

DOC-LC
HT
168
.M66
M65
1981

CITY OF MONUMENT, OREGON, COMPREHENSIVE PLAN

APRIL 1981

UNIVERSITY OF OREGON
LIBRARY

SEP 30 1993

DEPOSITORY 502

Prepared By
A.R. Dick Brown Planning Consultant

Drafts I, II & III and Basic Document
Prepared By Lynn D. Steiger and Associates, Incorporated

This report was financed in part through planning assistance grants
from the State Department of Land Conservation and Development.

Monument Residents and
Other Interested Readers:

April 1981

RE: Letter of Transmittal
Comprehensive Plan
Draft IV

The City of Monument Comprehensive Plan is a document encompassing several years of planning efforts by local residents and City Council members concerned with the City's services, economy and the quality of life of its residents. The Plan document is supported by background material found in the various sections of the Plan, and/or referenced therein.

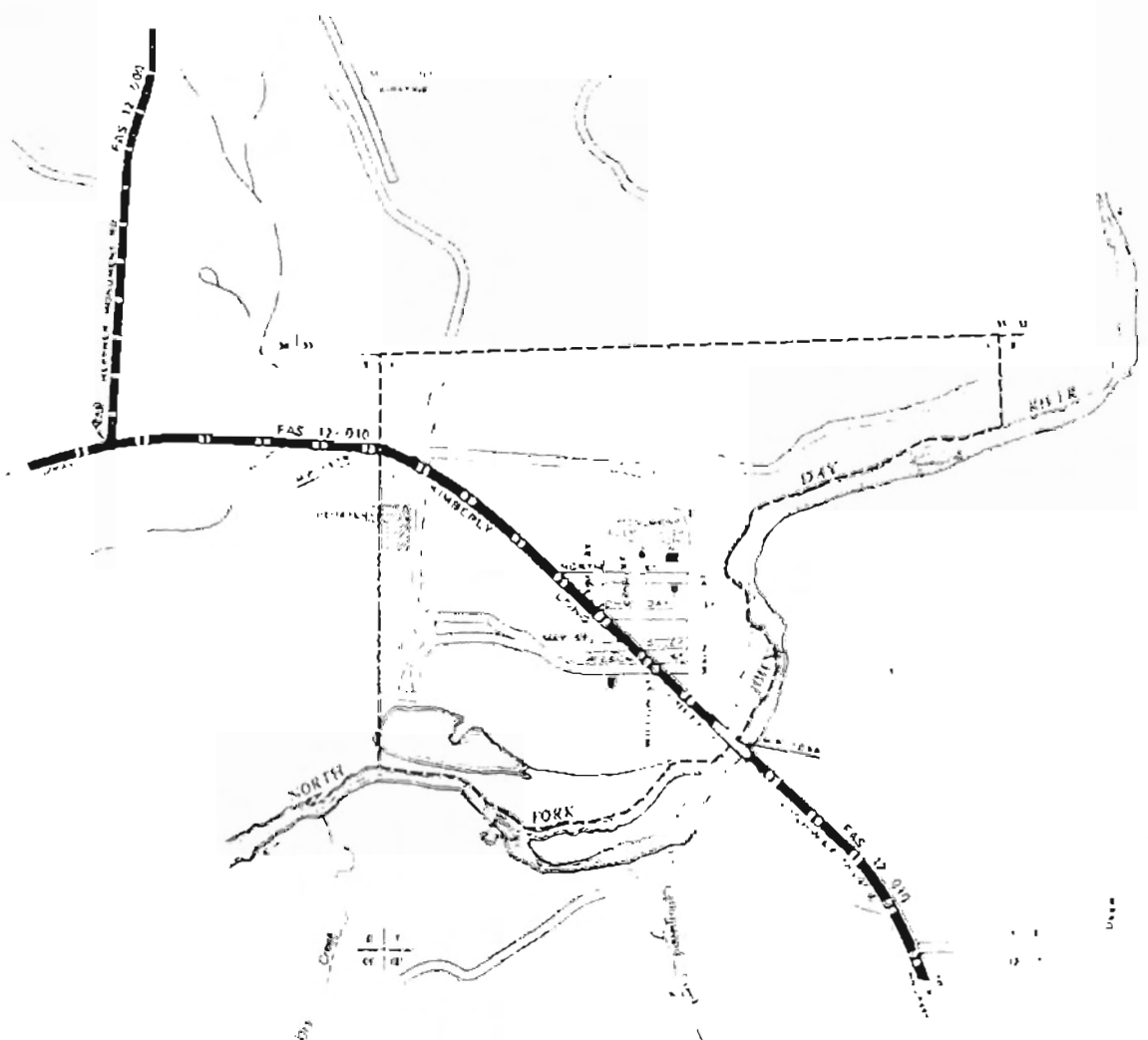
The objectives of this document are three-fold: (1) To guide future land use decisions by local citizens and governing officials in an objective process, (2) To provide a basis for administering zoning and subdivision ordinances, and (3) To meet statutory requirements for land use planning.

Planning efforts began in 1976, and work on the City Plan has progressed sporadically since that time due to funding problems and staff changes. Work was discontinued for a short period, resuming in the spring of 1981.

It has been only through the tireless efforts of City Council members and other interested City residents that the City has been able to put together a Plan that is considered applicable and a future guide for the City.

It is the hope that this Plan will provide for future development without diminishing the City's desirable living characteristics as they are today.

MONUMENT CITY COUNCIL



T95 R27E AM

MONUMENT

SPRING COUNTY, ILL. ON



Scale 1" = 400'

GENERAL GOALS, OBJECTIVES AND PRINCIPLES

The overall purpose of the Plan is to attempt to describe a pathway into the future. It is more apparent now than ever before that the future will be as different from today as today is from yesterday.

The basic goals and objectives that serve as the basic framework for this Plan are set forth below:

1. To retain and enhance the character and quality of the City of Monument as growth and development occur:
2. To provide a sound basis for orderly and efficient urbanization by establishing proper relationships between residential, commercial, industrial, public and open land uses, and transportation uses.
3. To bring about a more orderly and efficient development pattern.
4. To provide a safe, coordinated, efficient and effective transportation system to bring about the best relationship between places where people live, work, shop and play.
5. To encourage and foster economic development in the community, and to consider such as a vital factor in the long-term overall development of the community.

This Plan is based on goals and objectives which will not be easily attained. They will demand a continuing search for excellence in public and private activities and will require the cooperation and support of the people in the community as well as a willingness and commitment on the part of all agencies of local government to work together.

CITIZEN INVOLVEMENT

Monument's Planning Commission and City Council have jointly acted as the City's Committee for Citizen Involvement since the City began working on the Comprehensive Plan for 1976. The City has tried to involve a cross section of City residents in all phases of the planning process. All meetings were open to the public.

Public hearings were held to discuss the draft goals, objectives, initial sketch plan and urban growth boundary location. Public notice was published at least 10 days in advance of each hearing.

It has always been the goal of the City to conduct a planning program that insured the opportunity for citizens to be involved in all phases of the process.

FINDINGS

1. The City has met on numerous occasions over the past four years in developing Plan recommendations. All such meetings were open to the public.
2. Copies of the draft goals, objectives, and sketch plans were available for review at City offices.
3. All meetings held to develop Plan recommendations were open to the public for input.
4. Hearings were held and public notices published to inform citizens about meetings.
5. Public hearing notices were published at least ten days before the hearing.
6. Public hearings were held by the City to discuss the draft goals and objectives and also to revise and adopt the Draft Comprehensive Plan.

