

COMPREHENSIVE PLAN  
FOR LAND USE IN  
GILLIAM COUNTY, OREGON

Adopted by the Gilliam County Court  
May 3, 1977

Amended by the Gilliam County Court as Provided by Periodic Review

May 15, 1987

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Signature

Gilliam County Planning Commission  
Gilliam County, Oregon

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**COMPREHENSIVE PLAN**  
**Gilliam County, Oregon**

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## COMPREHENSIVE PLAN DOCUMENT

### GILLIAM COUNTY, OREGON

A COUNTY PLANNING DOCUMENT PROVIDING FOR AMENDMENTS TO THE GILLIAM COUNTY COMPREHENSIVE PLAN OF 1977 IN ACCORDANCE WITH ORS 197.640, AND ADOPTED BY REFERENCE BY COUNTY ORDINANCE NO. 87-1 ON THE 15th DAY OF MAY, 1987, BY THE GILLIAM COUNTY COURT.

The policies adopted in Part One of this Amended Comprehensive Plan are based on the authority given to counties by ORS 215.020 to establish one or more county planning commissions, and upon the statutory requirements that the county governing body adopt a comprehensive plan (ORS 215.050) consistent with adopted state-wide planning goals and guidelines (ORS 215.055(2)). The policies adopted in Part one are intended to observe goal and guideline requirements related to Citizen Involvement (Goal 1) and Land Use Planning (Goal 2).

#### PART 1. ORGANIZATION FOR PLANNING

##### FINDINGS

1. 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 are, however, expected to recover from recent population losses due to extreme recessionary conditions, and are expected to again account for approximately 70-75% of the total County population.

2. 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.

3. 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.

4. 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.

5. 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.

6. The County Planning commission was originally designated and approved as the County Committee for Citizen Involvement and has continued to fulfill that role.

#### POLICIES

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

1. There is established within Gilliam County two Areas of Mutual Concern. Each Area of Mutual Concern shall consist of the unincorporated area lying within 660 feet, measured at right angles, of the corporate limits of the City of Arlington and the City of Condon.

2. The county governing body of Gilliam County will establish, appoint and maintain a separate county planning commission for each of these Areas of Mutual Concern in addition to the presently constituted county planning commission, hereafter referred to as the General County Planning Commission.

3. The geographic jurisdiction of the county planning commission for the Condon Area of Mutual Concern and of the county planning commission for the Arlington Area of Mutual Concern will be limited to the lands within the boundaries of the Condon and Arlington Areas of Mutual Concern, respectively. These county planning commissions shall assume all responsibilities delegated to the county planning commissions by state law or by directive or order of the governing body of Gilliam County. Appendix C Exhibit 11-3

4. The geographic jurisdiction of the General County Planning Commission shall extend to all unincorporated territory within Gilliam County, except those lands within an established Area of Mutual Concern. The General County Planning Commission shall assume all responsibilities delegated to county planning commissions by state law or by directive or order of the

governing body of Gilliam County. Appendix C exhibit 11-3

5. The designation of these areas of mutual concern is solely for the purpose of providing a mechanism to insure coordinated planning between the county and the city in unincorporated areas adjacent to the cities of Arlington and Condon. It is not intended to be construed as a minimum area for the provision of urban services. The basic precept of the county's development policy is that at the present time, the cities of the county will limit the extension of urban services to lands within their corporate limits.

6. The county planning commission for the Arlington Area of Mutual Concern shall consist of three members of the General County Planning Commission, three members of the Arlington City Planning Commission, and one resident of the Arlington Area of Mutual Concern who is neither a member of the General County Planning Commission nor the Arlington City Planning Commission. All members shall be appointed by the Gilliam County governing body after consulting with the Arlington City Council. The county planning commission for the Condon Area of Mutual Concern shall consist of three members of the General County Planning Commission, three members of the Condon City Council or of the citizen advisory council or of both, and one resident of the Condon Area of Mutual Concern who is neither a member of the General County Planning Commission nor the Condon City Council. All members shall be appointed by the Gilliam County governing body after consulting with the Condon City Council.

7. It shall continue to be the policy of Gilliam County to hold all meetings pertaining to and discussions of land use development problems in advertised public sessions. Except in those instances where legal considerations dictate otherwise, and subject to adopted and commonly understood rules 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. Further, it is the policy of Gilliam County that where physically and legally possible, nonmember citizens attending planning commission meetings will be asked to sit with the Commission rather than to remain as observers or audience.

8. 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 ORS 197.640.

