOLLOWING: 76
- | | Your City | LaGrande | Baker | Pendleton | Other | |
|--------------------------------|-----------|-----------|----------|-----------|-----------|----|
| clothes | <u>32</u> | <u>9</u> | <u>1</u> | <u>1</u> | <u>15</u> | 76 |
| gasoline | <u>47</u> | <u>1</u> | <u>1</u> | <u>1</u> | <u>1</u> | 77 |
| groceries | <u>40</u> | <u>4</u> | <u>—</u> | <u>—</u> | <u>12</u> | 78 |
| furniture | <u>3</u> | <u>19</u> | <u>1</u> | <u>—</u> | <u>21</u> | 79 |
| hardware and building supplies | <u>34</u> | <u>8</u> | <u>1</u> | <u>1</u> | <u>11</u> | 80 |
| automobiles | <u>10</u> | <u>4</u> | <u>2</u> | <u>3</u> | <u>22</u> | 81 |
34. HOW MANY YEARS HAVE YOU LIVED IN OR NEAR THE CITY WHERE YOU NOW RESIDE? 82
3 less than 2 years 5 2-5 years 5 6-10 years 6 11-20 years
37 over 20 years
35. HOW MANY YEARS DO YOU PLAN TO REMAIN IN THE IMMEDIATE AREA? 83
— less than 1 year 3 1-2 years — 3-5 years 1 6-10 years
62 indefinitely
36. IF YOU MOVED TO YOUR PRESENT AREA OF RESIDENCE IN THE LAST 5 YEARS, WHY DID 84-
 YOU COME? Small town - 3 job - 2 mountain area - 1
 Describe: liked area - 3 health - 1 friendly people - 1 85
37. HOW MANY PEOPLE IN YOUR HOUSEHOLD FALL INTO EACH OF THE FOLLOWING AGE GROUPS: 86-
 Age under 10 14 10-17 13 18-22 8 23-35 18 92
 36-50 26 51-64 32 65 and over 29

38. WHAT IS THE PRESENT PRIMARY OCCUPATION OF THE HEAD OF THE HOUSEHOLD:

<u>14</u> lumber industry	— construction	<u>5</u> other blue collar	93
<u>5</u> agriculture	<u>2</u> unemployed	<u>2</u> professional/managerial	
<u>3</u> education	<u>1</u> clerical/retail trade	<u>1</u> other white collar	94
<u>33</u> retired			

39. IF THERE IS A SECOND WAGE-EARNER IN THE HOUSEHOLD, WHAT IS HIS/HER PRESENT PRIMARY OCCUPATION?

<u>3</u> lumber industry	— construction	<u>3</u> other blue collar	95
— agriculture	<u>2</u> unemployed	<u>2</u> professional/managerial	
<u>4</u> education	<u>4</u> clerical/retail trade	<u>3</u> other white collar	96
<u>9</u> retired			

40. IN WHICH AREA DOES THE HEAD OF THE HOUSEHOLD WORK?

2 LaGrande 1 Union 1 North Powder 1 Cove 1 Island City 1 Imbler
1 Summerville 6 Elgin 6 Enterprise 1 Joseph 1 Lostine 24 Wallowa 2 Other

41. IF THERE IS A SECOND WAGE-EARNER IN THE HOUSEHOLD, WHERE DOES HE/SHE WORK?

— LaGrande — Union — North Powder — Cove — Island City — Imbler
 — Summerville 1 Elgin 3 Enterprise — Joseph — Lostine 14 Wallowa — Other

42. WHAT WAS YOUR TOTAL ANNUAL HOUSEHOLD INCOME LAST YEAR?

<u>13</u> Less than \$4,000	<u>8</u> \$4,000 - \$5,999	<u>12</u> \$6,000 - \$9,999	99
<u>12</u> \$10,000 - \$14,999	<u>7</u> \$15,000 and over		

43. IS ADDITIONAL GROWTH OF THE CITY DESIRABLE?

17 no 34 yes If yes, 16 added population 7 added acreage

44. INDICATE BY "M" AND "T" LETTER DESIGNATIONS ON THE COVER MAP THOSE LOCATIONS WHICH YOU FEEL THAT THE COUNCIL MIGHT CONSIDER SUITABLE TO BE ZONED FOR MOBILE HOME (M), OR TRAVEL TRAILER (T), PARKS.