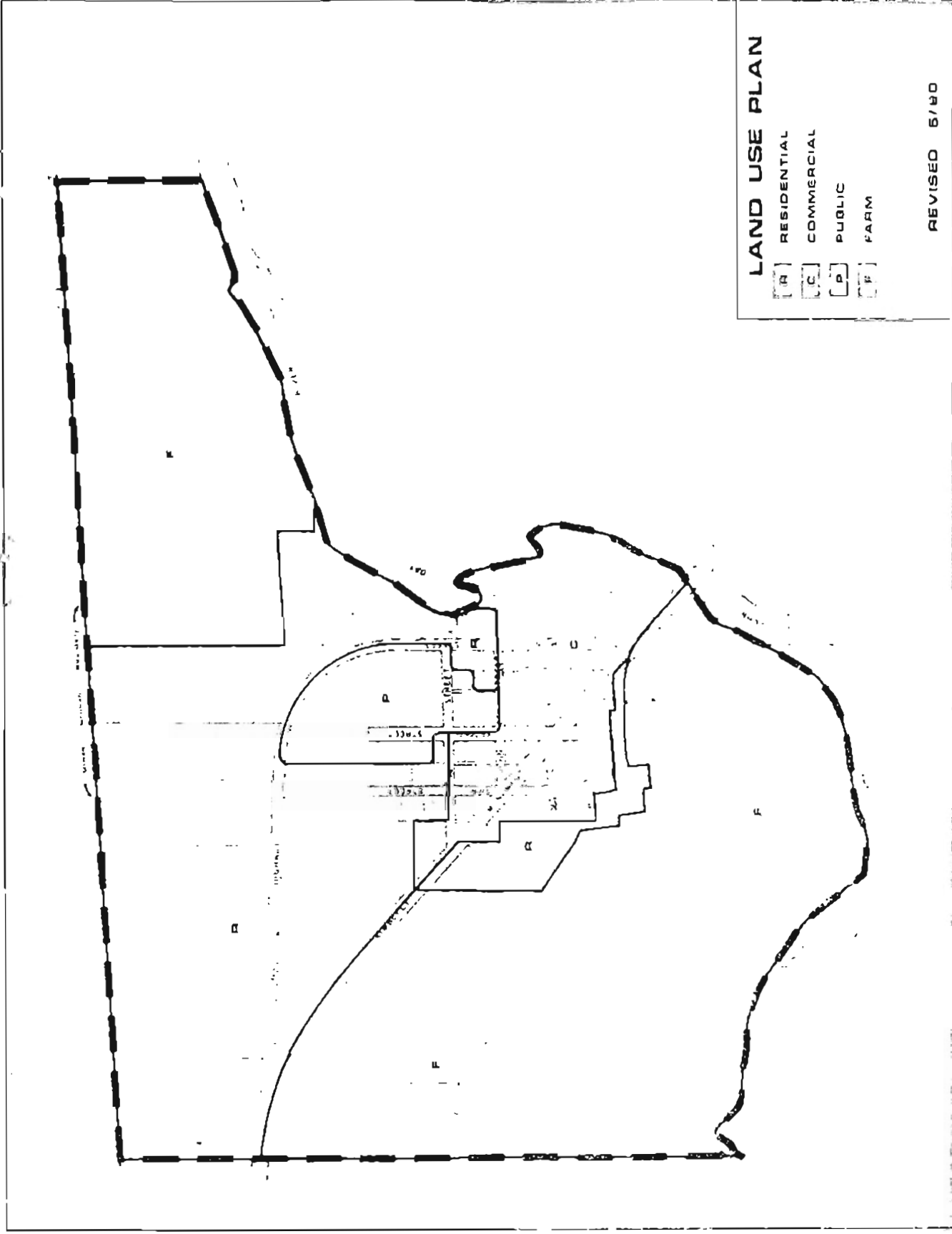
POLICIES

1. To conduct periodic community surveys as deemed necessary to ascertain public opinion and collect information.
2. To provide the opportunity for people to attend and participate in City meetings and hearings and provide ample public notice thereof.
3. To establish citizen advisory committees as deemed necessary or advisable to study community problems and make recommendations for their solution.

4. To make future comprehensive plan changes and revision available for public review and comment.
5. To make the adopted comprehensive plan available for use as a reference in making future land use decisions.

INVENTORY DESCRIPTION

In preparing the Monument Plan, a number of factors were taken into account. Inventory considerations mapped and reviewed as part of the Plan map preparation include the following: soil capabilities, existing land uses and zoning, topography, water system capabilities, access and street conditions and/or improvements, school capacities, land ownership and other related concerns.



LAND USE PLAN

- [R] RESIDENTIAL
- [C] COMMERCIAL
- [P] PUBLIC
- [F] FARM

REVISED 6/80



CITY OF MONUMENT

BY STATE ENGINEER & PLANNING ARCHITECTURE, INC.

LAND USE DESIGNATIONS

Introduction

The City of Monument has four Comprehensive Plan Map classifications: Residential, Commercial, Public and Farm.

The term "suitable" in the classification definitions following, takes into account existing uses, and those environmental, service and similar conditions in each location, which make that area more or less "suited" for various uses. The term "desirable" refers to area social, economical and political characteristics which must be taken into account in establishing the need or demand for various uses on alternative sites. This Plan combines these suitability and desirability considerations in an attempt to provide a single development guideline.

The following summaries describe those plan classifications found within the Urban Growth Boundary of Monument.

City Plan Map Classifications

Residential. To provide areas suitable and desirable for single and possibly multiple family residential uses. The primary purpose of this classification is to encourage residential development near City services, commercial and educational support facilities, and employment opportunities. The area designated residential encompasses the existing residential development and extends into the undeveloped area in the northwest portion of town. Such area comprises approximately 110.3 acres or 30.5% of the total area within the Urban Growth Boundary (city limits).

Commercial. To provide areas suitable and desirable for those retail, service, tourist, and other similar commercial activities which are needed in the community. The primary purpose of this classification is to encourage a relatively concentrated commercial center to maintain or improve commercial returns by maximizing customer interaction between business and minimizing costs of providing the relatively high level of City services commercial establishments require. The area designated commercial encompasses virtually all the existing commercial establishments in the center of town and extends northwest along Highway 402 approximately four City blocks. Such area comprises approximately 26.8 acres or 7.4% of the total area within the Urban Growth Boundary.

Public. To indicate areas desired to be used for existing or anticipated public use such as schools and playgrounds and other local public, State or Federal activities or facilities. The primary purpose of this classification is to prevent facilities and those area where future expansion of the facilities would be most desirable. The area designated public as shown on the Plan Map encompasses the City Park and school and extends north to the old highway taking in the undeveloped school property. Such area comprises approximately 15.2 acres or 4.2% of the total area within the Urban Growth Boundary.

Farm. To provide areas suitable and desirable to be maintained for grazing or crop production. The primary purpose of this classification is to preserve the most important agricultural land within the City until such time as most other land in the City is developed and/or demand for additional residential development warrants the conversion to such use. The area designated farm as shown on the plan map encompasses the entire City exclusive of the planned residential, commercial and public areas described before. Such area comprises approximately 209.1 acres or 57.8% of the total area within the Urban Growth Boundary.

Urban Growth Boundary. To provide a line that can be agreed upon by both the City and County that identifies and separates rural lands from those lands that: (1) are determined to be necessary and suitable for future expansion of the City; and (2) can, or may in the future, be served by City services and facilities. It is a mechanism that can be used to assure the City/County coordination in the planned and orderly growth of those unincorporated areas which are anticipated to become part of the City in the future. Monument's Urban Growth Boundary, as shown on the plan map, follows the present city limits and contains approximately 361.4 acres.

