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GILLIAM COUNTY COMPREHENSIVE PLAN

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GOAL 1: CITIZEN INVOLVEMENT

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

Each citizen involvement program must include the following six components:

- (1) Citizen Involvement – to provide for widespread citizen involvement;
- (2) Communication – to assure effective two-way communication with citizens;
- (3) Citizen influence – to provide the opportunity for citizens to be involved in all phases of the planning process;
- (4) Technical Information – to assure that technical information is available in an understandable form;
- (5) Feedback Mechanism – to assure that citizens will receive a response from policymakers; and
- (6) Financial Support – to assure funding for the citizens involvement program.

Gilliam County established a County Planning Commission on February 3, 1960. Early in the county planning program it was determined that citizen participation was an essential aspect of developing a comprehensive plan. In February, 1970 the County Court appointed the first of what would be nine citizen's advisory committees to assist the Planning Commission in development of a planning program for the county. The Citizen Involvement Program was formalized in 1975 as an initial step in construction of a Comprehensive Plan to meet statewide Planning Goals and Guidelines. The citizen advisory committees participated in all phases of drafting the 1981 Comprehensive Plan.

It is important to continue to provide for and foster greater communication between the County and citizens. Community Planning Advisory Committees (CPACs) can assist in this effort. CPACs may be appointed by the Board of Commissioners if there is a substantial show of interest by citizens living in a specific geographic area or who participate in a common type of land use activity, such as the agricultural community. The role of the CPACs should be twofold. First, the CPACs should provide comments to County decision-makers on major development applications that may have an impact on the local area, and provide input on changes to the Comprehensive Plan and Zoning Ordinance they feel should be made for their area. Second, and equally important, the CPACs should act as a conduit between the County and citizens in the area by disseminating information on planning and proposed development activities to the local community.

The boundary or extent of the area that any CPAC covers will be determined by the Board of Commissioners, but normally will be based on zone boundaries. Membership, structure and specific responsibilities of the CPACs will be outlined in separate by-laws.

Individual citizens are given the opportunity to review land use applications and participate in the planning process in accordance with statutory requirements. Notice of administrative decisions and public hearings are mailed to surrounding property owners as required by the applicable ORS. Notice of public hearings is also published in the local newspaper.

FINDINGS:

1. Participation in public affairs in sparsely populated Gilliam County is as widespread as can be expected, and the establishment of a formal organization for citizen participation, separate from the existing officially constituted councils, boards and commissions would not significantly increase opportunities for participation in community affairs or service to the public.
2. The County Planning commission was originally designated and approved as the County Committee for Citizen Involvement and has continued to fulfill that role.

POLICIES:

1. It shall be the policy of Gilliam County to hold all meetings pertaining to and discussions of land use development issues in advertised public sessions. Except in those instances of order, citizens of the county attending any meeting of a county planning commission shall have all rights of access to agenda and supporting materials and to discussion of issues as if they were members of the commission.
2. As required by the applicable Oregon Revised Statute (ORS), the County shall adopt procedures for the conduct of public hearings in land use matters.
3. The County shall strive to maximize citizen involvement during the review and amendment of the Comprehensive Plan and implementing ordinances.
4. The County Planning Commission shall act as the Committee for Citizen Involvement. Planning Commission members shall be appointed by the Board of Commissioners after an open application process, and shall represent different geographic areas as well as different areas of interest to the greatest extent possible.
5. The Planning Commission and Board of Commissioners should strive to hold informational meetings or public hearings in various locations throughout the County as part of any major revision of the Comprehensive Plan or Zoning Ordinance.

6. The County shall provide maximum opportunity for citizen participation in the land use permitting process.
7. The County will notify surrounding and nearby property owners and other persons or agencies that might be affected by proposed and tentatively approved land use actions, as required by state statute.
8. Notice of public hearings should be published in The Times Journal and any local newspaper where a land use is proposed when the application is likely to generate public interest or concern.
9. The Board of Commissioners shall consider the appointment of Community Planning Advisory Committees representing the various geographic communities and interests to disseminate information on planning and development proposals to the local community and to provide input and recommendations on proposed land use activities in their areas of interest, if requested by such groups.
10. Proposals for uses that may impact the surrounding area should be considered at a public hearing so that those who may be affected have the opportunity to express their concerns.
11. Information on planning processes, procedures and requirements should be readily available to the public.
12. A copy of the current County Comprehensive Plan and Zoning Ordinance should be posted on the County website and be placed in the Gilliam County library and other places where it will be available to the public.
13. Alternative means should be used whenever possible to educate and keep the community informed on planning matters. Such means may include community forums, newspaper articles, maintenance of a County website, or newsletters or tax statements.

Findings in Support of Gilliam County's Comprehensive Plan Goal 1: Citizen Involvement

1. Gilliam County has a program that ensures the opportunity for county citizens to be involved in all phases of the planning process because the Gilliam County Court established a County Planning Commission on February 3, 1960.
2. In February, 1970 the County Court appointed the first of what would be nine citizen's advisory committees to assist the Planning Commission in development of a planning program for the county. The Citizen Involvement Program was formalized in 1975 as an initial step in construction of a Comprehensive Plan to meet statewide Planning Goals and Guidelines. The citizen advisory committee participated in all phases of drafting the 2010 Comprehensive Plan update.
3. The County Planning Commission acts as the Committee for Citizen Involvement. Planning Commission members are appointed by the Board of Commissioners after an open application process, and represents different geographic areas as well as different areas of interest to the greatest extent possible.
4. Gilliam County has adopted procedures for the conduct of public hearings in land use matters.

GOAL 2: LAND USE PLANNING

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

FINDINGS:

In 1977 the County adopted a new Comprehensive Plan and Zoning Ordinance. Both were amended in 1983 and 1985, and were acknowledged on November 21, 1985. The Zoning Ordinance has been amended many times since, most recently in 2010.

The Zoning Ordinance contains regulations to implement Comprehensive Plan policies, state statutes and administrative rules. It contains standards and approval criteria, as well as procedures for processing land use applications. Applicable standards and criteria depend upon the zoning designation of the property where a land use action is proposed, plus any additional regulations that are needed to address and protect specific areas and resources.

The adopted Zoning Map establishes the zoning designation of all land in the unincorporated area of the County. Zoning boundaries were drawn based on requirements of state goals, statutes and administrative rules; to recognize existing County land uses; to provide areas for development; and to protect air, water and land resources. The Zoning Map provides a more specific depiction of the general land use categories identified on the Comprehensive Plan Map.

Taken together, the Comprehensive Plan, Comprehensive Plan Map, Zoning Ordinance and Zoning Map are the tools that the County uses to implement its planning program.

1. Gilliam County is a member of the Mid-Columbia Council of Governments and of the Columbia-Blue Mountain Resource Conservation and Development Project.
2. The County has conducted a review the following inventories.
 - A) Statewide Comprehensive Outlook Recreation Plan (SCORP) Report dated 2008-2012: No new parks or recreation facilities are planned for Gilliam County, however, there is some updated statistical data set forth in said report which is hereby adopted by reference and is set forth as an attachment hereto.
 - B) State Parks Inventory Update: No new state parks are evident or planned for Gilliam County.
 - C) Airport Inventory Updates: There are no new airports in Gilliam County and the updated plan for the Condon Airport is hereby adopted by reference, but is not

found to conflict with any existing Plan policies or implementing Ordinance provisions. The airport at Arlington is classified as a municipal airport.

- D) Highway Inventory Updates (Four-Year Statewide Transportation Improvement Program dated 2008-2011): There are no improvement projects identified as applicable to Gilliam County.
- E) 1985 Atlas of Oregon Lakes: No Lakes are identified in Gilliam County.
- F) Annual Air Quality Reports (DEQ): Updated information from the 2007 Oregon Air Quality Annual Report by DEQ has been reviewed with the resultant finding that no significant deterioration in air quality has occurred in the County. No amendments to plan policies standards or implementing ordinances are deemed necessary.
- G) Water Quality Reports (SWRC) John Day River Basin Report of 1995: Said report does not reflect any significant change in water quality within the County and no plan amendments are necessary.
- H) Hazardous Waste Disposal Sites Inventory: Said inventory lists one site within Gilliam County, said site is identified as Chemical Waste Management of the Northwest near Arlington. Specific findings relative to said site state that extensive environmental quality monitoring activities are conducted around the site. Current regulations and monitoring systems applicable to the subject and similar sites are considered adequate; any modifications or changes in use will be addressed through the DEQ/EQC permitting process and land use compatibility review.
- I) 1980 Major Water Table Aquifers with Sensitive Areas Report: A review of this updated inventory source shows no change from the Findings set forth in the 1977 Plan.
- J) John Day River Basin Plan of 1995 (SWR): A review of this adopted document concurs that Gilliam County is not located within an area that is subject to a critical groundwater study or designation. Nor are there any storage facilities deemed feasible or any hydroelectric value.
- K) Population Updates and Estimates (PSU):

Population, Gilliam County and Cities of the County 1940-2007

Year	Gilliam Co.		Incorporated Cities			Unincorp.	Percent of county	
	Arlington	Condon	Lonerock	Area	Cities	Unincorp.		
1940	2844	609	856	46	1333	53.1	46.9	
1950	2817	686	968	38	1125	59.1	40.9	

1960	3069	643	1149	31	1244	59.5	40.5
1970	2342	375	973	12	982	58.1	41.9
1980	2057	521	785	26	727	64.7	35.3
1990	1717	425	685	11	646	62.4	37.6
2000	1915	524	760	24	607	68.3	31.7
2007	1855	610	775	20	450	75.7	24.3

Sources: U.S. Census of Population, 1940-1970; Oregon Blue Book 1980-2000; Center for Population Research and Census; Portland State University, 2007.

- L) The population of the county has continued to drop from the high of 3,069 in 1960 to the current 2007 population of 1,855. However, due to the change in the type of residential needs the county will determine the rural residential needs of the county.

- M) Historically, the primary economic base and the growth in Gilliam County has been tied to agriculture. Although agriculture remains as the primary economic base, there is a need to expand that base through diversification, both within the agricultural sector and within the economic sectors outside agriculture. Particularly, even though recognized and protected for the importance thereof, there is a distinct need and it is in the best interests of the County to diversify the economic base, particularly in relation to the need for providing employment for County residents.