45. WOULD YOU SUPPORT ADDITIONAL CITY EXPENDITURES FOR THE FOLLOWING SERVICES OR IMPROVEMENTS?

	<u>33</u> no <u>14</u> yes	If yes, indicate support level			105-108
		Slight	Moderate	Substantial	
municipal court		<u>2</u>	<u>7</u>	—	
mobile library		—	<u>3</u>	<u>1</u>	

46. IF PUBLIC WATER SUPPLY OR SEWAGE DISPOSAL IMPROVEMENTS ARE NEEDED, INDICATE THE MAXIMUM TAX RATE (PER THOUSAND DOLLARS ASSESSED VALUE) WHICH YOU FEEL COULD BE LEVIED.

	Less than \$1,	1-2,	2-3,	3-4,	4+ if necessary	
water supply	<u>12</u>	<u>15</u>	<u>4</u>	<u>3</u>	<u>2</u>	109
sewerage	<u>14</u>	<u>8</u>	—	—	<u>7</u>	110

47. INDICATE THE MAXIMUM DOLLAR CHARGES WHICH YOU FEEL ACCEPTABLE FOR MONTHLY AND HOOK-UP FEES FOR WATER AND SEWERAGE SERVICE IMPROVEMENTS, IF NEEDED.

Monthly Rate	Less than \$3,	3-5,	5-7,	7-9,	9+ if necessary	
water	<u>10</u>	<u>16</u>	<u>7</u>	<u>1</u>	<u>3</u>	111
sewer	<u>13</u>	<u>10</u>	<u>6</u>	—	—	112

Hook-up Fee

	Less than \$100,	100-200,	200-300,	300-400,	400+ if necessary	
water	<u>23</u>	<u>13</u>	<u>2</u>	—	—	113
sewer	<u>21</u>	<u>11</u>	<u>3</u>	—	—	114

48. IF NEEDED, WHAT ARE THE PREFERRED METHODS OF PAYING FOR MAJOR WATER AND SEWERAGE SERVICE IMPROVEMENTS? INDICATE PREFERENCES (1 high - 3 low) FOR EACH SERVICE.

water	— taxes	— monthly rates	— hook-up fees	115
sewerage	— taxes	— monthly rates	— hook-up fees	1

