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 plated 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.

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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.