9. In addition to the amendment requirements in the matter

of Periodic Review, there may be other needs for provisions for Plan Amendment. Therefore, 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 ORS 197.615 shall be maintained.

10. An Amendment to the County comprehensive Plan or Plan 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 applications 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. Such applications shall be processed in accordance with the following provisions:

A) Within 45 days of receipt of such application in completed form, the County Planning Commission shall conduct a public hearing on the subject application after giving notice thereof through a newspaper of general circulation in the County at least ten (10) days prior to said hearing. Individual notice shall also be given at least ten (10) days in advance of said hearing to affected parties and parties requesting such notice. Affected parties shall be those identified as such for a Zone Change or other land use permit. Parties requesting notice, but not identified as "affected parties", shall pay for the cost of such notice.

B) Copies of the proposed Amendment shall be made available for public review at least ten (10) days prior to the date of the Planning commission hearing.

C) Within ten (10) days after the close of the public hearing, the Planning commission shall make findings of fact, conclusions, and recommend to the County Court adoption, revision or denial of the proposed Amendment.

D) As deemed necessary by the Commission, a public hearing may be continued for a period not exceeding 45 days for the purpose of obtaining additional information, input and findings. In addition, including the applicant and opponents, to submit "Proposed" findings and conclusions relative to the subject application for consideration by the Commission in reaching their decision.

E) Upon receipt of the Planning Commission's findings, Conclusions and Recommendations, the County Court shall set a public hearing date and give notice in the same manner as required for the Commission. In addition, individual notice shall be provided to all parties participating in the Commission



proceedings.

F) Copies of the proposed Amendment and the Planning Commission Findings, Conclusions and recommendations shall be available for public review not less than ten (10) days prior to the date of the County Court hearing.

G) Within twenty (20) days after the close of the County court hearing, the County court shall make Findings and Conclusions, and shall adopt, adopt with changes, or deny the proposed amendment.

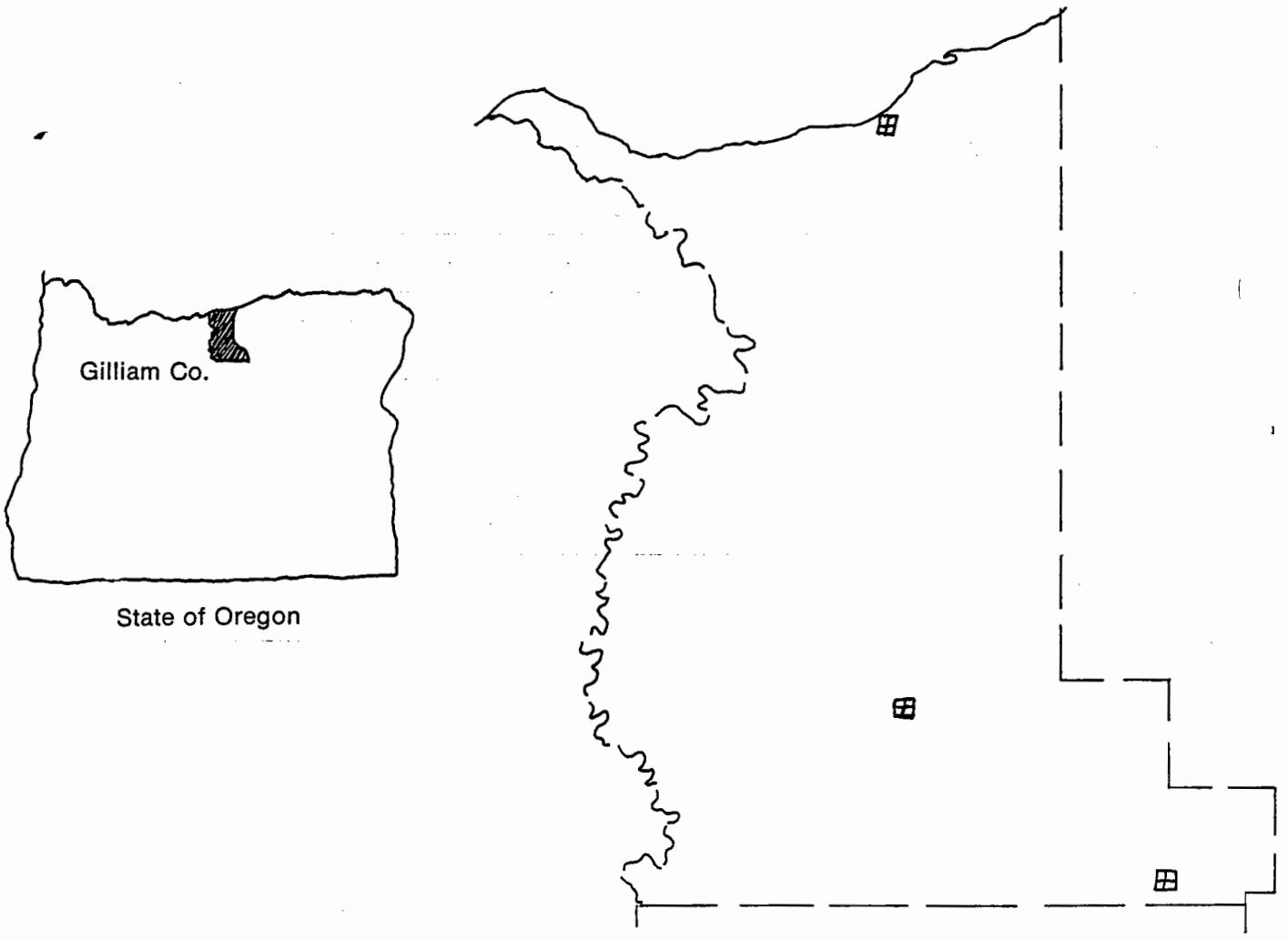
H) Within five (5) days of the County court decision, the County shall initiate action to comply with the provisions of ORS 197.615 in the matter of notification of the subject Amendment to LCDC and those persons requiring notice as set forth by said ORS.