Table - 1

Average Annual Employment

	1963	1973	2000	2007
Type				
Private	1290	650	513	603
Government	150	170	227	213
Total	1440	820	740	815

Source: Compiled from State of Oregon Division of Employment information.

- 3. DEQ Testimony: “The County is fully aware of the Dry Land Non-Point Source Water Pollution Program being conducted by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) under the Clean Water Act Section 208 Program and is fully supportive of the efforts thereof to provide protection from land and water erosion.

4. The County has reviewed all factors relating to the need for a buffer area around the Chemical Waste Management, NW hazardous waste disposal site and has determined that the current buffer area required by the applicable ORS combined with the application of Exclusive Farm Use (EFU) Zoning in compliance with that applicable ORS is adequate to provide the protection necessary to protect adjoining land areas and uses. Relative thereto it is the findings of the County that no additional “buffer area” provisions are necessary.
5. The percent of total County population within the two principal Cities of Arlington and Condon has been reduced in recent years to only about 60% compared to the 70% located therein in 1975. Said Cities have recovered from recent population losses due to extreme recessionary conditions, and are expected to again account for approximately 70-75% of the total County population. In 2007, population within the two cities has increased to 75.7%.
6. It is expected that most of the future growth in the county will occur in or adjacent to these cities, and in the interest of preserving agricultural land and in providing for an adequate level of service to these developments, this growth pattern is to be encouraged. Due to the technological changes that have allowed people to communicate with other people outside the county there is becoming a demand for housing outside of the city limits for residential purposes. The county is determined to address this demand by locating areas for rural residential uses.
7. Implementation of this plan will require coordinated planning and action on the part of various public jurisdictions operating in the county. The cities in particular will have a major role in the implementation of this plan, since its efficacy rests substantially on the ability to satisfactorily accommodate growth within and adjacent to their corporate boundaries.
8. The Oregon Revised Statutes require that the county government exercise its authority in Planning in all unincorporated portions of the County. However, since the cities will ultimately be responsible for providing these services, they need to be involved in the planning decisions that will determine the form of development that will occur in the adjacent, but yet unincorporated, territory that surrounds them.

POLICIES

In consideration of the above Findings, the Gilliam County Court adopts the following policies:

1. The City of Arlington Urban Growth Boundary outside the incorporated city limits will be governed by an Urban Area Joint Management Agreement between the County and the City of Arlington.

2. The City of Condon Urban Growth Boundary outside the incorporated city limits will be governed by an Urban Area Joint Management Agreement between the County and the City of Condon.
3. The County shall conduct a thorough review of the Plan and Implementing Ordinances at least as often as directed by the Oregon Department of Land Conservation and Development in order to satisfy the periodic review requirements of the applicable ORS.
4. The County shall establish procedures governing the process and requirements for such Plan Amendments. In addition to those requirements for Plan Amendments set forth by the County, compliance with the applicable ORS shall be maintained.
5. An Amendment to the County Comprehensive Plan and/or Zoning Map may be initiated by the County Court, the County Planning Commission, a public agency, or a private property owner or authorized agent thereof. Such application shall be submitted on forms to be provided by the County and shall be in strict compliance with the application requirements set forth by the County.
6. The Comprehensive Plan shall be maintained as the overall policy statement to guide land use planning in Gilliam County. The Comprehensive Plan shall implement and comply with applicable statewide planning goals.
7. Comprehensive Plan policies are to be viewed as guiding statements, but are not mandatory approval criteria that will be applied to individual land use applications. The Plan policies are implemented through zoning, land division and transportation regulations.
8. The Zoning Ordinance and other land use regulations shall be in accordance with the Comprehensive Plan and statewide planning goals, unless an exception to one or more of the goals has been approved. The rationale for the exception shall be included in the Comprehensive Plan.
9. The County will maintain a planning department to coordinate land use planning activities, and a Planning Commission to provide citizen input concerning land use matters. The Board of Commissioners, as governing body, will continue to be the final authority in making land use decisions.
10. The Comprehensive Plan should be reviewed every five years or when changes in circumstances or new information warrant.

Findings in Support of Goal 2

1. Gilliam County's Goal 2 is found to be in compliance with Statewide Planning Goal 2 because the Plan contains the necessary inventories and other information that forms the basis for the policies set forth in this Plan. This factual basis includes inventories of natural resources with their capabilities and limitations; inventories of man-made structures and utilities with their locations and conditions; population forecast and the economic characteristics of the County; and the roles and responsibilities of governmental units.
2. The Gilliam County Comprehensive Plan contains findings against all of the applicable statewide planning goals.
3. There are no areas of critical statewide concern designated by the Legislature in Gilliam County.
4. The Plan includes special elements pertaining to the Chem-Security Systems, Inc. (CSSI) located at Arlington.
5. Copies of the Comprehensive Plans for Gilliam County, the City of Arlington and the City of Condon are filed in the Office of the County Recorder. Copies of all plans are available to the public and affected governmental units.

GOAL 3: AGRICULTURAL LANDS

Goal: To preserve and maintain agricultural lands.

The policies adopted in Goal Three of the Comprehensive Plan outline County policy with regard to agriculture and the preservation of agricultural lands. These policies are founded on the authority given a county to establish Exclusive Farm Use zones (ORS 215.203), to exercise its authority in these zones to protect the health, safety and welfare of the citizens (ORS 215.253 {2}) and to review and regulate proposals for subdividing farm lands (ORS 215.263). The policies are intended to support the state's agricultural land use policy (ORS 215.243) and should be so interpreted and construed.

FINDINGS

1. Traditionally, Gilliam County has relied on agriculture as the basic element in the economic structure of the County and there is no reason to believe that the importance of agriculture will diminish appreciably in the future. Considering the economic climate for agriculture and the continuing employment reduction through mechanization and more efficient farming practices, the County must continue to seek to diversify the economy through uses that are not inconsistent with the County's agricultural base.
2. Most of the land in the county is well suited to the agricultural enterprises, which operate in the county. However, farm operators must be able to be freely engaged in certain agricultural practices (such as pesticide use) that may be objectionable to nearby non-farm residents.
3. Soil survey tables are available in the Gilliam County Planning Office.
4. Although most of the agriculture in the county is adapted to dry land practices, the potential for irrigation and for more intensive agricultural production exists. In fact, there has been a recent trend for the development of more intensive type agriculture and a number of specialized crops, including some orchard development. Because these types of agricultural enterprises are often more labor oriented than the current dominant dry land farming, such agricultural endeavors should be encouraged and permitted within the overall framework of agricultural land use policies and regulations.
5. The State of Oregon Legislative Assembly has declared preservation of agricultural lands to be in the public interest of the state and legislation enacted since the County's Plan of 1969 was adopted, enables the County to more directly address local concerns for preservation of agricultural land in a meaningful way.
6. The County has reviewed numerous data sources relevant to "Commercial Agriculture" in the County and has determined that an absolute 160-acre minimum is more than sufficient to insure the protection and preservation of such enterprises in the County. Further, the

County has determined that in order to insure the continuance and further development of more intensive types of agricultural enterprises that it is necessary and in the best interests of agriculture to provide for certain provisions that will permit agricultural units less than 160 acres to occur. Such conclusions are based on the following data source information.

- A) OAR 660-05-015 provides certain standards and criteria that permit commercial agricultural enterprises to be approved on any lot size which is deemed appropriate for the continuation of existing commercial agricultural enterprises within the affected area.
 - B) U.S. Census of Agriculture and the OSU Extension Service data sources clearly indicate that the dominate agriculture in the County is dryland cereal grain farming, however, such data sources also clearly indicate that other more intensive types of specialty crops are also a viable and important commercial agricultural enterprise within the County.
7. Although the U.S. Census of Agriculture reports that the average farm size in the County in 1992 was 5,329 acres, such data is somewhat misleading. In actuality, the average producing acreage per farm in the County was only 988 acres. Such a differential in farm total size vs. required acres for commercial production is clearly evident to the on-site reviewer in the identification of large areas of untillable lands intermixed with those lands actually cultivated and producing.
 8. Further, the U.S. Census of Population reports that the average farm income in the County ranges from \$7,000 to \$10,800 over the period of 1978 to 1983. Correlating such income figures with Farm Commodity Reports by the OSU Extension Service shows that an annual income of \$10,000 is readily producible from a total producing acreage of 117 acres for dry land grains, 161 acres of hay crops, 25 acres of grass seed production, and 38 acres of specialty field crops; all of which are reported as significant farm production in Gilliam County. Such data does not, of course, even report on the production and values of the clearly commercial orchard operations in specific locations within the County.
 9. It is also a notable fact that during the period from 1978 to the present (i.e. period affected by the County's 1978 Plan and implementing Ordinances) the County has applied a minimum farm parcel size of 160 acres with no identifiable adverse affects on Commercial Agriculture whatsoever. In fact, during that period, the average size of farms has increased, while the number of farms has decreased. Such a trend is truly adverse to the trend in many dominate agricultural areas.
 10. Even though there have been numerous wind energy projects located in the EFU zone since 2003, there has been little change in the uses in the EFU zone.