1	2	3
9	1	5

1	2	3
17	4	2

1	2	3
8	4	2

WATER
SEWER

49. RECOGNIZING THAT SMALLER ACREAGES MAY CREATE MORE DEMAND FOR LOCAL SERVICES (WATER, SEWER, SCHOOL, ETC.) WHAT DO YOU FEEL IS THE MINIMUM DESIRABLE ACREAGE FOR LAND PARCELING OUTSIDE THE CITY?
4 Less than 1 24 1-4 7 5-40 3 40+ 117
50. DO YOU FEEL THAT 5 WALLOWA, 4 THE COUNTY, 8 BOTH SHOULD CONSIDER COLLECTING A DEVELOPMENT FEE AT THE TIME LAND IS PARCELED TO HELP COVER THE INCREASED COST OF SERVICES WHICH MAY RESULT FROM THE PARCELING?
13 no 23 yes If yes, indicate for which services 13 water 118
16 sewer 17 street 8 school 2 other (name) 1 police 119
1 fire
51. IS THERE A NEED TO PROVIDE ADDITIONAL CONTROL OVER HORSES, CATTLE, ETC. IN TOWN?
33 no 63 yes If yes, identify areas on cover map where needed 120-
121
52. INDICATE AREAS WHERE WATER AND SEWERAGE SERVICE SHOULD BE EXTENDED OR ANTICIPATED.
6 Evergreen Addition 122
14 Area northwest of town along Highway 82 123
9 Old football field area across the river 124
9 Area southeast of town along Highway 82 125
 Other areas (name) _____ 126
5 None of the above 127
53. ARE THERE SITES OR BUILDINGS IN TOWN THAT SHOULD BE IDENTIFIED OR RECOGNIZED FOR THEIR HISTORICAL SIGNIFICANCE? (List) 1 Coleman Christmas, 1 old phone bldg, 1 old bank, 1-masonic Bldg, 1-livery barn, 1 all "old west" style bldgs on Main St. 128
54. WOULD YOU SUPPORT CITY EXPENDITURES FOR THE FOLLOWING:
 no yes If yes, indicate support level 129-
 minimal moderate substantial 146
- | | | | | |
|-----------------------|--|-----------|-----------|-----------|
| <u>4</u>
<u>20</u> | Construction of city building for city hall, library, fire hall, etc. | <u>7</u> | <u>7</u> | <u>6</u> |
| <u>27</u> | Improving east/west alley south of Main Street (Storie St. to Alder St.) | <u>8</u> | <u>11</u> | <u>9</u> |
| <u>26</u> | Improving 2nd, 3rd, and 4th Sts. | <u>12</u> | <u>9</u> | <u>5</u> |
| <u>14</u> | Improving Riverside Street and area alleys | <u>6</u> | <u>6</u> | <u>2</u> |
| <u>18</u> | Summer recreation program | <u>8</u> | <u>6</u> | <u>4</u> |
| <u>24</u> | Improve city parks | <u>10</u> | <u>9</u> | <u>4</u> |
| <u>20</u> | Establishing an alternative water supply | <u>8</u> | <u>9</u> | <u>13</u> |
| <u>28</u> | Making other water system improvements | <u>6</u> | <u>10</u> | <u>11</u> |
| <u>17</u> | Better enforcement of ordinances (comment) | <u>9</u> | <u>4</u> | <u>3</u> |
55. LIST OTHER STREETS IN WALLOWA THAT ARE MOST IN NEED OF IMPROVEMENTS.
6 - All streets 1 madison 1 S. Storie 1 - Pine
2 - Douglas 1 Lockwood 1 Spruce - drainage culvert 147
56. SHOULD THE CITY PROVIDE WATER AND/OR SEWERAGE SERVICE OUTSIDE THE CITY LIMITS?
25 no 26 yes If yes, how should the services be provided? 148-
3 To a service district only 149
11 By higher charges since no city taxes are paid
11 Only after annexation
6 At the same rate as city users
57. SHOULD THE CITY MAKE CHANGES IN THEIR WATER USER, ZONING OR BUILDING ORDINANCES?
26 no 10 yes If yes, indicate changes on last question of survey 150
58. SHOULD THE CITY PROVIDE ACCOMMODATIONS FOR OVERNIGHT PARKING OF CAMPERS, ETC.
33 no 17 yes If yes, indicate location 2-old mill site; 1-E. 8th 151-
1 - area by Grain Growers, 1 along north side of city park, 3 other 152

59. SHOULD THE LITTLE LEAGUE FIELD BE CONTINUED ON THE SAME SITE?
45 yes 3 no If no, what should the site be used for? _____

153-
154

1 - mobile park

60. DELINEATE AND STATE SPECIFIC USES ON THE COVER MAP THOSE LOCATIONS WHERE APARTMENTS OR OTHER MULTIPLE-FAMILY DWELLING UNITS, MOBILE HOMES, MOBILE HOME PARKS, AND/OR TRAVEL TRAILER PARKS WOULD BE MOST DESIRABLE.

15

61. WHAT HAS WALLOWA DONE IN THE PAST FIVE YEARS ABOUT WHICH YOU ARE PROUD? _____

156

8 - better law enforcement, 6 efforts to clean up downtown,

4 - new fire trucks, 4 - lions work, 4 - more industry encouraged

16 - sewage disposal sys., 3 - 4th July celebration, 14 - other

62. WHAT ARE THE MOST SERIOUS PROBLEMS IN WALLOWA? 18 water systems;

157

14 - dogs, 5 street improvement, 3 better law enforcement

13 housing shortage, 3 lack of recreation fac.