I) An application for a Plan Amendment initiated by any Party other than the County or a City within the county, including other public agencies, shall be accompanied by a filing fee in the amount set forth by the County's Planning Application and Permit Fee Ordinance, County Ordinance No. 87-3 as may be amended.

11. As provided for in ORS 215.416, the County shall establish a consolidated procedure by which an applicant may apply at one time for all permits or zone changes needed for a development project.

12. As required by ORS 215.428, the County shall establish provisions requiring final action on a permit or zone change application within 120 days after the application is deemed complete, with those exceptions set forth by said ORS.

13. As required by ORS 215.412, the County shall adopt procedures for the conduct of public hearings in land use matters.



Gilliam Co.

State of Oregon

## PART 2. GENERAL PLANNING POLICIES

### PREFACE TO PART TWO

The policies adopted in Part 2 of this Comprehensive Plan deal with general issues related to the future development of Gilliam County. They relate to concerns embodied in the state-wide goals and guidelines requirements on Air, Water and Land Resources Quality (Goal 6) Areas Subject to Natural Disasters and Hazards (Goal 7), Economy of the State (Goal 9), and Energy Conservation (Goal 13).

### 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 for employment for County residents.

2. 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: Appendix C Exhibit 11-2

"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

3. The Oregon Legislative Assembly has enacted statutes providing for air, water and land quality. Appendix C Exhibit 11-3

4. 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. (Appendix C Exhibit 11-4 & 11-5)

5. 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 (see Part VII of this Comprehensive Plan). Limited information relative to water sources in adjacent counties is available. Appendix C Exhibit 11-6

6. There is danger of flash flooding in all stream beds, canyons and gullies in the county, resulting in erosion of farm land. Flood Hazard regulations have been amended since the adoption of the 1977 Plan, most recently in December of 1986.

7. In both cities, vacant platted lots exist in sufficient quantity to accommodate immediate needs for development, although some assembly and replating might be necessary. The adequacy of the two cities of the County to accommodate the needs for urban development is further substantiated by the fact that neither City has shown a population increase of any significance since 1974, and in fact, efforts are needed to better stabilize both communities.

8. 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.

9. Gilliam County is a member of the East Central Oregon Association of Counties and of the Columbia - Blue Mountain Resource Conservation and Development Project.

10. The County has conducted a review of all of those inventories referenced in the LCDC periodic review notice, and the following findings are relative thereto:

A) SCORP Report dated 1982: 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.

D) Highway Inventory Updates (Six-Year Highway Improvement Program dated 1986-1992): Three improvement projects are identified as applicable to Gilliam County, but none of those projects are identified as having any significant impact on the County and the County supports ODOT's Findings of FONSI for all projects.

E) 1985 Atlas of Oregon Lakes: No Lakes are identified in Gilliam County, therefore this inventory is not applicable.

F) Annual Air Quality Reports (DEQ): Updated information from the 1984 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. Relative thereto, no amendments to plan policies standards, or implementing ordinances are deemed necessary.