POLICIES:

In consideration of the above Findings, the Gilliam County Court adopts the following policies:

1. It shall be the policy of Gilliam County to maximize the preservation and protection of Commercial Agriculture in the County, and to provide maximum incentives for such, through the application of zoning in compliance with ORS 215 to all lands identified as “Agricultural Lands”. However, this policy shall not be construed to, nor is it intended to exclude non-farm uses that are authorized by state statutes on Lands zoned as Exclusive Farm Use (EFU), and are otherwise consistent with the Plan.
 - A) As defined by Statewide Planning Goal No. 3 and by OAR 660-033-0010, “Agricultural Lands” are those lands classified by the U.S. Natural Resource Conservation Service (NRCS) as predominantly Class I-VI soils and other lands in different soil classes, which are determined suitable for farm use, taking into consideration soil fertility, suitability for grazing, climatic conditions, and availability of water for irrigation, existing land use patterns, technological and energy inputs required, and accepted farming practices. Lands in other classes, which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as Agricultural Land in any event.
 - B) Commercial Agricultural enterprises shall consist of farm operations which will:
 - 1) Contribute in a substantial way to the area’s existing agricultural economy, and
 - 2) Help maintain agricultural processors and established farm markets.
2. With the exception of the General Industrial and future Rural Residential lands indicated on the Comprehensive Plan map and the lands included within Urban Growth Boundaries, all lands in Gilliam County are hereby defined as agricultural lands for purposes of applying policies adopted by this Comprehensive Plan.
3. In order to preserve the maximum level of agriculture in the County, all “Agricultural Lands” shall be so designated and shall be zoned in accordance with the provisions of ORS 215.283. Further, those non-farm uses permitted by ORS 215.283(1) shall be permitted uses, and those non-farm uses permitted by ORS 215.283(2) may be allowed as conditional uses subject to ORS 215.296.
4. Where lands are designated by the Plan as Agricultural Lands, parcels containing 160 acres or more shall be presumed to be commercial agriculture entities and dwellings proposed for location on such parcels shall be considered farm accessory dwellings, unless there is substantial evidence to the contrary.
5. Other policies enunciated in this Plan notwithstanding, it is the policy and declaration of Gilliam County that under certain circumstances, some accepted farming practices may endanger the public health, safety and welfare of the citizens of the county and state, and that in such cases, the County will exercise its lawful authority to protect the rights of those

adversely affected by such practices. Implementation of this policy may include the adoption and enforcement of standards with respect to the location and design of livestock feed yards or lots, grain storage facilities and similar structures and uses, whether they are operated independently or as an integral part of a general ranching operation; in addition, setbacks from adjacent property lines may be imposed for wind generation facilities if shown that there are adverse impacts to adjacent landowners.

6. Non-farm uses that legitimately require a location in close proximity to areas of commodity production shall not interfere with the use of surrounding lands for agricultural pursuits. Such uses shall be considered to be commercial activities in conjunction with or of direct service and support to agriculture.
7. In areas where concentrated, intensive agricultural production occurs, it can be expected that a demand for certain types of handling or processing facilities may arise. While these establishments may be no different in kind than those noted in policy statement 6 above, they may differ in size and number. It is the policy of Gilliam County to encourage the grouping of such production-oriented agri-businesses in such a manner and at such a location that the proper public facilities (such as roads and necessary utilities) to serve them can be installed and maintained in the most economic fashion.
8. Development of facilities, such as described in policy statement 7 above, may involve the addition of a number of new workers and their families to the population of the County. It is expected that housing demands created by these workers can be accommodated, either in existing ranch facilities or in residential units developed in or adjacent to a nearby incorporated city where necessary services can be provided most effectively. It is there the policy of the County that future concentrated residential development associated with agriculturally oriented industries be located inside urban growth boundaries of the incorporated cities in accordance with policies expressed in Part Four of the Comprehensive Plan.
9. Because of the vital importance of the railroad facilities from Arlington to Condon for the need of agriculture, Gilliam County opposed plans of abandonment of said facility. Union Pacific abandoned operation of the line from the Columbia Ridge Landfill to the City of Condon and removed the track in 1993. It remains the policy of the County to support and utilize every effort possible to retain the remaining section of rail line to facilitate shipment of agricultural product from Shutler siding and to encourage diversified economic development through transportation opportunities by rail in the County.
10. No planned unit developments or non-farm subdivisions shall be allowed on land qualified for exclusive farm use zoning, unless an exception is taken to the applicable resource goal.
11. All land divisions in the EFU Zone shall comply with ORS 215.263.

12. Homestead partitions shall be considered, but shall be reviewed for approval against the criteria for non-farm dwelling in ORS 215.284 (2) and (3).
2. In addition to those requirements for approval of non-farm dwellings set forth by ORS 215.284, no non-farming dwelling in an EFU Zone shall be given final approval until compliance with ORS 215.236 is evident.

Findings in support of Goal 3:

1. The urban growth areas of the City of Arlington and the City of Condon are separated from agricultural lands by buffers of transitional areas of large-lot rural residential development.
2. Gilliam County Comprehensive Plan provides for the preservation and maintenance of farm land for farm use by determining that an absolute 160-acre minimum is more than sufficient to insure the protection and preservation of farm land in the County.
3. Gilliam County minimizes non-farm uses within its farm use zone to allow for maximum agricultural productivity.
4. Extension of services such as sanitary sewer facilities and water supplies into the county's rural areas are allowed only for appropriate uses for the needs of farm uses and allowed non-farm uses.
5. Urban-type services that need to pass through agricultural lands are not allowed to be connected with uses not allowed in the farm use zone.
6. Forest and open space uses are permitted on agricultural land that is being preserved for future agricultural growth.

GOAL 4: FOREST LANDS

Goal: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

FINDING:

There are no inventories of forest lands located within the County to which Goal 4 would apply.

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

Goal: To conserve open space and protect natural and scenic resources.

Statewide planning Goal 5 requires the county to inventory the following resources:

1. Riparian corridors, including water and riparian areas and fish habitat;
2. Wetlands;
3. Wildlife Habitat (including bird sites);
4. Federal Wild and Scenic Rivers;
5. State Scenic Waterways;
6. Groundwater resources;
7. Approved Oregon Recreation Trails;
8. Natural Areas;
9. Wilderness Areas;
10. Mineral and Aggregate Resources;
11. Energy sources;
12. Cultural areas.

Counties are also encouraged to maintain current inventories of historic resources, open space, and scenic views and sites.

The policies adopted in this Comprehensive Plan focus on issues related to the conservation of open space and natural and scenic resources. They are intended to comply with statewide planning goals and guidelines concerning Open Spaces, Scenic and Historic Areas, and Natural Resources (Goal 5).

FINDINGS

1. Open space is characteristic of Gilliam County, and no effort exclusively directed toward acquisition of additional open space is necessary. As provided in this Comprehensive Plan, stream beds, drainage ways and proven landslide areas generally will be maintained in an open state as a matter of prudent development practice.
2. 1985 Atlas of Oregon Lakes: No Lakes are identified in Gilliam County
3. The rock outcroppings marking the rim and walls of steep canyon slopes are an important characteristic of the County's landscape.
4. The entire Columbia River waterfront, including related fish and wildlife habitat, is within the jurisdiction of the United States Army Corps of Engineers; the Corps has prepared and adopted a plan for the development of the river shore land, which plan encompasses

preservation of fish and wildlife habitat and the development of water-oriented park and recreation facilities.

5. In the matter of fishery resources, the Gilliam County area is reported (John Day River Basin Plan of 1986-SWR) as serving primarily as a migration corridor for anadromous fish using more upstream areas of the subject River Basin. The majority of habitat in the Gilliam County area is reported as only marginally productive for anadromous fish, with the most productive steelhead streams being Rock Creek and Thirty Mile Creek. Other fishery resources reported within the County include a small fall Chinook run and limited cold-water and warm-water resident fish populations. Rehabilitation work in potentially productive Rock Creek and Thirty Mile Creek and tributaries are noted as a need to improve fishery resources
6. The Oregon Department of Fish and Wildlife has recommended development of a number of access sites on the John Day River. The commission also has established two wildlife areas; one at the mouth of Willow Creek and the other consisting of that portion of the John Day River from the mouth of Thirty-Mile Creek to the Columbia River.
7. There are no inventoried wetlands within the County.
8. Hunting for deer and upland game birds area also noted as popular activities; relative thereto, the Oregon Department of Fish & Wildlife (ODFW) has identified areas for Big Game Winter Habitat and Upland – Waterfowl Habitat. Maps of these areas were set forth in the 1977 Plan.
9. Portions of the John Day River from the Wheeler County line to Tumwater Falls have been classified as Scenic or Natural River areas by the State of Oregon under provisions of ORS 390.805 through 390.925. Also, within this area of the John Day River, from the mouth up river for about 84 miles to Thirty Mile Creek, is the John Day State Wildlife Refuge which provides a resting area for ducks and geese and provides habitat for various raptor species and other wildlife. Land uses, including structures, are regulated within this area by the provisions of the Scenic Waterway designation. No additional regulations on behalf of the County are deemed necessary.
 - A) The State Scenic Waterway designation applicable to this area of the County was enacted by ORS 390.825 (6) and the authority for the regulation of uses within said area is vested with the State Department of Transportation by ORS 390.845. Pursuant to ORS 390.845, said state agency has adopted and enforces regulations governing all uses within said area; said regulations set forth in OAR Chapter 736, Division 40. Said regulations are intended fully to protect and enhance those values which caused such scenic waterway area to be so designated; i.e. esthetic, scenic, fish & wildlife, scientific and recreation features. The adequacy of such regulations to fully protect the subject resource is attested to in the 1979 Wild and Scenic River Report & Environmental Assessment for the subject area as conducted by the

National Park Service. In compliance with OAR 660-16-005 and 660-16-010, said NPS Report and Environmental Assessment is hereby adopted by reference as though set forth in full herein, and is concluded to fully comply the County's responsibilities relative to inventory requirements, Goal 5 process requirements, identification of conflicting uses, ESEE analysis requirements, and resource protection requirements. The NPS Report for the Natural & Scenic River areas complies with Goal 5 because no new structures or improvements which are visible from the river, other than those erected and made in connection with agricultural uses, or those needed for public recreation or resource protection will be permitted. Additional dwellings and commercial public service facilities, including resorts and motels, lodges and trailer parks, which are visible from the river, will not be permitted.

- B) Natural River Area. The segment of the scenic waterway beginning at the intersection of West to East Centerline of Section Five (5), Township Five South, Range Nineteen East of the Willamette meridian (T 5S, R 19E, W.M.), Sherman County, extended easterly from the center of said section to its intersection with the John Day River, near the mouth of Thirty mile Creek; thence downstream approximately 31 miles to the North Boundary of the Southwest Quarter (SW 14) for the Southeast Quarter (SE ¼) of Section Twenty-four (S 24), Township Two South, Range Eighteen East of the Willamette Meridian (T 2S, R 18E, W.M.), Sherman and Gilliam Counties, near East Ferry Canyon, is classified as a Natural River Area.

