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):

<table>
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<th>Year</th>
<th>Gilliam Co.</th>
<th>Arlington</th>
<th>Condon</th>
<th>Lonerock</th>
<th>Area</th>
<th>Cities</th>
<th>Unincorp.</th>
<th>Percent of county</th>
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<tbody>
<tr>
<td>1940</td>
<td>2844</td>
<td>609</td>
<td>856</td>
<td>46</td>
<td>1333</td>
<td>53.1</td>
<td>46.9</td>
<td>53.1</td>
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<tr>
<td>1950</td>
<td>2817</td>
<td>686</td>
<td>968</td>
<td>38</td>
<td>1125</td>
<td>59.1</td>
<td>40.9</td>
<td>59.1</td>
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</table>
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.

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**

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<thead>
<tr>
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<tbody>
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<td>Total</td>
<td>1440</td>
<td>820</td>
<td>740</td>
<td>815</td>
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</table>

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.