5 no doctor, dentist, 2 lack of civic enthusiasm

4 run-down appearance, need to clean up houses, bldgs., 2 unemployment, 2 new ambulance needed, 14 other

63. WHAT WOULD YOU LIKE TO SEE ACCOMPLISHED IN WALLOWA DURING THE NEXT FIVE TO TEN YEARS? 16 - improved water system, 4 - dog control

158

10 - more housing, 4 - rehab, rehabilitation of main st. bldgs, 3 population growth

6 - doctor, dentist, 4 - clean up city, 7 - street improvement

7 - more businesses, 4 - more jobs, 12 - other

64. PLEASE LIST IN ORDER OF PREFERENCE THOSE PROJECTS LISTED IN QUESTIONS 62 AND 63 FOR WHICH YOU WOULD BE WILLING TO SUPPORT A BOND ISSUE OR TAXING LEVY, IF NEEDED?

159

I 14 - improved water ^{system} supply, 2 - new ambulance, 1 - health care facilities

2 - dog control, 1 - housing, 4 - other

II 2 - water system, 1 - fire hall, 1 - dog control

2 - street improvement, 1 - street improvement, 1 - ambulance, 2 - other

III 2 street improvement, 1 fire hall, 1 new community hall

1 recreation facilities, 1 bldg. code, 1 sidewalk imp., 1 dog control

65. PLEASE MAKE ANY COMMENTS WHICH WOULD HELP TO MAKE WALLOWA A BETTER PLACE TO LIVE, OR ANY OTHER COMMENTS YOU WANT TO MAKE. _____

160

5 - improve general aesthetics of city

3 - dog control

2 - doctor - dentist

1 - better law enforcement

1 community improvement

1 house numbering, 3 other

APPENDIX B

LAND PLAN REVISION PROCEDURES

- I. Initiation for Land Plan revision:
 - A. By annual review
 - B. As requested by interested citizens for control of future development within the City limits
 - C. Revisions required to bring the Plan into conformance with new County or State laws
 - D. City required revisions resulting from new ordinances

- II. Revision procedures:
 - A. Prepare and publish questionnaire to provide public input on proposed changes
 - B. Schedule public hearings for citizens' input concerning proposed changes
 - C. Tabulate returns from questionnaire and inform public of results
 - D. Draft preliminary revisions
 - E. Schedule final public hearings
 - F. Draft revisions in final form for presentation to City Council

- III. Approval procedure for City Council:
 - A. Follow ordinance procedure for approval of Plan revisions
 - B. Publish final Plan revisions as approved by City Council

- IV. Agencies to be notified of pending Plan revisions:
 - A. Wallowa County Planning Department
 - B. Wallowa County Planning Coordinator
 - C. Land Conservation and Development Commission
 - D. Wallowa County Chieftain
 - E. Individuals affected by Plan revisions

APPENDIX C

WELL LOG DATA FROM TOWNSHIP 1 NORTH, RANGE 42 E. W. M.,
SECTIONS 9, 10, 11, 12, 13, 14, 15, 16

WELL#	USE	DEPTH(ft)	STATIC LEVEL(ft)	FLOW(gpm)
1N/42-10	Domestic	165	85	30
1N/42-10	Domestic	57	3.5	40
1N/42-10bc	Domestic	30	5	20
1N/42-11e	Domestic	21	52	20
1N/42-11	Industrial	208	60	500
1N/42-12aa	Domestic	250	85	11
1N/42-13aa	Test Well	170	1	30
1N/42-13aa	Domestic	242	30	6
1N/42-13a	Domestic	215	45	N/A
1N/42-14	Domestic	52	4	N/A
1N/42-14bb	Domestic	155	85	25
1N/42-14bb	Domestic	164	105	9
1N/42-15bd	Domestic	160	123	12
1N/42-15cc	Domestic	168	128	5

N/A --data not available

APPENDIX D
HISTORICAL SITES AND BUILDINGS

IOOF Hall.

a. So far as is known, the building has been used as a meeting hall and, in recent years, a site of a picture frame manufacturing firm. The activities which have taken place in the building are unremarkable.

b. The building is a two-story, wood frame building with gable roof and shiplap exterior. The building is currently in a state of disrepair and the building's age is uncertain. From an aesthetic standpoint, the architecture is neither unusual, elaborate, nor superior; it is not deemed an architecturally significant structure.

McDonald House.

The structure no longer exists as it was burned in 1977.