FINDINGS

1. It is deemed necessary to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.
2. For this purpose the City desires a Comprehensive Plan, developed through a coordinated, open, well-publicized process.
3. The objective of the Plan is to serve as a guideline in the development of the City, controlling all actions and decisions affecting land use.
4. The Plan alone is the controlling document, however, because it must remain general and somewhat flexible to meet anticipated changes, the Plan shall be refined and administered through the implementing ordinances of the City.
5. Alternative uses were considered for various areas in the UGB. The Plan has attempted to provide for all types of anticipated growth and to allow choice of locations for each respective use.
6. Inventory data mapped specifically for the City area includes land use, topography, soil capability, water service and flood hazards. Additional related inventory mapping prepared on County maps includes special district boundaries, functional road classifications, generalized geology, groundwater and drainage basin information.

POLICIES

1. To establish an ongoing 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.
2. To maintain data inventories on natural resources, man-made structures and utilities, population and economic characteristics, and the roles and responsibilities of affected governmental units.
3. To continually monitor the land requirements and locations for projected economic development and population growth.
4. To determine the public facilities and services required by the City to accommodate existing unmet public needs and expected needs resulting from population growth.
5. That land use decisions will take into account inventory maps of services, resources and other considerations.
6. That minor plan changes such as corrections or boundary adjustments and realignments will be made by the governing body at a public hearing.
7. That major Plan changes such as revisions and reprinting will follow a process similar to Plan preparation and may be initiated by the Council or resident petition.
8. That findings made in the course of land use planning decisions will be related to specific planning policies or background information where appropriate, and that findings will be documented.
9. That an official copy of the Plan will be kept on file by the Recorder and additional copies will be available for public review.

Exception to State Planning Goal No. 3 - Agricultural Lands

Whereas those lands within the Urban Growth Boundary include only lands also located within the City limits, no exception to Goal No. 3 is necessary.

Exception to State Planning Goal No. 4 - Forest Lands

State Planning Goal No. 4 - Forest Lands is not applicable to the Monument Urban Area since there are no identifiable commercial lands within said area.

URBANIZATION ELEMENT

INTRODUCTION

Accepting the fact that growth of the City may occur, the goal must, therefore, be for such growth to occur as orderly and efficiently as possible. Such growth should be directed in a manner that detriments to physical, social, economical and environmental factors are minimized.

Urban Growth Boundary

The existing City limits has been adopted as the Urban Growth Boundary to provide for the economic and efficient extension of public facilities and services, to maximize energy savings and to assure compatibility between urban development, rural land uses and agricultural practices. In order to maximize energy savings and minimize public costs, subdivisions should be evaluated for lot size and compatibility with surrounding and adjoining land uses, and carrying capacities of the air, land and water resources of the area and public facilities.

The UGB (i.e. the City limits) can best be described as a limit beyond which the urban growth of the area should not extend during a specified time period. The objectives of the UGB can be primarily implemented through zoning and subdivision regulations, and public facilities programming. The UGB provides a means of curbing urban sprawl, while at the same time encouraging progress toward orderly or well-planned growth. The UGB is not an unchangeable boundary, but one which can be altered in accordance with the procedures followed for establishment.

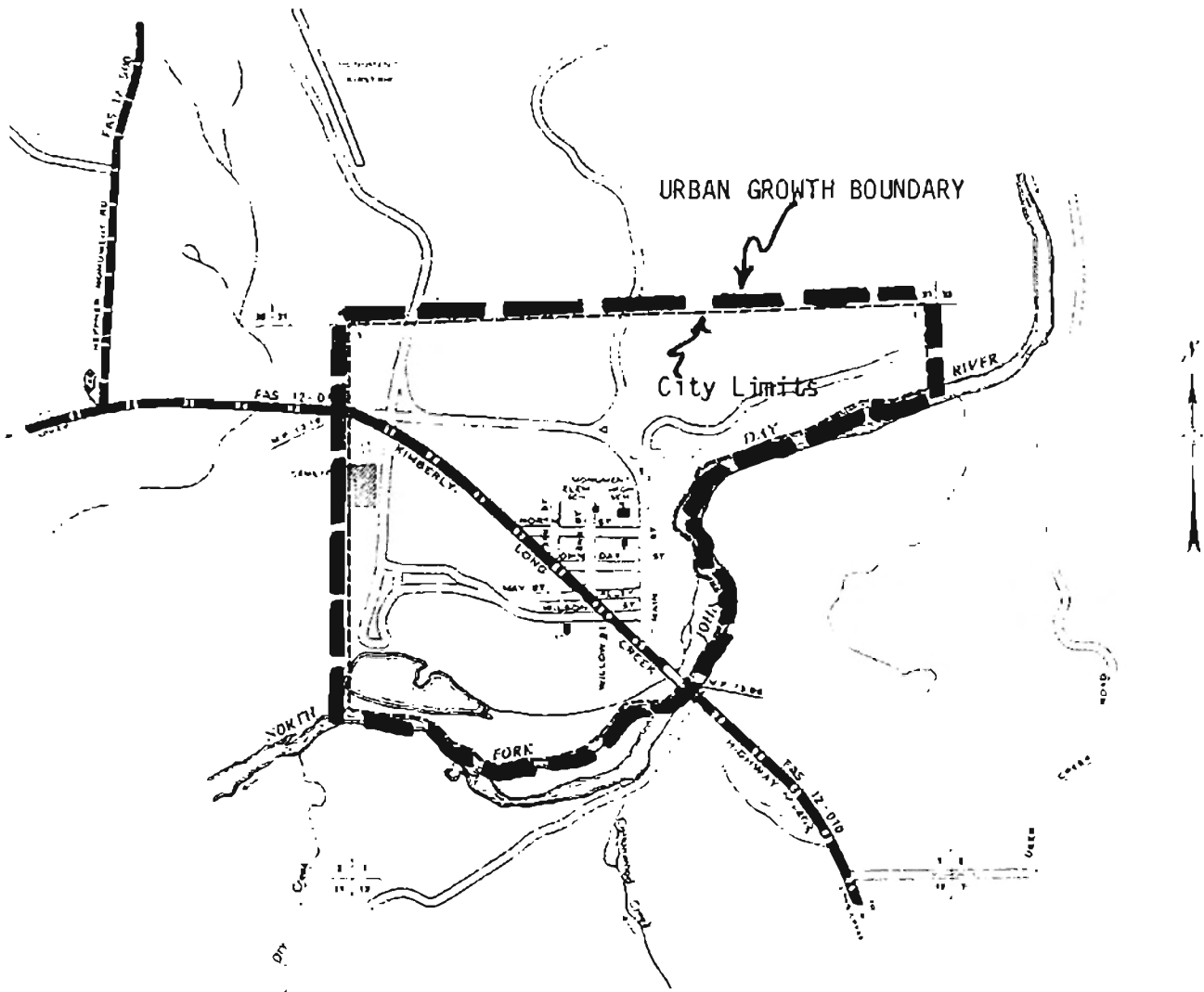
Population Data

In order to determine the size of the UGB and the amount of land needed for various land uses during the planning period, population statistics and forecasts were developed. Previous population projections, e.g., PGU, BPA and Pacific Northwest Bell, were so conflicting that they were not considered suitable for population projection use.

Relative to projections for the County and other cities therein, a 1.5% annual growth rate for the City of Monument was selected as the most realistic projection. The following Table sets forth the projected population for the City on that basis.