G) Water Quality Reports (SWRC) John Day River Basin Report of 1986): 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 identified as the Chem-Security Site near Arlington. Specific findings relative to said site state that extensive environmental quality monitoring activities are conducted around the site and that there have not been any identified pollution problems for either surface or ground water. Current regulations and monitoring systems applicable to the subject and similar sites are considered adequate and no additional provisions are deemed necessary.

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 (See Findings No. 5, pg. 4, of 1977 Plan).

J) John Day River Basin Plan of 1986 (SWR): a review of this new and recently adopted document concurs with Findings No. 5, pg. 4, of the 1977 Plan in the determination 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 of any hydroelectric value.

A) 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.

1. The County recognizes and supports State and Federal legislative and regulatory efforts directed towards the preservation and improvement of the environment; Relative thereto, the following policies are set forth:

In consideration of the above findings the Gilliam County court adopts the following policies:

POLICIES

12. The County has reviewed all factors relating to the need for a buffer area around the Chem-Security hazardous waste disposal site and has determined that the current buffer area required by ORS 466.250-466.305 combined with the application of EFU zoning in compliance with ORS 215 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.

11. (DEQ Testimony): "The County is fully aware of the Dry Land Non-Point Source Pollution Program being conducted by the USDA Soil Conservation Service under the Clean Water Act Section 208 Program and is fully supportive of the efforts thereof to provide protection from land and water erosion. This effort and others by the Agricultural community continues to improve erosion control in the dryland wheat areas of the County."

K) Population Updates and Estimates (PSU): Such information is more current than that contained within the 1977 Plan, and is therefore necessary for incorporation into said Plan; Therefore, currently available population data and projections are hereby adopted by reference and are set forth as an attachment hereto. Because the 1977 Plan did not contain any population projections, no comparison can be made with current projections. In the analysis of public facility capacities, however, there is no such facilities identified which are not adequate to serve the projected populations of the County. Therefore, there is no need to further revise the plan to respond to expected population increases, either in the matter of public facilities or services, or in the case of urban growth boundaries or other land use allocations.

B) The county shall continue to support local, regional, state and federal activities and programs directed at the maintenance and improvement of water quality.

C) 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.

D) 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.

2. Gilliam County is generally supportive of organized and individual efforts to improve the economic well - being of the county's residents. Efforts of the East Central Oregon Association of Counties and of the Columbia - Blue Mountain Resource Conservation and Development Project consistent with this posture are welcomed and encouraged. More specifically, it is the policy of Gilliam County to encourage, support and cooperate agencies whose principal purpose is to strengthen the economy of the county and to promote its diversification. Further, it shall be the policy of the county to encourage the organization of new, public or nonprofit development corporations or similar agencies when:

A) the activities of such an organization are necessary and would materially assist in the implementation of policies enunciated in this plan; and when

B) such activities are beyond the authority or means of existing nonprofit or public development corporations or similar organizations.

Such encouragement may extend to the provision of such assistance as is permitted by law and by prudent public policy.

3. Economic development and diversification is deemed vital to the economic future and stability of the County, and is therefore to be encouraged, however, such economic development and diversification is not to be achieved at the expense of enterprises currently operating in the County by preferential treatment with respect to tax obligations due the County.

4. 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.

5. Development on hillside areas known to be potentially hazardous because of landslide should be undertaken only after careful consideration has been given to the stability of the area and the probable effects of proposed cut and fill activities. When processing applications for development on lands in these areas, the county may require the application to be accompanied by investigative reports prepared by competent authority.

6. It is the policy of Gilliam County 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 Soil Conservation Service and the 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.

7. The County recognizes the twenty maps prepared in December 1984 by Michael Baker, Engineering for the Department of Housing and Urban Development as the designated flood plain for Gilliam County. It is the policy of Gilliam County not to issue building permits for new construction within these flood plain areas. However, building permits for improvements to existing structures will be allowed. People who would like to build in areas designated as Flood Plains shall have the option to appear before the Planning Commission to show that their proposed project is flood proof or situated on a piece of ground which, even though it is in the flood plain area, is higher than the surrounding area and not subject to flooding. Flood Hazard regulations shall be updated as needed to maintain such compliance.

8. The policies of this plan which locate business activities and population growth within and/or adjacent to the present cities within Gilliam County are in themselves an Energy



Conservation policy. These policies will lessen the needs for long trips via auto, and for expansion of the county road system to serve isolated areas.