Within this area, no new structures or improvements, which are visible from the river, other than those, erected or made in connection with agricultural uses, or those needed for public recreation or resource protection will be permitted. Additional dwellings and commercial public service facilities, including resorts and motels, lodges and trailer parks which are visible from the river will not be permitted

- C) Scenic River Areas. The segments of the scenic waterway upstream and downstream from the designated Wild River Area are classified as Scenic River Areas.

Within these areas, no new structures or improvements which are visible from the river, other than those erected or made in connection with agricultural uses, or those needed for public recreation or resource protection will be permitted. Additional dwellings, other than those necessary to existing agricultural uses, and commercial public service facilities, including resorts and motels, lodges and trailer parks which are visible from the river, will not be permitted.

10. John Day River Basin Plan of 1995 (SWR): A review of this adopted document concurs that Gilliam County is not located within an area that is subject to a critical groundwater study or designation. Nor are there any storage facilities deemed feasible or any hydroelectric value.

11. There are no inventoried of approved Oregon Recreation Trails located in Gilliam County
12. Only three (3) natural resource sites are reported of any significance by the nature Conservancy under the Oregon Natural Heritage Program. These three (3) sites are listed below, but beyond the brief listing, no site-specific information is available, nor has the Nature Conservancy presented even a Site Report on said resources:
 - A) Pullen Pasture-Vegetative Resources Only - Sec 28 of T5S, R24E – No acreage figure given.
 - B) Lone Rock Creek Area Natural Grasslands – Vegetative Resources Only – Sections 29, 30 & 32 of T4S, R23E and Sec 5 of T5S, R23E – No acreage figure given.
 - C) Horn Butte – Vegetative Resources Only – Sections 11 & 12 of T2N, R22E – No acreage figure given.

There is insufficient information concerning the purported resources and resource site for the County to initiate any action concerning the afore-referenced sites. Without “any” specific information, the extent, condition, impacts and protection measures necessary are undeterminable. In accordance with the provisions of OAR 660-16-000 (5)(b), these resource sites will be addressed in the future as sufficient information for site identification becomes available.

13. Pursuant to the requirements of compliance with State Planning Goal 5, the County must complete an Economic, Social, Environment and Energy (ESEE) Analysis for all identified “Natural” Resources in the County. Said Analysis has been completed and is hereby adopted as though set forth in full herein. However, with the exception of the aggregate resource sites, riparian habitat areas, and historic resources, no such resources have been identified as needing County protection.
14. There are no inventoried Wilderness Areas within Gilliam County.
15. The County is not heavily mineralized and there is no record of production. Although there are references to limited deposits of volcanic ash, semiprecious gems, bauxite and coal, none are assigned any significance in value. Lastly, some exploratory oil and gas wells have been drilled in the vicinity of Condon, but no known findings are evident.
16. All active aggregate sources in the County are being inventoried and are identified by site location in the inventory set forth as an Attachment hereto. A comparison of the estimated total volume of aggregate from these sources to the estimated needs of committed or projected construction projects requiring such material clearly indicates that sufficient quantities are available to meet such needs.

17. It is the policy of Gilliam County to fully protect significant mineral and aggregate resource sites by determining the Economic, Social, Environmental and Energy (ESEE) consequences of not allowing conflicting uses to occur within the 1500-foot impact area.
18. Since the last update of the Comprehensive Plan in 2000, the county has seen a major change in the demand for wind energy projects. Since 2003, the county has approved several projects that are in operation and there are several more projects that have been approved by the County Planning Commission.
19. In the matter of Historic Resources, a comprehensive Countywide Historic Resource Inventory was completed in 1988. Existing identified resources are considered significant resources and should be subject to applicable protection measures. In 1988 a list of Historic Sites, Gilliam County was included in the comprehensive plan, the list contains 125 sites.

POLICIES

In consideration of the above Findings, the Gilliam County Court adopts the following policies:

1. Because of the limited resources identified as fishery resources in the County, specific protection of riparian habitat along those streams, which are identified as important for such habitat will be instituted.
2. The Department of Fish and Wildlife (ODFW) will be consulted when proposed land use actions may affect fish or wildlife habitats.
3. Land use categories, such as the Exclusive Farm Use (EFU) zone with its 160 acres minimum parcel size, which preserve the integrity of wildlife habitats will be established.
4. Gilliam County will publicize provisions of state law relative to Scenic Waterways, to render all possible assistance in enforcement of laws, rules, and regulations pertaining to State designated Scenic Waterways and to otherwise aid in the implementation of the declared policy of the State of Oregon with respect to such waterways. Conflicts between agricultural and recreational uses in this area should be resolved in favor of agriculture.
5. Gilliam County will notify and consult with appropriate state agencies during review of development proposals when such proposals might affect surface or ground water quality.
6. As funds are made available, Gilliam County will conduct a study of groundwater resources.
7. There are no state designated trails in the County at this time. However, if the State proposes any new trails, the County will cooperate in reviewing any new proposal.

8. At such time as additional and sufficient information is made available concerning the three (3) identified natural resource sites, the County shall complete the required ESEE Analysis and provide for any identified necessary protection measures as may be appropriate.
9. It shall be the County Policy that when new information is available on Natural Resource Sites, such information shall be reviewed to comply with Goal 5 in the County's subsequent periodic review.
10. In the past, extractive industrial activities of some magnitude have operated in the County, and although no such concerns are presently in operation, it is reasonable to expect that they, or others like them, will become active as heavy construction activity in the area commences. The policy of Gilliam County is to encourage development of the County's mineral resources, consistent with other objectives and policies of this Comprehensive Plan, and under conditions that will not result in permanent destruction of the natural beauty of the County's landscape. Basalt outcroppings characteristic of the area generally should be left in their natural state and only under particularly justifiable circumstances will County approval of mining of potentially scenic hillsides be given. The County's policy on mining of potentially scenic hillsides may require a search for suitable alternate sites for mining operations should any major construction project, not foreseen at this time, occur. Therefore, the County shall support, cooperate, and coordinate with any efforts by the Oregon Department of Geology and Mineral Industries (DOGMI) to carry out a Mineral & Aggregate Inventory of the County, and when such inventory is completed it shall be adopted as a component of this Plan and appropriate protection measures adopted to protect identified needed sites.
11. Because of the identification of limited mineral and aggregate resources in the County, appropriate protection measures for such identified resource sites shall be adopted to insure the continued availability of such sites for the purpose intended.
12. Gilliam County will continue to encourage the development of alternative sources of energy.
13. The areas in which most Indian petroglyphs and other evidence of Indian habitation are known to exist are not easily accessible to the general public. Even so, a number of these sites have been substantially destroyed due to intensive unsupervised visitation and not infrequently by deliberate exploitation and vandalism. Until such time as access to these valuable sites can be fully controlled and adequately supervised, the County suggests that landowners use whatever lawful means are necessary to discourage general visitation and that their location be not generally publicized. The County shall adopt specific zoning provisions designed to provide a level maximum level of protection for those limited natural and scenic resources identified within the County. Such provisions shall ensure a maximum level of review by the appropriate resource agencies and organizations for any development proposal identified as possible affecting an identified resource, and shall be applied as an overlay or combining zone with the primary applied Zone.

14. Gilliam County will remove all names from the Historic Sites list, unless a property owner states in writing that they desire the designation to remain on their property.
15. The requirements of OAR 660-023 will be used to consider the significance of Goal 5 resources.
16. The County will continue to process applications for Post Acknowledgement Plan Amendments to add sites to Goal 5 inventories when site-specific information on location, quality and quantity is submitted by individuals or agencies.

Findings in Support of Goal 5:

1. Gilliam County has conducted a valid inventory of the Goal 5 resources listed in Statewide Planning Goal 5.
2. The inventories include a determination of the location, quality and quantity of each of the resource sites.
3. The site-specific resources have been mapped or described as well as the attendant impact areas affected.
4. Gilliam County has identified existing and potential land uses which might negatively impact a specific Goal 5 resource site.
5. For those sites for which conflicting uses have been identified, the economic, social, environmental and energy (ESEE) consequences has been determined.
6. Based on the determination of the economic, social, environmental and energy consequences, Gilliam County has developed a program to achieve the goal of protecting these significant resources.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

Goal: To maintain and improve the quality of the air, water, and land resources of the state.

FINDINGS:

1. The Oregon Legislative Assembly has enacted statutes providing for air, water, and land quality.
2. The State engineer has not mapped ground water sources in Gilliam County, nor has he identified any critical groundwater areas in the county. However, the City of Condon draws water from wells northwest of that community. Limited information relative to water sources in adjacent counties is available. The occurrence of groundwater in Gilliam County is governed by precipitation, topography, and rock permeability. Ground slope, forestation, and soil permeability determine surface runoff.
3. The County currently enjoys a high quality environment. Its rivers, streams, air, and landscape are relatively free of pollutants. However, it is recognized that in its Columbia River and Tributaries Review study (CRT 3rd, August 1974), the U.S. Army Corps of Engineers noted that:

“Effective action should be taken to minimize pollution from:

- A) Soil Erosion
 - B) Agricultural run-off, industrial and municipal wastes
 - C) Effluents from boating and shipping
 - D) Littering
 - E) Feedlots and slaughterhouses.
4. The best groundwater source is found in the alluvium stratum along the John Day River. Due to the many shallow dug wells and the limited depth of most of the drilled wells, the alluvium presently provides the main source of water for most domestic wells in the area. Also, springs are in common use as a source for municipal supplies. The interflow zones of porous basalt lava flows usually form aquifers capable of water production when drilled into these zones.
 5. Groundwater Studies: Groundwater studies of Gilliam County have not been developed. From the sparse population and the few available wells, it is impossible to determine the pattern of groundwater occurrence.
 6. In many areas of the state, the interflow zones of the porous basalt lavas, form aquifers, that when properly drilled and developed have produced good domestic quality water in sufficient quantities for municipal usage. Wells that penetrate into the porous basalt lava flow have produced water in quantities of from 200 to 2000 gpm. Only with the accumulation of deep well drilling data will it ever become possible to determine the

sufficiency of the basalt lava flows as a suitable producing aquifer. Gilliam County commissioned a Groundwater Study, which was completed in 1999. The complete text of the Gilliam County Groundwater Study can be found within a separate document in the files of the Planning Director.