TABLE No. 2: Population Projections - City of Monument

<u>Year</u>	<u>City of Monument</u>	<u>% of County Total</u>
1970	161	2.3%
1980	192	2.3
1985	216	2.4
1990	239	2.4
1995	264	2.4
2000	291	2.4



T9S R27E WM

URBAN GROWTH
BOUNDARY MAP

MONUMENT

GRANT COUNTY, OREGON

- | | |
|--|---|
| <ul style="list-style-type: none"> INTERSTATE SYSTEM FEDERAL AID HIGHWAY SYSTEM STATE HIGHWAY SYSTEM COUNTY ROAD SYSTEM LOCAL ROAD SYSTEM UNIMPROVED ROADWAY STREET OPEN TO TRAVEL STREET NOT OPEN TO TRAVEL | <ul style="list-style-type: none"> URBAN GROWTH BOUNDARY CITY LIMITS WATERWAY STREAM CREEK RIVER LAKE POND WETLAND FOREST PASTURE AGRICULTURAL LAND RESIDENTIAL LAND COMMERCIAL LAND INDUSTRIAL LAND PUBLIC USE LAND PRIVATE USE LAND |
|--|---|

Second March 1978

Buildable Lands

The Monument Urban Growth Boundary (UGB) area (city limits) comprises approximately 361 acres. Approximately 3.0% (11 acres) is classified as vacant although some incidental agricultural use occurs on portions of said lands and approximately 83% (301 acres) is classified as agricultural with the predominate use being livestock grazing and hay production. An initial calculation relative hereto would indicate a total of 312 acres available for urbanization inside the UGB; such is not the case, however, as some of the land's development potential is limited by steep slopes and flood hazards as shown in the Table below.

TABLE No. 3: Buildable Lands Inventory Summary
City of Monument

Land Use Plan Designation	Total Acres	Acres Not Available for Development						Net Buildable Acres
		Flood /1	Steep /2	Res.	Comm.	Ind.	Pub.	
Residential	110.3	0.1	9.4	4.0	0.5	-	2.5	93.8
Commercial	26.8	-	-	16.2	2.1	-	1.0	7.5
Public	15.2	-	-	0.4	-	-	8.6	6.2
Farm	209.1	91.7	36.2	3.7	-	-	1.3	76.2
Totals:	361.4	91.8	45.6	33.0	2.6	0	13.4	183.7

/1 Restricted or limited development due to flood hazards; Does not include lands already developed.

/2 Restricted or limited development due to steep slopes or other geological hazards; Does not include land already developed.

FINDINGS

1. The data and inventories developed provide the basis for UGB and urban development.
2. An annual growth rate of 1.5 percent appears to be the most realistic for planning purposes.
3. Absolute population projections are not attainable; close monitoring and continual analysis of growth and potential therefor are deemed necessary.
4. Future commercial development should be restricted to the existing development pattern.
5. Sufficient land is provided within the UGB to accommodate projected growth and at the same time allow some flexibility in the market place.
6. Some degree of stability and predictability must be provided by fixing UGB which should not be changed without careful consideration of direct and indirect effects thereof.
7. Orderly, phased growth from the center of the community without leap-frog type growth is to be encouraged.
8. Lands outside the UGB shall not be considered for urban development.

POLICIES

The following policy statements are based on an analysis of the inventory data and findings set forth herein and are used to justify the City limits as the Urban Growth Boundary for the City of Monument consistent with the State Planning Goal - Urbanization.

1. The Urban Growth Boundary shall not be changed unless it is first determined that there is an identifiable need for expansion consistent with applicable LCDC Goals, and that there are adequate public facilities and services available without increased cost to residents within the existing Urban Growth Boundary.
2. The Urban Growth Boundary should provide an efficient transition from urbanizable to urban use:
 - (A) Provides sufficient land to accommodate projected growth and at the same time allow some flexibility in the market place;
 - (B) Maintains existing separation of differing land uses; and
 - (C) Discourages urban sprawl.
3. Urban development shall be encouraged in areas where public service can be provided most efficiently and in a manner which will minimize costs related to necessary urban services such as schools, parks, streets, police, garbage disposal, fire protection, libraries and other facilities and services.
4. That additional growth shall be concentrated to existing areas to strengthen existing commercial activities.
5. Commercial development shall be concentrated to existing areas to strengthen existing commercial activities.
6. That uses with undesirable noise, smoke, odor, visual and other objectionable characteristics may be prohibited from locating in areas where such conditions are incompatible with surrounding area development.
7. Urban sprawl is recognized as a major contributor to higher public service and facility costs and resultant higher taxes, and to poor and inefficient land use patterns. Therefore, development which occurs as an extension of existing development is a method of minimizing such cost factors and shall be encouraged.
8. It is imperative that developments have access to an existing improved arterial or collector street, or in the absence thereof that such access be to a projected facility and that such facility be provided at the time of development.

9. The effects of exceeding resource carrying capacities are easily recognized and are considered detrimental to the public health, safety and general welfare. Development which will exceed related resource (and facilities) carrying capacities shall, therefore, not be permitted.
10. As a minimum the following criteria should be met before approval of development:
 - A. City water and services should be available or provided for to the boundaries of the property being proposed for development.
 - B. The developer shall provide roads, street lighting and water facilities within the development to City standards and specifications at the developer's expense.
 - C. Roads and water mains shall be sized to meet the requirements of current and future developments which will be serviced by the facilities based upon the City's sewer and water facilities plans or other regulations.
11. Manufactured housing shall be recognized as a viable housing option.
12. All residential development should protect the physical characteristics of the site relating to soils, slope, geology, erosion, drainage and natural features and vegetation.

HOUSING ELEMENT

INTRODUCTION

Housing is a critical issue in all Comprehensive Plans; particularly in an urban area more land is used for residential purposes than any other use. Relative to the subject planning area, a comprehensive approach to this critical issue is extremely limited by two factors: 1) a lack of current area, and even County-wide, housing data, and 2) the fact that data for the Monument area is not extrapolated from the County-wide totals. In spite of these major obstacles, the Housing Element of this Plan has been developed for compliance with State Goal No. 10 and the general purpose of this Element of the overall Plan it to provide adequate housing for all sectors of the community in a continuing high quality environment - both socially and economically.

Inventory Findings

1. The 1970 Bureau of Census data indicated a high percentage (28.3%) of substandard housing units in the County, with the dominant deficiency in heating and/or plumbing facilities.
2. Bureau of Census data for 1970 also shows that a large percentage of housing units in the County were built prior to 1940, and are therefore probably in need of replacement or major restoration.
3. Housing units by type in 1970 Census data were reported to be 84.4% single-family, 3.3% duplex units, 2.3% tri and fourplex units, 3.4% multi-family units and 12.3% mobile homes (i.e. 91% single-family units and 9% multi-family units).
4. The median value of owner-occupied housing County wide in 1970 was \$9,800. This median value is considerably below the State-wide median value of \$15,000. Also shown is the fact that County wide, 77.8% of the housing was below \$15,500 in value.
5. Current available statistics show that from 1976 through 1979, the following number of construction and mobile home permits were issued in the County: single-family dwellings (96 units), multi-family dwellings (40 units), and mobile home placements (22). These factors point out that during this time period the majority of new housing units were single-family and a continuance of previous trends. However, during this same time nearly 2½ times as many mobile homes were constructed as were single family homes.

FINDINGS

1. Manufactured housing has in the past and will continue to provide for housing needs of various income levels.
2. It is extremely difficult to make meaningful projections as to the type and cost of housing units that will be required in the future.
3. There seems to be a need for more housing of all types in the area. Persons moving to the area face a very limited range of choices in housing.
4. The surge in manufactured housing popularity is due to many factors including vast improvement in themselves and the ever-increasing costs of conventional housing.
5. Future Household Size

Over the years, the number of persons in a household has declined. In 1960, the average Oregon household size was 3.09 persons per household. According to the 1970 U.S. Census of Population, Grant County registered 3.0 persons per occupied housing unit. It is estimated that the Grant County average 1980 occupied household size is 2.77 persons and will be 2.51 persons in the year 2000. A household population based on occupied units is a good indicator of housing need. The following chart estimated household sizes for occupied units and total units broken down in five year interval ranges from 1980 to 2000.

TABLE No. 4

<u>Year</u>	<u>Average Household Size for Occupied Units</u>
1978	2.79
1980	2.69
1985	2.62
1990	2.57
1995	2.54
2000	2.51

6. Projected Housing Needs

The Tables that follow present the projected number of new housing units needed, the number of "replacement units" needed and the total housing units necessary to accommodate expected population increases by five year increments through the year 2000 for the City of Monument.