It is not the intent of the county that its development policy or regulations inhibit or unnecessarily restrict the design of facilities intended to conserve energy or to develop alternative sources of energy. For this reason, accommodation of design or development features intended to result in energy conservation or utilization of alternative energy sources constitutes sufficient grounds for relaxation or adjustment of standards imposed by county regulatory devices. Variances granted for this purpose shall be the minimum variance required to achieve the intent of this policy.



## PART 3. AGRICULTURAL LAND USE

### PREFACE TO PART THREE

The policies adopted in Part 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. They also are directed to fulfillment of state - wide planning goals and guidelines related to Agricultural Lands (Goal 3)

Some policies adopted in Part Three of this plan should also be interpreted in concert with policies adopted in Part Four, Urban and Urban - Type Land Uses.

### 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. Agriculture directly accounts for over 40% of the county's employment and supports a significant proportion of the employment in other industries in the county. However, 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 freely engage in certain agricultural practices (such as pesticide use) that may be objectionable to nearby non - farm residents. (Appendix C Exhibit 111 - 1)

3. 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 dryland farming, such agricultural endeavors should be encouraged and permitted within the overall framework of agricultural land use policies and regulations.

4. 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.

5. 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 agriculture 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 permits 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.

Although the U.S. Census of Agriculture reports that the average farm size in the County in 1982 was 4,553 acres, such data is somewhat misleading. In actuality, the average producing acreage per farm in the County was only 887 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. In comparable comparison to other Mid-Columbia dryland farming areas, other

average farm sizes are reported to be much less than Gilliam County for the same type of farming because of a much higher percentage of tillable lands within any given land area.

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 from 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 Dryland 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.

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 100 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.

#### 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 660-05-005, "Agricultural Lands" are those land classified by the U.S. Soil Conservation Service (SCS) as predominately Class I-VI soils, and other lands in different soil classes which are determined suitable for farm use taking in to consideration soil fertility, suitability for grazing, climatic conditions, 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:

a) Contribute in a substantial way to the area's existing agricultural economy, and

b) help maintain agricultural processors and established farm markets.

2. With the exception of the General Industrial lands indicated on the comprehensive plan map and the lands included within the established Areas of Mutual Concern, 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 either ORS 215.213 or 215.283. Further, those non-farm uses permitted by subsections (1) a, b, d, & (2) of ORS 215.213 and ORS 215.283 shall be permitted as authorized thereby.

4. It is the policy of Gilliam County to recognize a parcel of 100 acres or more in size under a single ownership as prima facie evidence of capability to be utilized for agricultural purposes or for farm use within the meaning of ORS 215.203 through 215.263. Accordingly, proposals for single - family homesites on parcels of 100 acres or more will be considered farmsteads, unless there is substantial evidence to the contrary. (Appendix C Exhibit 111-3)

5. Where lands are designated by the Plan as Agricultural Lands, parcels containing 160 acres or more shall be presumed to be commercial agricultural entities, and dwellings proposed for location on such parcels shall be considered farm accessory dwellings unless there is substantial evidence to the contrary. Parcels less than 160 acres, but equal to or greater than the current County Farm Minimum of 100 acres may be determined to be commercial agricultural entities if found to meet those Commercial Agricultural standards set forth by OAR 660-05-055 (2). Parcels of land less than 100 acres may be determined to be commercial agricultural entities only after issuance of the conditional use permit and a finding that such units of land meet the following criteria:

A) Will be appropriate for the continuation of existing commercial agricultural enterprises in the area;

B) Will contribute in a substantial way to the existing agricultural economy; and

C) Will help maintain or establish new agricultural processors and established or new farm markets.

D) In the review of such divisions of land less than 100 acres, the following factors shall be addressed in the development of the required findings:

a) Farm management plan as applicable or deemed necessary;

b) That the proposed parcel size is consistent with commercial agricultural activity within a 2 mile radius.

c) That the proposed parcel is of sufficient size and capable of producing the types of crops grown in the area at commercial levels of production taking into account typical yields of such crops and the marketability thereof commercially;

d) That the SCS soils data regarding soil type, suitability, irrigation needs and availability, and other related factors are sufficient to support the conclusion that the parcel is capable of producing at commercial levels; and

6. 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.

7. Nonfarm 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.

8. In areas where concentrated, intensive agricultural production occur, 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 7 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.

9. Development of facilities such as described in policy statement 8 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 therefore 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 this comprehensive plan.