7. Annual Air Quality Reports (DEQ): Updated information from the 2007 Oregon Air Quality Annual Report by DEQ has been reviewed with the resultant finding that no significant deterioration in air quality has occurred in the County. No amendments to plan policies standards or implementing ordinances are deemed necessary.
8. Water Quality Reports (SWRC) John Day River Basin Report of 1995: Said report does not reflect any significant change in water quality within the County and no plan amendments are necessary
9. 1980 Major Water Table Aquifers with Sensitive Areas Report: A review of this updated inventory source shows no change from the Findings set forth in the 1977 Plan.
10. DEQ Testimony: “The County is fully aware of the Dry Land Non-Point Source Water Pollution Program being conducted by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) under the Clean Water Act Section 208 Program and is fully supportive of the efforts thereof to provide protection from land and water erosion.

POLICIES:

1. County recognizes and supports State and Federal legislative and regulatory efforts directed towards the preservation and improvement of the environment.
2. The County shall continue to require compliance with State and Federal regulations, as applicable, for land use activities involving sewage disposal treatment and disposal, solid waste disposal, and air, water and noise pollution.
3. The County shall continue to support local, regional, state, and federal activities and programs directed at the maintenance and improvement of water quality.
4. The County shall continue to be supportive of local, regional, state and federal programs directed at the minimization of erosion hazards and adverse impacts, both water and air generated.
5. It shall be the policy of the County to rely on such environmentally related regulations and programs in the review of development permits concerning land use activities related thereto, rather than attempting to develop local regulations concerning such matters. Such reliance shall continue until such time as it is proven that said State and Federal regulations are inadequate.

6. All new industrial development should comply with DEQ air, noise and water quality standards.
7. The Department of Environmental Quality and other affected agencies should be notified of all proposals for industrial development or other uses which may affect environmental quality. Their comments should be considered in decisions concerning the proposal.
8. New commercial and industrial development should provide on-site water retention so that stormwater runoff does not flow onto adjoining properties or roads.
9. Subdivisions and partitions should be designed in a manner so that runoff will be retained on site and not flow into streams, roads or adjacent properties.
10. Septic systems should meet current DEQ requirements in order to protect water quality. Nonconforming dwellings that currently rely on a pit or vault toilet should be allowed and encouraged to install a septic system and drainfield.
11. When possible, consider incentives to encourage improving air and water quality.
12. Impacts to surrounding lands should be considered before lands are rezoned. Impacts should be mitigated whenever possible, such as by providing buffers between different types of land use activities.
13. Replacement of County owned structures, which impede the free flow of water, will be programmed as funds for that purpose become available. In order to avoid unnecessary damage to property and natural resources of the County, development in draws, canyons and similar occasional watercourses will avoid placement of buildings and structures, such as fences, in such a manner as to impede, obstruct or divert drainage or flood waters that flow through these watercourses, unless such structures are specifically designed for the purpose of interfering with the free flow of water and are adequately designed and engineered for that purpose.
14. Gilliam County will continue to encourage conservation of the land resource and to protect that resource from erosion by wind or water. In activities for which no County issued permit is necessary, land owners are encouraged to seek and consider such technical advice as may be available through agencies, such as the Natural Resource Conservation Service and the Oregon State University Cooperative Extension Service. In issuing permits for development, the County will require evidence that adequate erosion control techniques have been designed and will be employed in the construction and operation of the project.

Findings in Support of Goal 6:

1. Gilliam County has reviewed the available information on Groundwater Resources and has determined that the policies above adequately protect the County's groundwater resources.
2. Gilliam County has reviewed the available information on the air quality of the County and has determined that, in light of no air quality issues, the polices above adequately protect the County's air quality.
3. Gilliam County has reviewed the available information on the water quality reports (SWRC) John Day River Basin Report of 1995 and determined that the above policies adequately protect the County's water quality.
4. Gilliam County has review the available information contained in the 1980 Major Water Table Aquifers with Sensitive Areas Report, and has determined that the above policies adequately protect the County's water aquifers.
5. Gilliam County will continue to support the Department of Environmental Quality's Dry Land Non-Point Source Water Pollution Program.

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

Goal: To protect people and property from natural hazards.

FINDINGS:

1. Goal 7 was amended effective 2002. It requires counties to adopt inventories, policies and implementing measures to reduce risk to people and property from floods, landslides, earthquakes and related hazards, and wildfires. The County has adopted regulations for flood hazard protection, and will be updating its wildfire hazard safety standards as part of the 2010 Comprehensive Plan and Zoning Ordinance amendments. Little planning work has been done concerning landslides and earthquake hazards. Goal 7 envisions a process whereby new hazard inventory information generated by federal and state agencies is first reviewed by the Department of Land Conservation and Development (DLCD). DLCD then notifies the County of the new information, and the County has three years to respond to the information by evaluating the risk, obtaining citizen input, and adopting or amending implementation measures to address the risk. Gilliam County has not received notice of new inventory information concerning landslide and earthquake hazards.
2. The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 required the generation of flood plain boundary maps in the county. This was done by the US Army Corps of Engineers for the Federal Emergency Management Agency (FEMA). A Flood Insurance Study for the unincorporated areas of the county was completed in 1986, and Flood Insurance Rate Maps (FIRMs) which show unincorporated areas of the county that may be subject to flooding were also produced.
3. According to the Flood Insurance Study, flooding in the county is generally caused by snowmelt or a combination of snowmelt and rainfall in the winter when soils are frozen and cannot absorb water. However, cyclonic rainstorms may occur spring through fall, producing enough precipitation to cause flooding. Encroachment of structures and placement of fill in areas subject to flooding reduces flood-carrying capacity, increases flood height and velocity, and may cause increased damage to structures and property downstream of the encroachment. Encroachment within the floodway is of particular concern. The floodway is the channel of a stream, along with that portion of the adjacent floodplain area which should be kept free of encroachments so that floodwaters can be carried without substantial increases in flood height. Development in the floodway is also more susceptible to damage due to the velocity of floodwaters and debris. In order to protect downstream properties and minimize potential damage to structures, development in the floodway should be prohibited or strictly regulated. Development may be allowed in the flood plain, which is the area that has a 1% chance of flooding in any year, provided measures are taken to minimize potential damage to property, both public and private, and to protect human life.

4. In order to participate in the National Flood Insurance Program, the county must adopt and maintain floodplain management regulations consistent with federal criteria in 44 CFR Part 60.
5. The minimum federal requirement for residential construction in flood hazard areas is that the lowest floor be elevated to or above the base (100-year) flood elevation. However, calculations of base flood elevation are not precise. Larger floods can occur. Structures that are not elevated higher than the base flood elevation also may suffer water damage to ducts and under floor structural components. Elevating residences at least one foot above the base flood elevation provides a greater margin of safety and also reduces the cost of flood insurance.
6. There are no known land faults in Gilliam County and the area is considered relatively stable from a seismic risk standpoint. Some potential for localized land slippage is recognized. "Extensive landslide conditions are present on the slopes of Alkali Canyon. The landslides occur in the Selah member and are the probable result of slope failure produced by saturation and rapid drawdown conditions that existed as Pleistocene Lake Lewis emptied. The slides are old and show little evidence of historic movement. Preliminary slope stability studies indicate that, if seepage from the reservoir results in saturation of the landslide materials on the eastern side of Alkali Canyon, some sloughing is to be expected; however, the glaciofluvial site will drain and buttress this slope. Under certain circumstances, dynamic conditions produced by earthquakes could induce failure in some slope materials beneath the gravel terrace, but failure is not likely to progress eastward beyond the present edge of the Pomona flow."
7. There is danger of flash flooding in all streambeds, canyons and gullies in the county, resulting in erosion of farmland. Flood Hazard regulations have been amended since the adoption of the 1977 Plan, most recently in December of 1986.
8. Hazardous Waste Disposal Sites Inventory: Said inventory lists one site within Gilliam County, said site is identified as Chemical Waste Management of the Northwest near Arlington. Specific findings relative to said site state that extensive environmental quality monitoring activities are conducted around the site. Current regulations and monitoring systems applicable to the subject and similar sites are considered adequate; any modifications or changes in use will be addressed through the DEQ/EQC permitting process and land use compatibility review.

POLICIES:

1. The County will continue to comply with FEMA requirements in order to maintain eligibility for the National Flood Insurance Program.

2. In order to preserve the flood-carrying capacity of stream channels and prevent damaging increases in flood heights, development in the floodway should be prohibited or strictly regulated.
3. Development in the flood plain should be regulated to protect life and property and minimize private losses and public costs for rescue or repair of flood-damaged structures. Residences should be elevated at least one foot above the base flood elevation.
4. Consideration should be given to development of flood control projects.
5. New buildings should comply with building code setbacks from both the rim and toe of slopes.

Findings in Support of Goal 7:

1. Based on the available information, Gilliam County has determined that there are no known land faults in Gilliam County and the area is considered relatively stable from a seismic risk standpoint.
2. The County will continue to comply with FEMA requirements in order to maintain eligibility for the National Flood Insurance Program.
3. New buildings should comply with building code setbacks from both the rim and toe of slopes.
4. Current regulations and monitoring systems applicable to the Chemical Waste Management of the Northwest near Arlington and similar sites are considered adequate; any modifications or changes in use will be addressed through the DEQ/EQC permitting process and land use compatibility review.

GOAL 8: RECREATIONAL NEEDS

Goal: To satisfy the recreation needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

FINDINGS:

1. Statewide Comprehensive Outlook Recreation Plan (SCORP) Report dated 2008-2012: No new parks or recreation facilities are planned for Gilliam County; however, there is some updated statistical data set forth in said report which is hereby adopted by reference and is set forth as an attachment hereto.
2. It is the policy of Gilliam County to encourage and assist appropriate public agencies in the acquisition and development of the following recreation sites on the John Day River:
 - A) In the upper portion of the John Day Dam reservoir, support efforts of the U.S. Army Corps of Engineers to develop trails in an area now designated by the Corps for fish and wildlife use;
 - B) At the mouth of Rock Creek, encourage the acquisition of about fifteen acres, involving about 200 yards of river frontage, and development of a boat ramp, parking area, camping, picnicking and sanitary facilities;
 - C) Encourage the further development of the Oregon Trail 4-H Club site through the addition of sanitary facilities.
 - D) Gilliam County acknowledges and approves of the plans of the Oregon State Highway Division Parks and Recreation Branch for development of J.S. Burrell State Park.