TABLE No. 5. Projected Housing Needs
City of Monument

Year	Population	New Housing Units	Replacements	Total
1980	192	-	-	-
1985	216	9	2	11
1990	239	9	3	12
1995	264	10	3	13
2000	291	11	4	15
Totals:	-	39	12	51
Average No. per Year		1.95	0.6	2.55

TABLE No. 6. Projected Housing Needs By Type
City of Monument

Year	Total	Single-Family Conventional	Single-Family Manufactured	Multi-Family Units	Mobile Home Park Units
1985	11	4	4	-	3
1990	12	4	4	2	2
1995	13	4	4	3	2
2000	15	5	5	2	3
Totals	51	17	17	7	10
Percent of Totals	100%	33%	33%	14%	20%

7. Estimated Buildable Land Needs for Residential Use - City of Monument

A. Population Increase Urban Area

$$\begin{aligned} \text{Year 2000} &= 291 \\ \text{Year 1980} &= 192 \\ \hline \text{Net Increase} &= 99 \end{aligned}$$

B. Number of Total Dwelling Units Required

$$\frac{\text{Population Increase}}{\text{Avg. Household Size}} = \frac{99}{2.60} = 39 + 12 \text{ replacement} = 51 \text{ total}$$

- C. Dwelling Mix: Single-Family (SFD) - 34 units
Multi-Family (MFD) - 7 units
Mobile Home Park Units (MHP) - 10 units

D. Acres Required per Dwelling Unit by Type

$$\frac{\text{No. of SFD}}{\text{Units per acre}} = \frac{34}{1.5} = 22.7 \text{ acres SFD}$$

$$\frac{\text{No. of MFD}}{\text{Units per acre}} = \frac{7}{3} = 2.3 \text{ MFD}$$

$$\frac{\text{No. of MHP}}{\text{Units per acre}} = \frac{10}{3} = 3.3 \text{ acres MHP}$$

Total: 28.3 acres

- E. Allowance Factor for Roads, Public Use, Utilities, Open Space, etc., (25%) i.e. 28.3 acres & 25% = 35.4 acres.
- F. Vacancy Factor (5%): 35.4 acres @ 5% = 1.8 acres.
- G. NET REQUIREMENT FOR RESIDENTIAL USE: 37.2 acres.

POLICIES

1. As part of an ongoing housing planning program a complete inventory of the housing stock needs to be taken, analyzed and projections made regarding future needs.
2. That State and Federally Funded and/or subsidized housing be recognized as possible means of financing housing that may be needed by families with lower incomes.
3. To encourage a supply of housing to allow for expected population growth and to provide for the housing needs of the citizens of the area.
4. To encourage residential development which provides prospective buyers with a variety of residential lot sizes, diversity of housing types, and a range of prices.
5. The City should promote the rehabilitation of existing housing, and the re-use of vacant land.
6. Manufactured housing shall be recognized as a viable and important housing option.
7. Mobile home parks should be developed in areas in close proximity to service commercial, with access to a collector, and should be designed to protect the character of adjoining residential uses and provide for a maximum level of quality living for occupants.

CLIMATE

Monument is located in Oregon's northeastern highlands region which has a continental climate. This climate is characterized by high summer temperatures and low winter temperatures. Table 7 shows the average temperature and precipitation for the City of Monument.

Table 8
AVERAGE TEMPERATURE AND PRECIPITATION RECORD
Monument Weather Station
1970-1974

<u>Month</u>	<u>Average Temp. °F</u>	<u>Average Precipitation</u>
Jan.	31.6	1.18
Feb.	38.5	0.73
Mar.	42.4	1.25
Apr.	47.0	1.01
May	56.3	1.06
June	63.7	0.69
July	69.6	0.17
Aug.	70.2	0.30
Sep.	59.5	0.76
Oct.	49.0	0.99
Nov.	40.6	1.93
Dec.	32.9	2.02

Source: U.S. Department of Commerce, National Oceanic and Atmospheric Administration, Climatological Data, 1971-1974.

AIR, WATER AND LAND QUALITY

Monument's air, water and land resource quality is relatively high. The protection of this quality is an important consideration in the comprehensive planning process. Increasing demands on these resources probably will result from community growth. Decisions pertaining to community development will have to be analyzed with respect to air, water and land quality. DEQ has not identified any excessive noise levels in the area.

FISH AND WILDLIFE RESOURCES

A full and detailed inventory of these resources is found within the technical information section of the Grant County Comprehensive Plan.

HISTORICAL SITES

There were no historic sites or buildings cited in the "Statewide Inventory of Historic Sites and Buildings," as compiled by the Oregon State Historic Preservation Office.

NATURAL RESOURCE ELEMENT

Open Space - Scenic - Historic Areas
Air - Water - Land Resource Quality

INTRODUCTION

The Natural Resource Element of the "Plan" provides a general overview of all natural resource common to the Monument area. In general, natural resources are considered vital to the area's historical and future development, and are recognized as a primary base for the area and County economy.

SOILS

Generally, soils are developed when the parent material (such as basalt, sandstone, or other base rock) is acted upon by the climate and biota (all living things) over time in various ways, and depending on topography, creating soil material. These soils are usually divided into four major categories; sand (grains 1 to .05 millimeters in size), silt (.05 to .005), clay (.005 and smaller), and loams (a combination of all three). Depending upon each soil's character some combinations of terms may be used in its description (i.e. clayey sand = a predominantly sandy soil with more than 10% clay). These various combinations then determine the characteristics and capabilities of the individual soils.

The characteristics of the various soils that occur in the Dayville Area are summarized in the following Table.

Table 6
MONUMENT SOIL CHARACTERISTICS

<u>Soil</u>	<u>Name</u>	<u>Water Table</u>	<u>Flood</u>	<u>Depth to Bedrock</u>	<u>Agriculture Capability</u>	<u>Wellings w/o Basements</u>	<u>Local Roads and Streets</u>	<u>Septic Tank Absorption Field</u>
6	Riverwash	? Ft.	Frequent	20-60"	8s	Severe	Severe	Severe
11E	Day clay	> 6 ft.	None	> 60"	7e	Severe	Severe	Severe
44D	Hack extremely stony loam	> 6 ft.	None	> 60"	7s	Severe	Moderate	Severe
71B	Hack loam	> 6 ft.	None	> 60"	2e	Slight	Moderate	Moderate
76C	Hack gravelly loam	> 6 ft.	None	> 60"	4e	Moderate	Moderate	Moderate
110A	Powder silty loam	> 6 ft.	Rare	> 60"	2c	Severe	Severe	Slight
175A	Kimberly sandy loam	> 6 ft.	Occasional	> 60"	1	Severe	Moderate	Moderate
200F	Lickskillet-mick butted complex	> 6 ft.	None	12-20"	7s	Severe	Severe	Severe
40B	Leiper silt loam	> 6 ft.	None	> 40"	3e	Moderate	Moderate	Slight-moderate

Source: USDA/SCS

MINERAL RESOURCES

Although many mineral resources are found throughout the County, no identifiable resource exists within the defined Urban Area.

RECREATION TRAILS AND SCENIC WATERWAYS

No potential or approved Oregon recreation trails nor any Federal or State Wild or Scenic Waterways go through the Urban Growth Boundary.

RESEARCH AND POTENTIAL NATURAL AREAS

A complete inventory of natural areas within the County occurs in the Grant County Plan in the Technical Section. None of the natural areas fall within the Urban Growth Boundary of Monument.