10. Because of the vital importance of the railroad facilities from Arlington to Condon for the need of agriculture. It is the policy of the County to oppose plans of abandonment of said facility, and it is further the policy of the County to support and utilize every effort possible to retain such facility in support of agriculture in the County.

11. No planned unit developments or nonfarm subdivisions shall be allowed on land qualified for exclusive farm use zoning unless an exception is taken to the applicable resource goal.

12. All land divisions in the EFU Zone shall comply with ORS 215.263.

13. Homestead partitions shall be considered but shall be reviewed for approval against the criteria for nonfarm dwelling in ORS 215.283 (3).

14. In addition to those requirements for approval of nonfarm dwellings set for by ORS 215.283 (3), no nonfarm dwelling in an EFU Zone shall be given final approval until compliance with ORS 215.236 is evident.



## PART 4. URBAN AND URBAN TYPE LAND USES

### PREFACE TO PART FOUR

The policies adopted in Part Four of this Comprehensive Plan deal with issues related to urban development in an essentially rural county. They are intended to be responsive to the Oregon Legislative Assembly's declaration relative to expansion of urban development into rural areas (ORS 215.243 {3}) and to statewide planning goals and guidelines pertaining to Urbanization (Goal 14) and Housing (Goal 10).

Most policies adopted in Part Four should be interpreted in concert with policies adopted in Part Three, Agricultural Land Use.

### FINDINGS

1. While Gilliam County recognizes the basic importance of agriculture to the county, it also recognizes that the continued growth of the cities of the county is of considerable importance. In 1974, the population of the two principal cities of the county, Arlington and Condon, accounted for approximately 70 per cent of the total population in the county. Although these two (2) Cities currently only account for approximately 60% of the total County population, both Cities are expected to recover from recent population losses and are fully expected to continue to account for the large majority of the total County population.

2. These cities are the social, economic and political center of life in Gilliam County, and a major concern of the county's comprehensive plan and related development policy must be to protect the livability of its cities.

3. Several unincorporated communities in the county exist largely for purposes of providing goods and services to surrounding rural residents. It is expected that these communities will continue to exist as long as they serve this need, although significant growth in any of them is regarded as neither likely nor particularly desirable. All of these unincorporated communities (Rural Service Centers) still exist and remain a vital need to the areas to which they serve. These areas are considered sufficient to fulfill the needs served and intended, and no new or additional areas are deemed necessary at this time.

4. Cities are organized and equipped to provide a level of public services necessary to support and accommodate relatively high density developments and corresponding population concentrations. Most rural counties, Gilliam County included, are neither so equipped nor so organized, and population concentrations located in unincorporated areas cannot be provided with a level of service commensurate with their needs. Moreover, there is a sufficient supply of undeveloped land within the corporate limits of the cities of the county to accommodate sizeable increases in the population and commercial and industrial uses. (Appendix C Exhibit IV - 2, 3, 4)

5. Gilliam County has experienced some fluctuation in population growth as a consequence of heavy construction activity in the area, and some of the current facility surplus exists as a result of the most recent decline in heavy construction employment in the county.

6. The Pebble Springs Nuclear Power Plant is not presently considered for construction and is not expected in the near future. However, should any such development occur, such housing needs could be accommodated by the existing Cities, and use of the Condon Radar Base is still a viable consideration.

7. The City of Lonerock exists as an incorporated City within the County (incorporated in 1901), however, because of a number of factors, the City has delegated its planning and zoning authority to the County as authorized by ORS 215.130 (2) (b). Such was done in 1977 and no change to such authority status is evident, nor is any change desirable or necessary. As a result of said planning authority delegation in 1977, the County designated said City as a Recreation Residential area, and no changes or modifications there to are proposed or deemed necessary at the present time. Said City area continues as a duly platted and committed Recreation Residential area subject to County Planning and Zoning authority.

#### POLICIES

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

1. It is the policy of Gilliam County that, with exceptions elsewhere specified, non - farm residential, commercial and industrial uses shall be located within incorporated cities and related urban growth boundaries.

2. In certain areas immediately adjacent to cities, it will be necessary to regulate certain types of agricultural

activities in order to provide a reasonable measure of protection from dust, odor or similar consequences of farming practices. At the same time, it is recognized that some residents of the county prefer living in a more-or-less rural environment without being actively engaged in a farming or ranching enterprise. For these reasons, the county's policy is that in the areas designated as Areas of Mutual Concern, Protection measures shall not exceed the limitations set forth by ORS 215.253.