Masonic Lodge Hall.

a. As far as is known, the building has been used as a lodge hall, office building and bank building site for a number of years. The date of its construction is unknown, but probably dates from the early part of the century. Activities conducted therein consist of normal commercial activities and use as a Masonic lodge hall, which activities are not considered of historic significance.

b. The building is of brick construction and there is nothing particular to recommend the architecture for preservation. It is typical of the architectural style of commercial buildings constructed early in the century and is, in fact, not even a good example thereof. Virtually every Eastern Oregon community's commercial core area consists of buildings of this vintage and most have not been deemed architecturally significant. For these reasons, the building is not considered architecturally significant.

Shell's General Store.

a. For a number of years, since approximately 1934, the building has served as the site of the Shell's General Store. The former building occupied by this firm burned in 1934. Thereafter, the quarters were moved to the building now known as the Shell Mercantile building. Since that date it has continuously been used for that purpose. The city does not view the conduct of a local business, even a family business operated for over 70 years in Wallowa, as a historic activity.

b. The building is a rectangular wood frame structure with a gable roof and false front which had extensive exterior renovation in 1958. Neither the original architecture nor the current architecture of the structure is considered of particular merit, and it is, therefore, not considered significant.

Church of Christ and Methodist Church.

a. While central to the life of any community, the use of the buildings as churches is not considered a "historic" activity sufficient to qualify a structure for designation.

b. The architecture of both churches is pleasing and probably typical of frame constructed churches dating from the turn of the century. Without denigrating the architecture, we believe that determination of architectural significance requires more than typical church architecture of the turn of the century. Virtually every community we are aware of has two or more churches similar in architecture and designation as a historic structure has probably not been a usual judgment in those communities.

Eastern Oregon Mercantile Company.

A. Activities housed in the building are strictly commercial in nature and are not deemed of historical significance.

b. The structure dates from 1896 and is a wood frame building with false front. Since the date of compilation of the state inventory, the building has been renovated on the interior. The building has functioned for a number of years as the site of the local hardware store. The building has been extensively altered on the front from its original architecture to accommodate a modern store front. The original structure was typical of western "false front" architecture but, in its current condition with the modifications made for commercial use, it is not considered of superior merit. It is therefore not "significant."

Wallowa Mercantile Co. Warehouse .

a. The activities conducted in the building have been commercial in nature and are not deemed historically significant.

b. The building can best be described as a barn and has been used as a livery stable, general store, warehouse , and now houses a sporting goods store. Modifications to the front, which include installation of windows for a retail area, have been made. It is difficult to evaluate the architecture in that it is simply a large, rather plain barn-like structure which has none of the elaborations typical of fancy agricultural barns of the period. It is the city's view that commercial structures, such as this building, which have no unusual architectural features, are not superior architectural merit and are not architecturally significant.

Coleman and Chrisman Building.

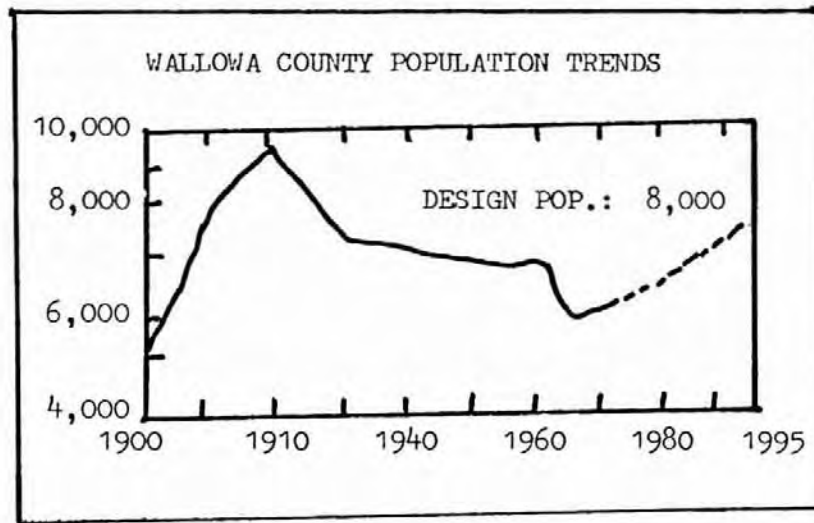
a. The building was originally constructed as the Stockgrowers and Farmers National Bank building and was used as a bank until the early 1940s. Since that time, it has been used as an office building. Activities conducted within the building, being commercial in nature, are not considered historically significant.