GENERAL FINDINGS

1. The DEQ is presently enforcing industry and commerce noise standards on a "complaint basis" only because of limited capabilities.
2. There are very few major problems found within the Monument area with respect to air, water and land resources quality.
3. That air emissions, noise level and water discharges in the area meet State and Federal requirements for such.
4. The City is working with DEQ and the County to satisfy County-wide solid waste disposal problems.
5. A full and detailed inventory of fish and wildlife resources is found within the Technical Information section of the Grant County Plan.
6. A complete inventory of natural areas within the County occurs in the Grant County Plan. None fall within the Monument Urban Growth Boundary.

POLICIES

1. Where no conflicting uses are identified, natural and scenic resources shall be managed so as to preserve their original character and/or public benefits.
2. Where conflicting uses are identified, economic, energy, environmental and social consequences shall be evaluated in determination of use designation.
3. Agriculture, open space, and recreational uses shall be considered consistent with natural and scenic values dependent on resource carrying capacities.
4. It shall be the policy of the City to maintain and improve the quality of the air, water, and land resource of the Urban Area.

5. It shall be the policy of the City to consider the carrying capacities of all affected natural resources in development proposals and to not permit any development which exceeds said capacities.
6. To limit all discharges from existing and future developments to meet applicable State or Federal environmental quality statutes, rules and standards.
7. The City should work with appropriate agencies (EPA, SCS, U.S.F.S., County Extension Agent) to promote maintenance or enhancement of water quality in streams and ground reserves, especially the 208 Water Quality Program.
8. No development or use shall be permitted which is determined to not be in compliance with applicable State and Federal water quality standards.
9. The State Water Quality Management Plan as adopted and administered by the State Department of Environmental Quality shall be utilized as a guideline in the review and approval of developments affected thereby.
10. No development shall be permitted which will not meet applicable air quality standards.
11. The City shall encourage County programs to protect its fish and game resources.

NATURAL HAZARDS ELEMENT

INTRODUCTION

Natural hazard areas are defined as areas that are subject to natural events that are known to result in death or endanger the works of man, such as stream flooding, high ground water, erosion and deposition, landslides, earthquakes, weak foundation soils and other hazards unique to local or regional areas.

The general goal of this Element is, therefore, to protect life and property from natural disasters and hazards.

Developments subject to damage or that could result in loss of life, therefore should not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards. Proposed developments must be keyed to the degree of hazard and to the limitations on use imposed by such hazards in the planning area.

Natural hazards are basically limited to the floodplain along the North Fork of the John Day River and to high groundwater problems in site specific areas.

Floodplain mapping is available at City Hall, and was taken into account in preparation of the City's Plan.

No significant landslide potential exists for the Monument area. Potential erosion is limited to streambank areas.

FINDINGS

1. Natural hazards are basically limited to the floodplain along the North Fork of the John Day River and to isolated high groundwater problems.
2. Filling can alleviate most of the flood problems within the Urban Growth Boundary.
3. Zoning, Subdivision and Building Code ordinance shall be provided that development within the floodplain be in accord with Federal Insurance Administration requirements.
4. The use of conservation practices that maintain a cover-up crop residues or other materials on the soil surface or management techniques that provide a growing crop during the critical erosion periods are the most effective means of minimizing damage from erosion and ground saturation.
5. Proper development design can minimize adverse affects from natural hazards.

NATURAL HAZARDS POLICIES

1. The development limitations imposed by the carrying capacities of natural resources; i.e. surface and ground water capacities, soils, geology, etc., shall be considered in all development designs.
2. Natural resource physical limitations shall be one of the primary evaluation factors for development approval. The carrying capacities thereof shall not be exceeded.
3. It shall be recognized that problem areas or hazards do not necessitate disapproval of development, but that high development standards can be expected in order to minimize problems or hazards.
4. To maintain development costs at a minimum and to encourage the most efficient use of resources by guiding development to low hazard or physical limitation areas.
5. To discourage development in flood plains, natural drainage ways, on steep slopes, and other known hazardous areas unless properly designed to minimize the hazards therefrom.
6. It shall be the develop/builder's burden of proof for determining the degree of hazard or physical resource carrying capacity.
7. That development will provide safe and readily accessible means for exit in case of fire, emergency and other vehicular needs, and make drainage improvements necessary to insure that erosion, landslide and flood hazards will be minimized.
8. That an adequate realistic water supply to insure safety from fire will be provided in new developments.

ENERGY CONSERVATION ELEMENT

INTRODUCTION

Energy conservation has certainly emerged as a primary concern in recent years, and the importance thereof relative to land use planning is easily recognized. Additional concern is due to the rural character of the area and the County relative to the required distances and travel modes created thereby.

In general terms, the primary goals set forth in this Element of the "Plan" are directed at conserving energy, maintaining energy sources and costs, and identification of alternative energy sources.

The ever-increasing cost of gasoline may have a dramatic effect on the local economy. An important sector of the local economy is based on providing services to the many visitors to the area. Growing transportation costs may reduce the number of recreationists visiting the area, at least in the short-run. It is possible high gasoline prices could bring more Willamette Valley tourists to replace California, Canadian, etc., visitors. However, there would undoubtedly be a difficult adjustment period. Greater emphasis on destination resorts, tours, and diversity in recreational activities would soften this impact.

In addition to promoting energy efficiency in land use patterns, building siting, and construction standards, land use planning is important to the protection of energy resources. While no known commercial deposits of oil and gas exist, there is definite potential for solar and possibly thermal and windpower sites as well as the potential for greater use of locally generated wood wastes. The proposed Monument Dam could also be a potential hydropower source.

Potential geothermal and fossil fuels sites should be identified and protected, as well as necessary corridors for energy facilities.

The large number of sunny days make this area potentially suitable for solar power (both passive and active systems). During the summer 300-350 BTU's of sunlight are delivered to each square foot of land in the area. In the winter the BTU's delivered decline to between 175 and 200. Additional study needs to be done, but greenhousing, air conditioning, and industrial process heating are considered feasible. The potential for a solar electrical power generating and/or heating site locally should not be overlooked.

National concern, resultant congressional actions and funding could expand opportunities for alternative energy sources such as solar and windpower generation. Such sources appear environmentally preferable over other alternatives such as nuclear, although economical and efficiency factors may prevail.

FINDINGS

1. The area is lucky to have some potential energy source available since its' expanding population will make ever-increasing demands on energy supplies. To meet this challenge all available resources will have to be evaluated and used when compatible with the economic, social, and environmental goals of the local population. No single answer exists, but a reasonable combination will have to be found. In the meantime local land use planning efforts must be aimed at promoting greater efficiency in the use of existing energy resources, the protection and development of those resource we will need in the future, and the preparation for a new era where less per capita energy is available.
2. Presently experimental but potentially economical sources of energy that could feasibly be developed in the area include solar and wind power electrical generation.
3. Wood products, natural gas, solar and wind energy sites may become important to area residents and industries as hydro-electric power becomes more expensive.

POLICIES

1. To encourage renewable and/or efficient energy systems, design, siting and construction materials in all new development and improvements in the area.
2. To conserve energy and develop and use renewable energy resources.
3. Encourage development of solar and wind resources.
4. To encourage development designs that provide for the orientation of streets and buildings to allow for utilization of solar energy and provide landscaping to reduce summer cooling needs.
5. To encourage all systems and efforts for the collection, re-use and recycling of metallic and non-metallic wastes.
6. The City will encourage the development of alternative energy sources.
7. All plans should be directed toward energy conservation and should consider as a major determinant the existing and potential capacity of the renewable energy sources to yield useful energy output. Renewable energy sources include water, sunshine, wind, geothermal heat and municipal, forest and farm waste.
8. To encourage and support legislation providing for building permit discounts relative to the value of energy conservation practices.
9. To support the Monument Dam project.

REVIEW AND REVISION PROCESSES

This "Plan" is not cast in concrete. It is a public plan by a changing society in a developing and renewing, dynamic situation.