The adoption of policy statement 2 in no way infers that the county government will assume a role of leadership in the development of these smaller and more isolated public recreation sites. Neither do they imply that the County government can or should become actively engaged in the maintenance or policing of these types of recreation areas. Rather, it is the intent of these policy statements to suggest that the powers and influence of the county government will be utilized to insure the permanent availability and development of these sites for public recreation use.

3. The State Highway Division owns one state park and two state waysides within the County; and Oregon Parks Department owns a large state park:
 - A) The J.S. Burrell State Park is a 13.2-acre tract located along the John Day River at Cottonwood Bridge (Oregon Route 206);

- B) Dyer Wayside is a 0.6-acre parcel at Ramsey Canyon on State Route 19, south of the City of Condon. This wayside park is equipped with picnic facilities, rest rooms and parking area, was upgraded in 1999, and is maintained by volunteers from Gilliam and Wheeler Counties;
 - C) Arlington Wayside is a 191-acre park site located between the Columbia River Highway (I-84N) and the Columbia River, approximately two miles east of Arlington. The site is presently undeveloped.
 - D) Cottonwood State Park is located adjacent to J.S. Burres State Park and encompasses approximately 8, 000 acres. At the time of this up-date, there are no facilities, but planned development includes rustic campsites, and at the homestead, cabins and an interpretative center.
4. Columbia River recreation areas in three locations are shown on the Comprehensive Plan Map. All three of these areas are owned by the U.S. Army Corps of Engineers. It is the policy of the County to encourage their retention and development for purposes of general public access to the Columbia River Recreation resource.
 5. The County is reported as offering various dispersed recreational opportunities, including golf, the John Day Scenic Waterway, public parks and campgrounds. Drift and power-boating, canoeing, rafting, and kayaking are reported as popular in that area of the John Day River.

POLICIES:

1. Private recreational development, including a variety of overnight accommodations, should be permitted in locations that will not conflict with surrounding land uses and where adequate services are available.
2. Gilliam County shall allow, as a permitted use, minor betterment rehabilitation, and repair of existing public parks where these activities do not impair park visitation or the use of neighboring properties.
3. Private development should not be permitted if it would block access to or otherwise have a significant adverse impact on public open space lands.
4. Encourage the development of bicycle, equestrian and hiking trails and facilities
5. Provide opportunities for destination resorts that will include developed recreational facilities and overnight lodging for tourists.

6. Destination resorts should only be allowed within areas shown on the “Destination Resort Map of Eligible Lands” when in compliance with requirements of Goal 8 and ORS 197.435 to 197.467. Applications to amend the map will be collected and will be processed concurrently no sooner than 30 months from the date the map was previously adopted or amended.
7. Only those uses and activities allowed by ORS 197.445 should be permitted as part of a destination resort. Developed recreational facilities and key facilities intended to serve the entire development and visitor oriented accommodations must be physically provided or guaranteed through surety bonding or equivalent financial assurances prior to closure of sale of individual lots.
8. Destination resorts should be compatible with the site and adjacent land uses and should not place inordinate demands on the service structure of the County or on other public utilities or special districts.
9. It is to be expected that commercial establishments catering to recreation needs will desire to locate adjacent to the major recreation developments in the county. Since such enterprises would add not only to the economic development of the county, but also to the full enjoyment of the recreation resource, it is the policy of Gilliam County to promote their development in a manner consistent with the preservation of the basic character of the resource they are intended to serve. Types of establishments locating in these areas will be of secondary concern; primary emphasis will be given to the quality and character of development. Areas in which such developments could best fulfill these objectives are shown on the Comprehensive Plan Map as Rural Unincorporated Community Zone areas.
10. It is expected that in time, pressure will develop for creation of recreation home sites in the county. Since the County is not in a position to provide the public services that eventually may be required by these uses, it is the policy of Gilliam County to discourage such developments unless it is convincingly demonstrated that they will not conflict with the basic agricultural land use policy as provided by ORS 215.243 and that adequate provisions for community water supply and sewage disposals are made independent of any existing community system.

Findings in Support of Goal 8:

1. Inventories of recreational sites and opportunities have been completed to ensure that Gilliam County satisfies the recreation needs of its citizens and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

GOAL 9: ECONOMIC DEVELOPMENT

Goal: *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

FINDINGS:

1. Historically, the primary economic base and the growth in Gilliam County has been tied to agriculture. Although agriculture remains as the primary economic base, there is a need to expand that base through diversification, both within the agricultural sector and within the economic sectors outside agriculture. Particularly, even though recognized and protected for the importance thereof, there is a distinct need and it is in the best interests of the County to diversify the economic base, particularly in relation to the need for providing employment for County residents.

Table - 1

Average Annual Employment

	1963	1973	2000	2007
Type				
Private	1290	650	513	603
Government	150	170	227	213
Total	1440	820	740	815

Source: Compiled from State of Oregon Division of Employment information.

POLICIES:

1. Adequate land in appropriate areas should be provided for industrial development.
2. When possible and appropriate, industrial lands should be located adjacent to or near existing industrial uses or an urban growth boundary.
3. Industrial uses may be appropriate in unincorporated areas of the County when necessary to be near a resource utilized by the industry, when a location adjacent to rail lines is important for shipping needs, or when warranted because of space needs or probable impacts from the use.
4. "Clean" or light industrial uses are preferable near city limits.

5. When considering whether land should be rezoned for industrial use, preference should be given to lands that are not irrigated, that have adequate sanitation and water, and that have adequate road access.
6. The permitting and approval process for new industrial development should be streamlined if possible.
7. When considering whether an industrial use should be permitted, the potential social, economic, environmental and energy impacts on the local area should be taken into account.
8. The development of high-speed communication and technology is encouraged within the County.
9. The County should allow commercial zoning in appropriate areas.
10. Commercial uses may be appropriate in unincorporated areas of the County when needed to support recreation, to allow the expansion of existing businesses, and to serve the needs of local residents.
11. The permitting and approval process for new commercial development should be streamlined if possible.
12. Provisions should be made for tourism and recreational development.
13. The County should consider the adoption of provisions to allow destination resorts in appropriate areas, in accordance with state statutory requirements.
14. A variety of types of tourist accommodations should be allowed in rural areas near recreational sites.

Findings in Support of Goal 9:

1. Gilliam County provides, to the greatest extent possible, opportunities for a variety of economic activities which are important to the economic health, welfare and prosperity of its citizens.

GOAL 10: HOUSING

Goal: To provide for the housing needs of citizens of the state.

FINDINGS:

1. Rural Residential zones are intended to provide for low density acreage home sites in an open-space environment, with minimal public services. Higher density housing that requires public sewer is considered to be urban in nature and should be located inside city limits, except in the case of destination resorts, which are self-contained developments. Most zoning districts in the county permit only one permanent single-family residence on any parcel. An additional temporary dwelling unit may be permitted in instances where there is a medical or age related hardship that requires a caregiver to live on the property. The County allows placement of a manufactured home in any location where a single-family residence is permitted. Residential homes, which provide adult foster care, treatment or training for five or fewer individuals, are permitted in any single-family residence.

POLICIES:

1. Sufficient rural residential land should be provided to meet the need to accommodate population growth and the demand for rural home sites outside city limits.
2. Rural residential areas should have minimum lot or parcel sizes of from 2 to 20 acres. These sizes typically permit septic disposal systems while not increasing densities beyond levels which would conflict with other rural and agricultural uses.
3. Increasing the density in existing rural residential areas is preferable to rezoning new areas, except when the existing area is in close proximity to a city and increasing the density would limit the ability of parcels to be used for future urban development.
4. Criteria for rezoning lands to Rural Residential should be established.
5. Whenever possible, irrigated farm land should not be rezoned for rural residential development. Non-irrigated farm land or range land is more appropriate for rezoning, provided there will be no significant impact to nearby farming operations.
6. Whenever possible, areas proposed to be rezoned for rural residential development should be located near or adjacent to existing rural residential development, but should not be in a location where a city is likely to expand unless the minimum lot size will be ten acres or larger. Divisions of rural residential land near a city should include a shadow plat to show how the land can be efficiently redeveloped at an urban scale if annexed.
7. Areas proposed to be rezoned for rural residential development should have adequate water, road access, law enforcement, fire protection and schools.

8. Manufactured homes should provide stability, safety, and reliability to their occupants.
9. Only structures which are defined as dwelling units in the International Building Code should be permitted as new residences. Recreational vehicles are not dwelling units.
10. Any single-family dwelling should be allowed to be used as a residential home to provide care, treatment or training for up to five individuals, provided the home has been properly licensed.

Findings in Support of Goal 10:

1. Gilliam County continues to provide for the housing needs of its citizens.

GOAL 11: PUBLIC FACILITIES AND SERVICES

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

FINDINGS

1. The County's currently adopted Plan for the Management of Solid Waste was prepared and adopted in 1973 by the County and was accepted by the State Department of Environmental Quality at that time. It must be realized at this time that many circumstances and applicable solid waste regulations have changed during the period since adoption of said Plan, and said Plan must, at this time, be considered only a "general" guideline to solid waste management in the County. In addition, said Plan was only directed to the disposal of wastes generated within the County and cannot be considered applicable to any regional or other facility plans.
2. The County has prepared and adopted a comprehensive plan for water and sewer facilities for Gilliam County under provisions of the Consolidated Farmers Home Administration Act of 1961 as amended.
3. The cities of Arlington and Condon provide community water and sewer service to residents of those cities. A domestic water system and a sanitary sewer system also are in place at the Condon Radar Base; however, secondary sewage treatment facilities are needed.
4. Waste Disposal Services of Oregon, Inc. dba Columbia Ridge Landfill & Recycle Center operates a large solid waste disposal facility in the County near Arlington. Operation of this facility has made it possible to close the landfills operated by the City of Condon and the City of Arlington. Such action has been advantageous to the County and the affected Cities as the costs and management requirements of solid waste disposal sites increase, particularly in relation to limited fiscal and personnel resources of the affected jurisdictions. In addition, construction of the subject facility has created approximately 150 full-time positions for employment, while other public facilities in the County and the affected Cities are capable of accommodating the direct and indirect employment created by this project.
5. Existing cemeteries are adequate in number and size to meet the long-term needs of the county.
6. There are no hospital facilities in the county, only medical clinics.
7. A site for the treatment and disposal of environmentally hazardous and similar types of toxic wastes is currently operating near Arlington and is shown on the Plan Map. Site monitoring and surveillance is performed on a regular basis by both the Department of Environmental Quality and the operator pursuant to license conditions. The facility was established prior to imposition of the current County Zoning designation in 1977 and

operated as a pre-existing non-conforming use until October 25, 2000. On this date, the County amended the zoning designation to authorize hazardous waste management facilities as permitted use in the zone, subject to certain pre-conditions designed to enable the County to address and mitigate impacts of the facility and any future modifications or changes of use. The County changed the zoning in recognition of the long existence of the facility, its likely continuation for the foreseeable future, and its importance to both the County and the region. In addition, the site monitoring and surveillance activities by DEQ, the court required buffer area, and adjacent EFU Zoning is considered adequate protection and safeguard for adjoining land uses. Relative thereto, there is no need identified for a special buffer area zoning around the subject facility. Further, the development of a PCB plant at the subject facility is not proposed, nor is such an issue in the immediate future.