b. The structure is single story constructed out of gray quarried stone and an addition made of pumice block and added to the building in recent years. The interior has been completely renovated to serve as a modern office building. The exterior of the original building has not been significantly altered. The building is not particularly old, having been constructed in the late '20s or early '30s and is, in many respects, typical of quarried stone construction in Eastern Oregon during that period. While the architecture is aesthetically pleasing, we do not view the building of sufficient age nor sufficiently unusual or superior in its architecture to warrant designation as architecturally significant.

APPENDIX E
Housing Data

The information presented in this appendix is taken from the Wallowa County Land Use Plan to show that the development problems, population density and income levels are not unique to the City of Wallowa, but are identical throughout the County.

FIGURE 13 COUNTY POPULATION 1900 to 1995



Density ranges in the cities vary from 1.3 people/acre in Lostine to 2.3 per acre in Wallowa (see Table 2). Vacancy rates determined from the 1970 census showed owner-occupied units to be 2.6% and rental units at 8.4%. Family income and housing cost figures assembled by the Eastern Oregon Economic Development Council (Table 1) show that a large percentage of people are paying an excessive percentage of their incomes for housing. More detailed housing information is found in Appendix A.

Housing studies have been undertaken in the County by the State Housing Division, Eastern Oregon Community Development Council, Blue Mountain Intergovernmental Council, and this work by the County. The information contained in this section is a summary of the applicable portions of those efforts.

TABLE 1: HOUSEHOLDS PAYING EXCESSIVE HOUSING COSTS

	<u>Number</u>	<u>Percent</u>	<u>Owners</u>	<u>Renters</u>
Enterprise	68	24	22	33
Joseph	51	23	23	24
Lostine	18	21	14	42
Wallowa	111	37	36	40
Total	<u>248</u>	<u>28</u>	<u>26</u>	<u>35</u>

MEDIAN HOUSEHOLD INCOME

City	<u>Total</u>	<u>Owners</u>	<u>Renters</u>
Enterprise	\$10,000-11,999	\$10,000-11,999	\$6,000-7,999
Joseph	8,000- 9,999	8,000- 9,999	8,000-9,999
Lostine	8,000- 9,999	8,000- 9,999	6,000-7,999
Wallowa	6,000- 7,999	6,000- 7,999	6,000-7,999

MEDIAN MONTHLY HOUSING COSTS

City	<u>Total</u>	<u>Owners</u>	<u>Renters</u>
Enterprise	\$150-199	\$150-199	\$120-149
Joseph	100-119	100-119	100-119
Lostine	80-99	60- 79	100-119
Wallowa	100-119	100-119	100-119

Source: E.O.C.D.C. - Letter of 1/9/76 from Lynn Schoessler

Since most land in towns can be developed to an overall average of three dwellings (9 people), per acre, it can be seen on Table 2 that many more people can be accommodated in each town (recognizing service and other limitations).

TABLE 2. INCORPORATED POPULATION DENSITIES

City	Approx. Acreage	Population	Density Ratio
Joseph	495	895	1.8 persons/acre
Enterprise	830	1770	2.2 persons/acre
Lostine	175	225	1.3 persons/acre
Wallowa	375	850	2.3 person/acre

Although service availability will in most cases limit density, it has been determined that unless two units (6 persons) per acre are developed, tax revenue will not independently support a full range of city services.

Population projections have been made to provide design sizing for water and/or sewerage services (Table 3).

TABLE 3: POPULATION DISTRIBUTION AND PROJECTIONS

City	1970 Census	1974 Census	1994 Design Population
Joseph	839	895	1,500
Enterprise	1,680	1,770	2,400
Wallowa	811	850	1,000
Lostine	196	225	300

Housing "adequacy" has been examined according to the following:

- a. Whether or not the available housing was compatible with established income levels.