3. Agricultural lands located within the Areas of Mutual concern shall be zoned as Exclusive Farm Use, and all land divisions shall comply with ORs 215.263, 215.283 (3) as applicable, and ORS 215.236 as applicable. Subdivisions or planned unit developments for nonfarm uses shall not be permitted without an exception to the applicable resource goal.

4. Urban services shall not be extended to residents located in the Areas of Mutual Concern unless an Exception is taken for said area to be incorporated into the respective City Urban Growth Boundary.

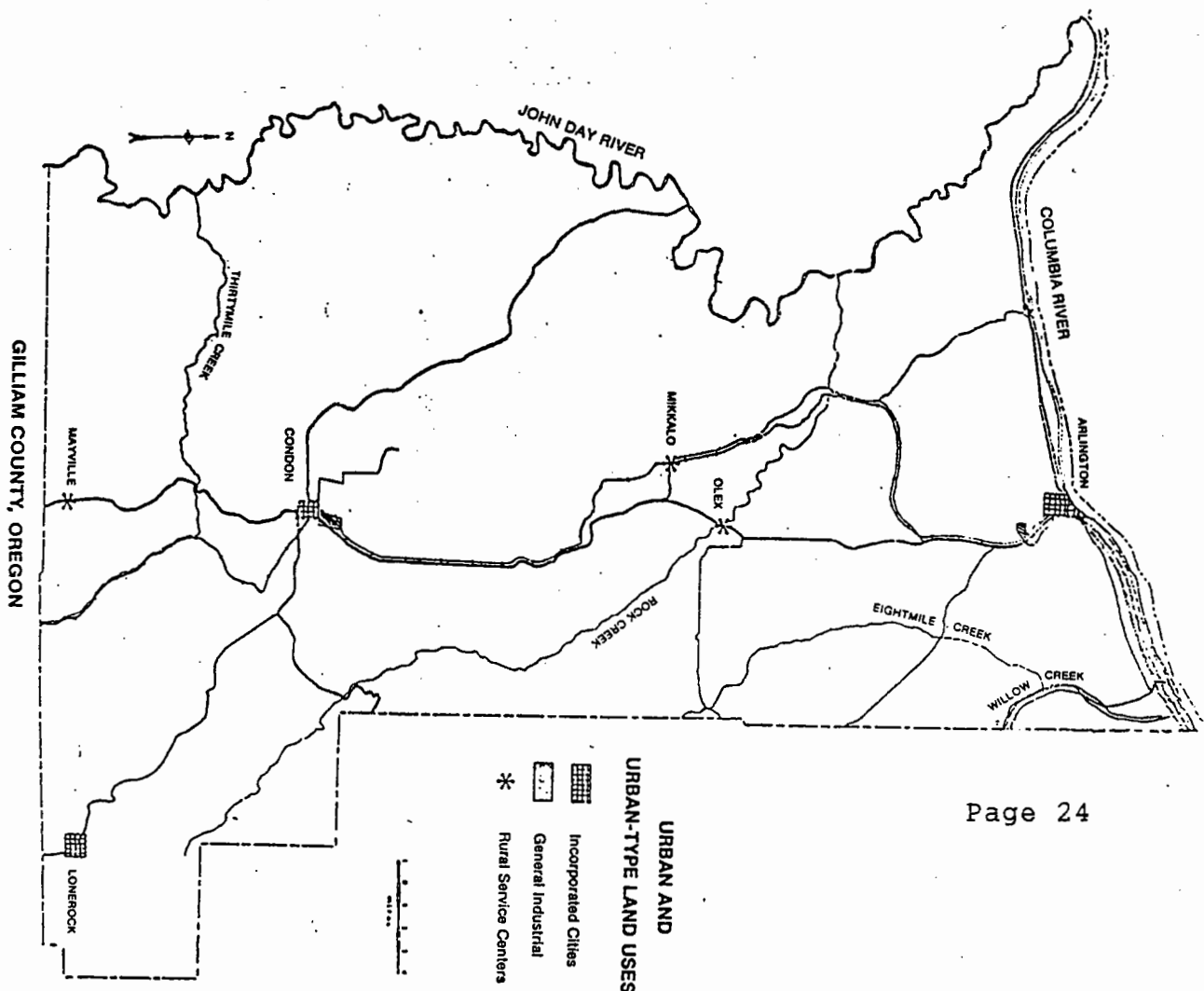
5. As a condition of approval of zoning, subdivision or building permits in an Area of Mutual Concern, the county may require the granting or irrevocable consent to annexation by the city, dedication of utility easements and street rights-of-way, and possibly the installation of "dry" utility lines at the time of initial development.