8. The residents of the southern part of Gilliam County have formed a Rural Fire Protection District, which is headquartered at Condon. The residents of the northern part of Gilliam County have formed a Rural Fire Protection District, which is headquartered at Arlington. The east/west central section of Gilliam County in the vicinity of Rock Creek is not protected by a Rural Fire Protection District.

POLICIES:

In consideration of the above Findings, the Gilliam County Court adopts the following policies:

1. A significant feature of Gilliam County is that fact that about 70 percent of its population is located within the two principal cities and that the remaining 30 percent is widely dispersed over the 1,208 square miles of land area of which the county is comprised. Accordingly, it is the policy of Gilliam County to encourage the situation of public service facilities in relatively close proximity to the population concentrations and yet in a convenient location for the balance of the population that is widely scattered throughout the county.
2. Certain types of public services, such as schools, churches and similar meeting facilities, generally should be located within the incorporated cities where public sewer and water facilities are more easily provided. Other facilities, such as cemeteries and some types of utility installations, have no such locational requirements and can be situated satisfactorily in wholly rural areas, consistent with the EFU Zone.
3. There is no reason to be concerned that improvements in the school plants and in the community sewer and water systems made necessary by construction activities in the area might result in an over-improvement in terms of long-range needs. Alternatives to construction of additional permanent facilities should be fully investigated before effecting improvements of that nature.
4. Although the county government does not foresee the need for any additional schools, should such a need arise, it shall be the policy of Gilliam County to encourage their location

within an incorporated or adjacent Urban Growth Boundary, in order that proper sewer and water facilities can be provided.

5. Should medical treatment facilities, such as hospitals or emergency clinics or public assembly halls, be established in the county, they should be located within an incorporated city or adjacent Urban Growth Boundary (UGB).
6. The Gilliam County Solid Waste Management Plan, as amended, adopted by the Gilliam County Court on November 14, 1973 and the Comprehensive Water and Sewer Plan for Gilliam County, Oregon, adopted by the Gilliam County Court on July 15, 1970 are by this reference, incorporated into and adopted as part of this Comprehensive Plan. The County will continue to provide the leadership in the location and development of Solid Waste disposal sites as they are required by citizens of the county. Because of the extended period of time since the formulation and adoption of those Plans referenced hereinbefore and the many known changes in applicable standards and regulations governing such activities, it must be recognized and it shall be the policy of the County to consider such Plans as “general” guidelines.
7. The County’s Comprehensive Water and Sewer Plan indicate that groundwater studies of the county have not been developed and that little is known about the pattern of groundwater occurrence in the county. The Plan Report also notes that the City of Condon is served by five shallow wells. Finally, the Plan Report observes that there is always the potential threat of contamination when shallow wells and septic tanks are located within the same vicinity. It therefore is the policy of Gilliam County to protect the Condon groundwater resource from contamination by imposing such restrictions upon uses in the vicinity of the well sites as seem necessary and prudent. These restrictions will be reviewed (and if appropriate, rescinded) either at such time that groundwater studies provide satisfactory evidence that such restrictions are unnecessary for the protection of public health and safety, or at such time as the City of Condon ceases to draw domestic water from these shallow wells. The State of Oregon Water Resources Department informs the County that much data on water resources in Gilliam County is being collected, inventoried and analyzed at this time as a part of the Columbia River Study. When this information is completed and supplied to Gilliam County, it will be considered for inclusion in this Plan during an annual update. In 1998/99, the County completed a Comprehensive Ground Water Study for the purpose of documenting the location and production of domestic, agricultural, and commercial water wells. This Study includes data compiled by the USGS, the NRCS, and State of Oregon Water Resources Department attempting to define the pattern, quality and approximate availability of groundwater. This Study will be used as a baseline for future groundwater evaluation.
8. The County fully realizes that these policies for future development of Gilliam County place a direct responsibility upon the Cities of the County to provide for the urban service needs of a significant portion of anticipated new growth. At the same time, the County understands that the Cities may not in fact be able to accommodate this growth without some addition to their current sewer and water plant capacities. It therefore is the policy of

the county government to assist the city governments in planning for such facilities as they may be required to provide a level of service commiserate with the basic objectives and policies of the Comprehensive Plan. It is further recognized by the County that efficient provision of these municipal services may require adjustments and modifications of the County's Comprehensive Plan. Such amendments shall be made through the Plan Amendment Process.

9. It is the judgment of the county government that existing cemetery facilities are adequate for the long-term needs of the county and no new cemeteries are contemplated on the Comprehensive Plan Map.
10. The County will support and assist efforts to secure adequate hospital or emergency clinic facilities to serve the needs of local residents.
11. The County will support and assist efforts to provide for Fire Protection Districts, which will protect the rural residents of Gilliam County.
12. The County will continue to provide the leadership in providing for proper solid and hazardous waste management and disposal in the County. Relative thereto, the County shall support and give due consideration to any and all alternatives for the disposal of solid and hazardous wastes within the County, which are found to have no significant adverse environmental impact and to be economically beneficial. Such considerations shall not be limited to only those proposals providing for the disposal of locally generated wastes alone, but shall also take into consideration regional and other area needs. In the case of any solid or hazardous waste disposal project, as necessary and appropriate, the County shall seek competent technical advice in the development and regulation of such facilities, and shall in any case, require the approval of the appropriate State and/or Federal agencies as a condition of County approval.

GOAL 12: TRANSPORTATION

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

FINDINGS

1. The Transportation System Plan adopted April 1999 is an element of the Gilliam County Comprehensive Plan. It identifies the general location of transportation improvements. Changes in the specific alignment of proposed public road and highway projects shall be permitted without plan amendment if the new alignment falls within a transportation corridor identified in the Transportation System Plan.
2. Four principal highways, three of them state routes, are situated in Gilliam County. Interstate 84- borders the northern boundary of Gilliam County east to west. State Highway Route 19, intersection 1-84 at Arlington, proceeds south through Condon and Fossil and terminates in a junction with U.S. Route 26 west of Dayville, is the principal north-south highway in Gilliam County. State Route 206 crosses the county in a northwest-southeasterly direction, intersecting with Oregon Route 19 in Condon then proceeding easterly to Heppner. A short section of State Route 74 is located in the extreme northeast corner of the county.
3. While the principal highways in the county serve to provide for the movement of people and goods through the county, the county road system primarily functions to facilitate transportation between various areas in the county or between an area of the county and a principal highway. Maintaining these important traffic ways is a major county responsibility and prudent public management dictates that the relatively limited resources available for this purpose be directed toward those areas in which they do the most good.
4. Rail lines follow Interstate 84 and the Columbia River; service is available from Arlington to Columbia Ridge Landfill and Recycling Center 10 miles south of Arlington. Rail service from Arlington to Condon and I-84 at Willow Creek to Heppner was abandoned in 1993. Any and all measures to retain the 10-mile section to Columbia Ridge Landfill will be considered and supported.
5. Three separate sites for river port terminal facilities were identified in the Mid-Columbia River Front Plan.
6. There are two public use airports in the county, one at Arlington, and the other at Condon. The Arlington Airport may be a special significance because of potential demands placed upon it in connection with economic development activities in the northern area of the county. Both airports are important to the County and must be protected from conflicting uses.
7. A natural gas pipeline traverses the county.

8. If the need arises for the Condon Radar Base to be developed to accommodate housing demands, improvements to existing transportation routes or alternate transportation methods may be considered.
9. Oregon Waste Systems, Inc. is currently operating a Solid Waste Disposal Facility adjacent to Chemical Waste Management, NW, a hazardous waste facility. Said firm is independently investigating the transportation requirements for such a facility. These include a new rail spur and possible improvements to the Cedar Springs Road. Transportation of materials to the subject facility very possibly could benefit the County by reducing the likelihood that the rail line will be completely abandoned.
10. To support the County's primary economic base of agriculture and to assist in economic diversification, the County recognizes the importance of new and additional commercial, industrial and other uses which will utilize and support water and rail transportation facilities.
7. On May 17, 1980, the Gilliam County Court approved a resolution that prohibits the placement of any structure that may cause the obstruction of vehicular traffic on or near County roads.

POLICIES:

In consideration of the above Findings, the Gilliam County Court adopts the following policies:

1. Major attention by the Oregon State Highway Division should be directed toward improvement of:
 - A) Oregon Route 19 between Arlington and Condon;
 - B) Oregon Route 206 in its entirety

In that order, both of these major routes are in need of improvement, including straightening of the basic alignment and widening of the roadway. In several areas, re-engineering and improvement of super elevations should be undertaken. Relative to the State Highway facilities within the County, it shall be the policy of the County to continue to work with, support, and coordinate with the State Highway Six-Year Planning programs. Further, it is not the intent of any county implementing ordinance provisions to preclude or limit any highway improvement project, which merely requires an expansion of an existing right-of-way for completion. Highway projects shall only be regulated when an existing right-of-way realignment is involved where the new alignment crosses productive agricultural lands. Further, should EFU statutes be amended regarding such projects, the County will proceed to consider the inclusion of such amendments into local ordinance provisions.