- b. Whether or not the available rental units were sufficient to meet demands.
- c. Whether or not the available units were determined sound and livable.

Conclusions to these questions are summarized below, and have been derived primarily from a survey completed by E.O.C.D.C in the spring of 1975. Median family incomes were found to be approximately \$8,000 and average monthly housing costs \$175.00. Using the standard figure that households should be able to afford housing costs of 25% of the total income, the above figures would seem to indicate that residents within the County are paying a slightly higher amount for houses than the standard. Further evaluation would indicate that low-income families pay more (30-45%) for housing than upper-income families pay (12-20%). This holds true especially in the town of Wallowa. In discussions with realtors, the available owner units average in cost between \$30,000 - \$35,000, well above what a median income household could afford. It can be concluded that the distribution of available units by cost is not compatible with the distribution of existing population by income, and there appears to be an overall need for more low-cost housing.

The most recent study of vacancies in Wallowa was completed as part of the 1970 census. It showed the vacancy rate for owner-occupied units to be 2.6%, while the rate for rental units was 8.4%. To update that information, realtors were asked about the availability of rental units. The consensus was that rental units availability is extremely scarce. This would be supported by the fact that multiple family units have an ever-present waiting list. The conclusion would be there does exist a need for more rental units, especially ones that would not exceed total monthly costs of \$165.00.

The third area examined to determine whether or not there were housing problems was the percent considered unlivable or sub-standard. Common deficiencies that determine sub-standard housing are lack of some or all plumbing, incomplete kitchen facility, inadequate heating supply, poor state of repair, etc. Again, the most recent study of year-round housing facility deficiencies is the 1970 housing census. Of the 2,608 year-round housing units, 303 (12%) were lacking some or all plumbing, and 776 (29%) had only a room heater, no furnace, fireplace or stove. This indicates a sub-standard rate as high as 31%, with the vacant units contributing significantly more proportionately to the percentage. E.O.C.D.C.'s study indicates that of the occupied households 17% consider their housing inadequate, primarily due to insufficient size and old age. The conclusion would seem to point out that there are a substantial number of sub-standard houses. Of the 17% who responded that their housing was inadequate, it was likely that all but a very few could be rehabilitated. A HUD grant for rehabilitating Senior Citizen's housing has been initiated during 1977 for the City of Wallowa. It is planned to rehabilitate between 25 and 30 houses.

In consideration of the above data, there seems to be evidence for a need of low cost housing, this could be partially accomplished by the towns in providing public facilities, without undue costs to the taxpayer, to areas deficient of such services and desirable as building sites, thereby relieving the high cost of land development and subsequent lot prices. Decisions and means of implementing sound housing programs will

largely be up to the affected towns and interested agencies and councils.

The above given data is presented just as such. No concrete conclusions are detailed nor is there a specific indication of a housing problem. There do seem to be "pointers" of a deficiency of low-cost housing but, again, a far more thorough survey would be necessary to make that conclusion.

Available data indicates that the lower income families have a problem finding suitable housing at an adequate cost level. The following tables show household responses to E.O.C.D.C.'s survey regarding family income and housing cost.

TABLE 4. ANNUAL INCOMES

Annual Income	Number of Responses	Total Percentage	Adjusted Percentage	Monthly Housing Budget at 25%
0-\$1,999 or less	52	4.4%	6.8%	\$42.00
2,000 - 3,999	126	10.7%	16.5%	83.00
4,000 - 5,999	93	7.9%	12.2%	125.00
6,000 - 7,999	86	7.3%	11.3%	167.00
8,000 - 9,999	88	7.5%	11.5%	208.00
10,000 - 11,999	94	8.0%	12.3%	250.00
12,000 - 14,999	90	7.6%	11.8%	312.00
15,000 - 24,999	114	9.7%	14.8%	521.00
25,000 - over	21	1.8%	2.7%	521.00+
No Response	415	35.1%	Not Applicable	
Totals	1,179	100%	100%	

Source: E.O.C.D.C. Survey, 1975

As Table 4 indicates, there was a high response to households with an annual income of \$2,000 - \$3,999. On a cross tabulation with housing costs it was found that the median housing cost was about \$100.00 per month for the same household, with that figure running higher in the town of Wallowa. Such figures confirm the fact that the lower-income households spend considerably more for shelter than those on middle or upper incomes.