It is recognized that as a result of changing conditions and future impacts, planning programs including the Comprehensive Plan, the Urban Growth Boundaries and all implementing ordinances and supporting documents must be periodically reviewed and updated.

The Comprehensive Plan, Urban Growth Boundaries and implementing ordinances shall be evaluated in relation to changing public policies and circumstances, including community, social, economic and environmental needs; the workability of planning programs in carrying out the intent of the Statewide Planning Goals and the goals of the City and the County shall be considered. Opportunities shall be provided for comment by citizens and affected governmental units to insure coordination in formulation and implementation of policies. Directly affected persons shall receive understandable notice by mail of proposed changes sufficiently in advance of any hearing to allow said persons reasonable time to review the proposal.

The Plan may be reviewed biennially to assure that it reflects the desires and needs of the people it is designed to serve, and that the Plan is achieving the desired goals. However, it should not be changed dramatically or capriciously at each review unless need necessitates; particularly if individuals, organizations, and public agencies are to rely on it. With a biennial review, most adjustments should be small and easily accommodated. Those people and agencies, as well as the general public who were involved with the preparation of the Plan, should be given the opportunity to be included in any review so their understanding and support of the Plan will continue.

At a minimum, the biennial review should determine Plan and Implementing Ordinance conformity with changes in:

1. The Oregon Revised Statutes
2. Oregon Case Law
3. Oregon Statewide Planning Goals
4. Requirements of the City
5. Needs of residents or landowners within the City and Urban Growth Area
6. Concerns of the City and other affected governmental units.

If the Comprehensive Plan, implementing measures, or both fail to conform to any or all of the above-mentioned criteria, the non-conforming document(s) shall be amended as soon as practicable.

CLIMATE

Monument is located in Oregon's northeastern highlands region which has a continental climate. This climate is characterized by high summer temperatures and low winter temperatures. Table 7 shows the average temperature and precipitation for the City of Monument.

Table 8
AVERAGE TEMPERATURE AND PRECIPITATION RECORD
Monument Weather Station
1970-1974

<u>Month</u>	<u>Average Temp. °F</u>	<u>Average Precipitation</u>
Jan.	31.6	1.18
Feb.	38.5	0.73
Mar.	42.4	1.25
Apr.	47.0	1.01
May	56.3	1.06
June	63.7	0.69
July	69.6	0.17
Aug.	70.2	0.30
Sep.	59.5	0.76
Oct.	49.0	0.99
Nov.	40.6	1.93
Dec.	32.9	2.02

Source: U.S. Department of Commerce, National Oceanic and Atmospheric Administration, Climatological Data, 1971-1974.

AIR, WATER AND LAND QUALITY

Monument's air, water and land resource quality is relatively high. The protection of this quality is an important consideration in the comprehensive planning process. Increasing demands on these resources probably will result from community growth. Decisions pertaining to community development will have to be analyzed with respect to air, water and land quality. DEQ has not identified any excessive noise levels in the area.

FISH AND WILDLIFE RESOURCES

A full and detailed inventory of these resources is found within the technical information section of the Grant County Comprehensive Plan.

HISTORICAL SITES

There were no historic sites or buildings cited in the "Statewide Inventory of Historic Sites and Buildings," as compiled by the Oregon State Historic Preservation Office.

RECREATION TRAILS AND SCENIC WATERWAYS

No potential or approved Oregon recreation trails nor any Federal or State Wild or Scenic Waterways go through the Urban Growth Boundary.

RESEARCH AND POTENTIAL NATURAL AREAS

A complete inventory of natural areas within the County occurs in the Grant County Plan in the Technical Section. None of the natural areas fall within the Urban Growth Boundary of Monument.

GENERAL FINDINGS

1. The DEQ is presently enforcing industry and commerce noise standards on a "complaint basis" only because of limited capabilities.
2. There are very few major problems found within the Monument area with respect to air, water and land resources quality.
3. That air emissions, noise level and water discharges in the area meet State and Federal requirements for such.
4. The City is working with DEQ and the County to satisfy County-wide solid waste disposal problems.
5. A full and detailed inventory of fish and wildlife resources is found within the Technical Information section of the Grant County Plan.
6. A complete inventory of natural areas within the County occurs in the Grant County Plan. None fall within the Monument Urban Growth Boundary.

POLICIES

1. Where no conflicting uses are identified, natural and scenic resources shall be managed so as to preserve their original character and/or public benefits.
2. Where conflicting uses are identified, economic, energy, environmental and social consequences shall be evaluated in determination of use designation.
3. Agriculture, open space, and recreational uses shall be considered consistent with natural and scenic values dependent on resource carrying capacities.
4. It shall be the policy of the City to maintain and improve the quality of the air, water, and land resource of the Urban Area.

5. It shall be the policy of the City to consider the carrying capacities of all affected natural resources in development proposals and to not permit any development which exceeds said capacities.
6. To limit all discharges from existing and future developments to meet applicable State or Federal environmental quality statutes, rules and standards.
7. The City should work with appropriate agencies (EPA, SCS, U.S.F.S., County Extension Agent) to promote maintenance or enhancement of water quality in streams and ground reserves, especially the 208 Water Quality Program.
8. No development or use shall be permitted which is determined to not be in compliance with applicable State and Federal water quality standards.
9. The State Water Quality Management Plan as adopted and administered by the State Department of Environmental Quality shall be utilized as a guideline in the review and approval of developments affected thereby.
10. No development shall be permitted which will not meet applicable air quality standards.
11. The City shall encourage County programs to protect its fish and game resources.

NATURAL HAZARDS ELEMENT

INTRODUCTION

Natural hazard areas are defined as areas that are subject to natural events that are known to result in death or endanger the works of man, such as stream flooding, high ground water, erosion and deposition, landslides, earthquakes, weak foundation soils and other hazards unique to local or regional areas.

The general goal of this Element is, therefore, to protect life and property from natural disasters and hazards.

Developments subject to damage or that could result in loss of life, therefore should not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards. Proposed developments must be keyed to the degree of hazard and to the limitations on use imposed by such hazards in the planning area.

Natural hazards are basically limited to the floodplain along the North Fork of the John Day River and to high groundwater problems in site specific areas.

Floodplain mapping is available at City Hall, and was taken into account in preparation of the City's Plan.

No significant landslide potential exists for the Monument area. Potential erosion is limited to streambank areas.

FINDINGS

1. Natural hazards are basically limited to the floodplain along the North Fork of the John Day River and to isolated high groundwater problems.
2. Filling can alleviate most of the flood problems within the Urban Growth Boundary.
3. Zoning, Subdivision and Building Code ordinance shall be provided that development within the floodplain be in accord with Federal Insurance Administration requirements.
4. The use of conservation practices that maintain a cover-up crop residues or other materials on the soil surface or management techniques that provide a growing crop during the critical erosion periods are the most effective means of minimizing damage from erosion and ground saturation.
5. Proper development design can minimize adverse affects from natural hazards.

NATURAL HAZARDS POLICIES

1. The development limitations imposed by the carrying capacities of natural resources; i.e. surface and ground water capacities, soils, geology, etc., shall be considered in all development designs.
2. Natural resource physical limitations shall be one of the primary evaluation factors for development approval. The carrying capacities thereof shall not be exceeded.
3. It shall be recognized that problem areas or hazards do not necessitate disapproval of development, but that high development standards can be expected in order to minimize problems or hazards.
4. To maintain development costs at a minimum and to encourage the most efficient use of resources by guiding development to low hazard or physical limitation areas.
5. To discourage development in flood plains, natural drainage ways, on steep slopes, and other known hazardous areas unless properly designed to minimize the hazards therefrom.
6. It shall be the develop/builder's burden of proof for determining the degree of hazard or physical resource carrying capacity.
7. That development will provide safe and readily accessible means for exit in case of fire, emergency and other vehicular needs, and make drainage improvements necessary to insure that erosion, landslide and flood hazards will be minimized.
8. That an adequate realistic water supply to insure safety from fire will be provided in new developments.