2. The County's transportation system is at present adequate to handle the needs of the area. Because Union Pacific Railroad has abandoned the line from Arlington to Condon, it will be the policy of Gilliam County to seek the help of appropriate State and Federal agencies for the immediate improvement of the road network so that farm products can continue to move to major market areas in an efficient manner.
3. Current county policy involves periodic maintenance of county roads on a regular schedule. County roads have been prioritized according to use based on the movement of agricultural products, commercial use, and traffic volume with a maintenance schedule adopted. County policy requires that a five-year plan for construction and maintenance of these roads be updated annually. The County hereby reaffirms these policies as being in the general public interest.
4. Although the County, within limitations of available time and manpower, has provided some limited maintenance assistance on private roads on a cost-reimbursable basis, the County is not in a position to guarantee maintenance of private roads or of any road not designed and constructed to predetermined County standards.
5. It has been and will continue to be the policy of Gilliam County not to build or totally fund major improvements of existing roads to serve isolated non-agricultural areas or developments. The requirements for new roads or major improvements for such areas and/or developments shall, therefore, be the responsibility of those areas or developments needing and requesting such facilities and/or improvements. The County will continue to concentrate its maintenance and construction efforts on County Roads of major significance to the overall economy of the County and to those roads, which have been constructed to and "accepted" as County Roads for full maintenance responsibility.
6. If the Condon Radar Base is converted to housing for such a needed purpose, the County will encourage commuter transportation service from said Base to the point(s) of destination, and/or may fully implement those provisions set forth by Policy No. 5 set forth herein before.
7. In order to reduce weed infestation and to conserve agricultural land, it will be the policy of Gilliam County to acquire new rights-of-way no wider than necessary to satisfy construction and maintenance requirements.
8. It is the policy of Gilliam County to look to the Port of Arlington Commission to provide leadership in the development of identified river port sites and facilities, and to encourage the Port Commission to develop its plans in a manner consistent with the County's Comprehensive Plan. Further, it is the policy of the county governing body to encourage all county offices and agencies to cooperate with the Port District in this development, consistent with available County resources and provided that sufficient benefits to the overall economy of the County will accrue there.

9. Gilliam County recognizes the importance, existing and potential, of the two public use airports in the county. The county's policy will be to protect these airports from hazards to navigation and to otherwise encourage the development of adjacent lands and facilities in a manner that will be conducive to increased utilization of these fields. The county's policy on the Condon Airport is to support its retention as a state-owned facility.
10. Operation, maintenance, repair and preservation of existing transportation facilities shall be allowed without land use review, except where specifically regulated.
11. Dedication of right-of-way, authorization of construction and the construction of facilities and improvements that follow roadway classification and approved road standards shall be allowed without land use review for improvements designated in the Transportation System Plan.
12. For State projects that require an Environmental Impact Study (EIS) or Environmental Assessment (EA), the draft EIS or EA shall serve as the documentation for local land use review, if local review is required.
13. Gilliam County shall coordinate with the Department of Transportation to implement the highway improvements listed in the Statewide Transportation Improvement Program (STIP) that is consistent with the Transportation System Plan and Gilliam County Comprehensive Plan.
14. Gilliam County shall provide notice to ODOT of land use applications and development permits for properties that have frontage or access onto a state highway.
15. Gilliam County shall consider the findings of ODOT's draft Environmental Impact Statements and Environmental Assessments as integral parts of the land use decision-making procedures. Other actions required, such as a goal exception or plan amendment, will be combined with review of the draft EA or EIS and land use approval process.
16. Gilliam County shall protect the function of existing and planned roadways as identified in the Transportation System Plan.
17. Gilliam County shall include a consideration of a proposal's impact on existing or planned transportation facilities in all land use decisions.
18. Gilliam County shall protect the function of existing or planned roadways or roadway corridors through the application of appropriate land use regulations.
19. Gilliam County shall consider the potential to establish or maintain access ways, paths, or trails prior to the vacation of any public easement of right-of-way.

20. Gilliam County shall preserve right-of-way for planned transportation facilities through acquisitions, dedications, or setbacks.
21. The function of airports shall be protected through the application of appropriate land use designations to assure future land uses are compatible with continued operation of the airport.
22. Airport Inventory Updates: There are no new airports in Gilliam County and the updated plan for the Condon Airport is hereby adopted by reference, but is not found to conflict with any existing Plan policies or implementing Ordinance provisions. The airport at Arlington is classified as a municipal airport.
23. Highway Inventory Updates (Four-Year Statewide Transportation Improvement Program dated 2008-2011): There are no improvement projects identified as applicable to Gilliam County.

GOAL 13: ENERGY CONSERVATION

Goal: To conserve energy.

FINDINGS:

Since the last update of the Comprehensive Plan in 2000, the county has seen a major change in the demand for wind energy projects. Since 2003, the county has approved 2 projects that are in operation and there are 6 projects that have been approved by the Oregon Department of Energy (Energy Facility Siting Council).

POLICIES:

- 1: Conservation of energy should be considered when an application is submitted to rezone property.
2. Areas proposed to be rezoned to industrial, commercial or rural residential should be in close proximity to existing cities or rural communities in order to reduce transportation energy costs.
3. Applications for new energy generation facilities, whether public or private, should consider impacts on neighboring properties.

GOAL 14: URBANIZATION

Goal: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

FINDINGS:

1. **“Urban Lands”** are those places which are inside an urban growth boundary, including lands within an incorporated city.
2. **“Urbanizable Lands”** are those places which are within an established Urban Growth Boundary (UGB) but outside city limits which, due to the present unavailability of urban facilities and services or for other reasons, have not been developed to urban densities and uses.
3. **“Rural Lands”** are those lands which are outside urban growth boundaries and that are:
 - A) Non-urban agricultural, forest or open space;
 - B) Suitable for sparse settlement, small farms or acreage home sites with no or minimal public services, and not suitable, necessary or intended for urban use; or
 - C) In an unincorporated community.
4. On January 22, 1997, the City of Arlington and Gilliam County adopted Ordinance No. 97-01 eliminating the City of Arlington Area of Mutual Concern, amending the City of Arlington Urban Growth Boundary, and adopting an Urban Area Joint Management Agreement. On November 05, 2008, the City of Condon and Gilliam County adopted Ordinance No. 08-03 eliminating the City of Condon Area of Mutual Concern, amending the Urban Growth Boundary and adopting an Urban Growth Boundary Area Joint Management Agreement.
5. The City of Arlington Urban Growth Boundary outside the incorporated city limits will be governed by an Urban Area Joint Management Agreement between the County and the City of Arlington.
6. The City of Condon Urban Growth Boundary outside the incorporated city limits will be governed by an Urban Area Joint Management Agreement between the County and the City of Condon.

7. The basic precept of the county's development policy is that the cities of the county will limit the extension of urban services to lands within their corporate limits, the City of Arlington has extended their sewer system to provide service to the entire Urban Growth Boundary.
8. The percent of total County population within the two principal Cities of Arlington and Condon has been reduced in recent years to only about 60% compared to the 70% located therein in 1975. Said Cities have recovered from recent population losses due to extreme recessionary conditions, and are expected to again account for approximately 70-75% of the total County population. In 2007, population within the two cities has increased to 75.7%.
9. It is expected that most of the future growth in the county will occur in or adjacent to these cities, and in the interest of preserving agricultural land and in providing for an adequate level of service to these developments, this growth pattern is to be encouraged. Due to the technological changes that have allowed people to communicate with other people outside the county there is becoming a demand for housing outside of the city limits for residential purposes. The county is determined to address this demand by locating areas for rural residential uses
10. Implementation of this plan will require coordinated planning and action on the part of various public jurisdictions operating in the county. The cities in particular will have a major role in the implementation of this plan, since its efficacy rests substantially on the ability to satisfactorily accommodate growth within and adjacent to their corporate boundaries.

POLICIES:

1. On January 22, 1997, the City of Arlington and Gilliam County adopted Ordinance No. 97-01 eliminating the City of Arlington Area of Mutual Concern, amending the City of Arlington Urban Growth Boundary, and adopting an Urban Area Joint Management Agreement. On November 05, 2008, the City of Condon and Gilliam County adopted Ordinance No. 08-03 eliminating the City of Condon Area of Mutual Concern, amending the Urban Growth Boundary and adopting an Urban Growth Boundary Area Joint Management Agreement.
2. The City of Arlington Urban Growth Boundary outside the incorporated city limits will be governed by an Urban Area Joint Management Agreement between the County and the City of Arlington.
3. The City of Condon Urban Growth Boundary outside the incorporated city limits will be governed by an Urban Area Joint Management Agreement between the County and the City of Condon.

4. The basic precept of the county's development policy is that the cities of the county will limit the extension of urban services to lands within their corporate limits, the City of Arlington has extended their sewer system to provide service to the entire Urban Growth Boundary.
5. In Arlington and Condon, vacant platted lots exist in sufficient quantity to accommodate immediate needs for development, although some assembly and replatting might be necessary. The adequacy of the two cities of the County to accommodate the needs for urban development has been addressed in UGB agreements adopted by both cities and the county.
6. The existing plant facilities at the vacated radar base near Condon are substantial, and capable of being reused for a number of purposes. With proper internal land use arrangements, this facility could be renewed for multipurpose uses. Said area was duly platted and approved as a subdivision in 1978, with development already existing.
7. The Oregon Revised Statutes require that the county government exercise its authority in Planning in all unincorporated portions of the County. However, since the cities will ultimately be responsible for providing these services, they need to be involved in the planning decisions that will determine the form of development that would occur in the adjacent, but yet unincorporated, territory that surrounds them.
8. The basic precept of the county's development policy is that the cities of the county will limit the extension of urban services to lands within their corporate limits, the City of Arlington has extended their sewer system to provide service to the entire Urban Growth Boundary.
9. The county has developed a Rural Residential Zone (R-10). This zone shall be applied as either as a legislative or a quasi-judicial action. When applied as a quasi-judicial action all of the property owners in the area requesting R-10 designation must sign the application. All necessary material to comply with an exception set forth in OAR 660 Division 4, and the plan amendment procedures set forth in Article 10 of this ordinance shall be submitted with the zone change application.