TABLE 5 AVERAGE MONTHLY HOUSING COSTS

Average Monthly Housing costs	Number of Responses	Total Percentage	Adjusted Percentage
0 - \$59	94	8.0%	11.3%
60 - 79	94	8.0%	11.3%
80 - 99	96	8.1%	11.6%
100 - 199	110	9.3%	13.2%
120 - 149	111	9.4%	13.4%
150 - 199	149	12.6%	17.9%
200 - 249	106	9.0%	12.8%
250 - 299	31	2.6%	3.7%
300 - 349	21	1.8%	2.5%
350 - over	19	1.6%	2.3%
No Response	348	29.6%	Not Applicable
Totals	1,179	100%	100%

Source: E.O.C.D.C. Survey, 1975

In the data assembled by the State Housing Division, they concluded that 221 new housing units would be needed between 1975 and 1978, based primarily on 1969 or 1970-1974 or 1975 increases in income (\$6,940.00 to \$8,989.00), population (478), and employment (13%). In that study it is indicated "limited incomes and high construction and financing costs will necessitate that most of these units be multiple-family or mobile homes. It is projected that only 30% of the demand for new housing units can be met with single-family homes. Specifically, demand for new single-family units is estimated to be 66 over the three-year period. Demand for multiple-family units is projected to be 66, and mobile home demand will be 89". Of the 221 units, 136 units will be needed to meet projected household growth and 85 units to replace projected demolitions and other losses. Absorption of owner-occupied units is estimated to be 86 units for projected household growth and 45 units to replace losses. Thus, the projected demand for owner-occupied units during the period is 131. Rental absorption is broken down as 50 units attributable to new household growth and 40 for loss replacement, a total of 90 units. (Computation of Housing Absorption 1960/1978).

Table 6 shows 1969 - 1975 changes in household income.

TABLE 6 HOUSEHOLD INCOMES/1969-1975

	Number	1969 Percent	Number	1975 Percent
\$ 0 - \$1,999	325	15.35%	276	11.6%
2,000 - 2,999	146	6.90%	138	5.8%
3,000 - 4,999	295	13.93%	259	10.9%
5,000 - 6,999	299	14.12%	255	10.7%
7,000 - 9,999	433	20.93%	393	16.5%
10,000 - 14,999	396	18.71%	547	23.0%
15,000 - 24,999	175	8.27%	393	16.5%
25,000+	38	1.79%	119	5.0%
Totals	2,117	100%	2,380	100%
Median	6,940		8,989	

Source: Housing Division, State of Oregon

The 1.5% annual population increase is projected to continue at or above that rate, and will result in an additional 300 people locating in the County during the three year period between July 1975 and July 1978.

As indicated above (according to data recently revised by the State Employment Division) total employment in the County has increased 13% (320 jobs) between 1970 and 1974. The largest employer, according to these data, is government. Trade and lumber and wood products are the other classifications with a major share of the new positions. Although difficult to identify in employment statistics, tourism provides significant income to the area. All major industries have shown some increases in employment during the 1970-74 period.

ORDINANCE NO. 266

AN ORDINANCE ADOPTING COMPREHENSIVE LAND USE PLAN FOR THE CITY OF WALLOWA, OREGON, REPEALING ALL PRIOR LAND USE PLANS AND DECLARING AN EMERGENCY.

THE CITY OF WALLOWA, OREGON, ORDAINS AS FOLLOWS:


Section 1. The City of Wallowa, Oregon, does hereby adopt that land use plan entitled "Comprehensive Land Use Plan, City of Wallowa, 1982".

Section 2. All prior land use plans be, and the same hereby are, repealed.

Section 3. An emergency is hereby declared to exist and this ordinance shall be effective immediately upon its passage.


Passed by the Council of the City of Wallowa, Oregon, on the 26 day of April, 1983, by 5 members voting therefor.

Approved this 26 day of April, 1983.



Leon N. Fisher, Mayor

Attest:



Nadine Nuxall, City Recorder