ENERGY CONSERVATION ELEMENT

INTRODUCTION

Energy conservation has certainly emerged as a primary concern in recent years, and the importance thereof relative to land use planning is easily recognized. Additional concern is due to the rural character of the area and the County relative to the required distances and travel modes created thereby.

In general terms, the primary goals set forth in this Element of the "Plan" are directed at conserving energy, maintaining energy sources and costs, and identification of alternative energy sources.

The ever-increasing cost of gasoline may have a dramatic effect on the local economy. An important sector of the local economy is based on providing services to the many visitors to the area. Growing transportation costs may reduce the number of recreationists visiting the area, at least in the short-run. It is possible high gasoline prices could bring more Willamette Valley tourists to replace California, Canadian, etc., visitors. However, there would undoubtedly be a difficult adjustment period. Greater emphasis on destination resorts, tours, and diversity in recreational activities would soften this impact.

In addition to promoting energy efficiency in land use patterns, building siting, and construction standards, land use planning is important to the protection of energy resources. While no known commercial deposits of oil and gas exist, there is definite potential for solar and possibly thermal and windpower sites as well as the potential for greater use of locally generated wood wastes. The proposed Monument Dam could also be a potential hydropower source.

Potential geothermal and fossil fuels sites should be identified and protected, as well as necessary corridors for energy facilities.

The large number of sunny days make this area potentially suitable for solar power (both passive and active systems). During the summer 300-350 BTU's of sunlight are delivered to each square foot of land in the area. In the winter the BTU's delivered decline to between 175 and 200. Additional study needs to be done, but greenhousing, air conditioning, and industrial process heating are considered feasible. The potential for a solar electrical power generating and/or heating site locally should not be overlooked.

National concern, resultant congressional actions and funding could expand opportunities for alternative energy sources such as solar and windpower generation. Such sources appear environmentally preferable over other alternatives such as nuclear, although economical and efficiency factors may prevail.

FINDINGS

1. The area is lucky to have some potential energy source available since its' expanding population will make ever-increasing demands on energy supplies. To meet this challenge all available resources will have to be evaluated and used when compatible with the economic, social, and environmental goals of the local population. No single answer exists, but a reasonable combination will have to be found. In the meantime local land use planning efforts must be aimed at promoting greater efficiency in the use of existing energy resources, the protection and development of those resource we will need in the future, and the preparation for a new era where less per capita energy is available.
2. Presently experimental but potentially economical sources of energy that could feasibly be developed in the area include solar and wind power electrical generation.
3. Wood products, natural gas, solar and wind energy sites may become important to area residents and industries as hydro-electric power becomes more expensive.

POLICIES

1. To encourage renewable and/or efficient energy systems, design, siting and construction materials in all new development and improvements in the area.
2. To conserve energy and develop and use renewable energy resources.
3. Encourage development of solar and wind resources.
4. To encourage development designs that provide for the orientation of streets and buildings to allow for utilization of solar energy and provide landscaping to reduce summer cooling needs.
5. To encourage all systems and efforts for the collection, re-use and recycling of metallic and non-metallic wastes.
6. The City will encourage the development of alternative energy sources.
7. All plans should be directed toward energy conservation and should consider as a major determinant the existing and potential capacity of the renewable energy sources to yield useful energy output. Renewable energy sources include water, sunshine, wind, geothermal heat and municipal, forest and farm waste.
8. To encourage and support legislation providing for building permit discounts relative to the value of energy conservation practices.
9. To support the Monument Dam project.

REVIEW AND REVISION PROCESSES

This "Plan" is not cast in concrete. It is a public plan by a changing society in a developing and renewing, dynamic situation.

It is recognized that as a result of changing conditions and future impacts, planning programs including the Comprehensive Plan, the Urban Growth Boundaries and all implementing ordinances and supporting documents must be periodically reviewed and updated.

The Comprehensive Plan, Urban Growth Boundaries and implementing ordinances shall be evaluated in relation to changing public policies and circumstances, including community, social, economic and environmental needs; the workability of planning programs in carrying out the intent of the Statewide Planning Goals and the goals of the City and the County shall be considered. Opportunities shall be provided for comment by citizens and affected governmental units to insure coordination in formulation and implementation of policies. Directly affected persons shall receive understandable notice by mail of proposed changes sufficiently in advance of any hearing to allow said persons reasonable time to review the proposal.

The Plan may be reviewed biennially to assure that it reflects the desires and needs of the people it is designed to serve, and that the Plan is achieving the desired goals. However, it should not be changed dramatically or capriciously at each review unless need necessitates; particularly if individuals, organizations, and public agencies are to rely on it. With a biennial review, most adjustments should be small and easily accommodated. Those people and agencies, as well as the general public who were involved with the preparation of the Plan, should be given the opportunity to be included in any review so their understanding and support of the Plan will continue.

At a minimum, the biennial review should determine Plan and Implementing Ordinance conformity with changes in:

1. The Oregon Revised Statutes
2. Oregon Case Law
3. Oregon Statewide Planning Goals
4. Requirements of the City
5. Needs of residents or landowners within the City and Urban Growth Area
6. Concerns of the City and other affected governmental units.

If the Comprehensive Plan, implementing measures, or both fail to conform to any or all of the above-mentioned criteria, the non-conforming document(s) shall be amended as soon as practicable.

Major Legislative Revisions

Major revisions include land use changes that have wide-spread and significant impact beyond the immediate area such as quantitative changes producing large volumes of traffic, a qualitative change in the character of the land use itself, such as conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships.

The Plan and implementation measures should be revised when identifiable public needs and desires change and when development occurs at a different rate than contemplated by the Plan. Unexpected rapid growth, development or change may require frequent review so needed revisions can be made to keep the Plan up to date; however, major revisions should not be made more frequently than every two years.

In order to insure continued applicability and effectiveness, the Plan and implementation measures should be reviewed at least every two years and a public statement issued on whether any revision is needed. They may be reviewed in their entirety or in major portions. The review should begin with re-examining the data and problems and continue through the same basic phases as the initial preparation of the Plan and implementation measures.

Minor or Quasi-Judicial Changes

Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.

Citizen Involvement

Citizen involvement in the biennial or other plan review shall be assured by the continuance of the existing Citizen Involvement Program.

Plan Amendment

If the City Council determines that proposed amendments should be considered, amendment of the Comprehensive Plan shall be based on the following procedure and requirements:

1. The City shall set a public hearing date and give notice thereof through a newspaper of general circulation in the City at least ten (10) days prior to the hearing.
2. Copies of proposed amendments shall be made available for review at least ten (10) days prior to the hearing.
3. Within ten (10) days after the close of the public hearing, the City shall make findings of fact and adopt, revise, or deny the proposed amendment.

APPENDIX A: ORDINANCE NO. _____
THE CITY OF MONUMENT _____

AN ORDINANCE ADOPTING COMPREHENSIVE PLAN AND URBAN GROWTH BOUNDARY FOR THE CITY OF MONUMENT, OREGON.

This ordinance is to adopt the Comprehensive Plan for the City of Monument, hereinafter called City and to establish the procedures for administering planning and related ordinances within the City limits which is the Urban Growth Boundary.

WHEREAS, the City Council has held public meetings and reviewed the Plan, and made recommendations for the adoption thereof; and

WHEREAS, the Plan and Urban Growth Boundary have been determined by the City to satisfy State Planning Goal requirements;

NOW THEREFORE, the City of Monument does hereby adopt a Comprehensive Plan, including a Plan map and the City limits as the Urban Growth Boundary.

Adopted this _____ day of _____, 1981.

Mayor of Monument

ATTEST: _____
City Recorder

Date