6. Within the established Areas of Mutual Concern, a lot may only be used for a nonfarm single-family residence if found to be in compliance with the provisions of the applicable zoning and applicable resource goal and ORS 215.283 (3).

7. In three areas, relatively well distributed throughout the county, Mayville, Olex & Mikkalo, there are small concentrated developments that exist primarily to provide for some of the more immediate needs of the residents of the surrounding countryside. Typically, these areas include service stations, convenience merchandise and grocery establishments and housing units for operators of these businesses and their families. These areas are shown on the Comprehensive Plan Map as: Rural Service Centers. The policy of Gilliam County is that the public interest requires no action in these areas other than to contain the areas in compact clusters and to discourage their premature expansion into surrounding farmlands. Said Areas have previously been designated as Rural Service Centers and so Zoned, and no modifications and/or additions to said Areas is deemed necessary at this time.

8. In selected locations outside the corporate limits of the cities, a number of industrial operations have been established. In other areas, presently undeveloped, opportunities for industrial development appear to be a particularly appropriate use of the land. Most of these latter locations are adjacent to the cities or front on the Columbia River. It is expected that industrial operations locating in these areas will also demonstrate that adequate provisions have been made for water supply, sewage and industrial waste disposal.

9. The use of the Condon Radar Base will require that adequate arrangements are made for upgrading the present sewer system to a secondary sewage treatment plant. Fire protection services should be coordinated with the South Gilliam County Rural Fire Protection District. Police services could be provided by private security approved by the sheriff's department, or by dedication of public streets, or by granting of blanket consent for law enforcement officials to enter upon the property. The Condon Radar Base, and the development thereon, was duly platted and approved as a nonfarm residential development in 1978 in compliance with County Planning regulations in effect at that time.



## PART 5. PARKS, RECREATION AND OPEN SPACE LAND USES

### PREFACE TO PART FIVE

The policies adopted in Part Five of this Comprehensive Plan focus on issues related to the conservation of open space and natural and scenic resources, and to the provision and development of adequate recreational opportunities and facilities. They are intended to comply with statewide planning goals and guidelines concerning Open Spaces, Scenic and Historic Areas, and Natural Resources (Goal 5) and Recreation Needs (Goal 8)

### 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 Part Two of 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. The rock outcroppings marking the rim and walls of steep canyon slopes are an important characteristic of the county's landscape.

3. All active aggregate sources in the County have been 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.

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. (Appendix C. Exhibit V-5)

5. The Oregon Department of Fish and Wildlife has recommended development of a number of access sites on the John Day River and the development of two reservoirs in the county. 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. Appendix C Exhibit V-2

6. The State Highway Division maintains one state park and two state waysides within the county:

A) The J. S. Burres 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. The area is equipped with picnic facilities and parking area;

C) Arlington Wayside is a 191 acre park site located between the Columbia River Highway (I-80N) and the Columbia river, approximately two miles east of Arlington. The site is presently undeveloped.

7. 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 Thirtymile 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. 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 said 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 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. Appendix C Exhibit V-4

8. The existing municipal parks in the cities of Condon and Arlington are adequate and well-used. Appendix C Exhibit V-5

9. There are at present no recreation homesites developed in the unincorporated areas of the county.

10. A substantial proportion of the indoor recreation needs of the county's residents are met by the private sector and by quasi-public organizations and membership groups.

11. 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.

12. 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 Thirtymile 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 and Thirtymile Creeks are noted as a need to improve fishery resources.

13. 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. Hunting for deer and upland game birds are also noted as popular activities. Relative thereto, the State 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.

14. A number of potential reservoir sites are identified in the County, primarily on Rock Creek, but none of these sites is considered feasible at this time and protection thereof not deemed necessary, nor are any identified with hydroelectric potential.

15. As reported by the Nature Conservancy under the Oregon Natural Heritage Program, there are none of the following Natural Areas or Resources evident in Gilliam County: Research Natural Areas, Wilderness Areas, Natural Landmarks, Special Interest Areas, Outstanding Natural Areas, National Parks/Monuments, Natural Area Preserves, Primary Resource Protection Areas, Scientific & Educational Preserves, Scenic & Protective Conservancy Areas, Areas of State Concern, or Nature Conservancy Preserves.

16. 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 T 5 S, R24E - No acreage figure given.

B) Lonerock 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 are to be assigned a (1B) Category designation and the resource sites and Goal 5 process relative thereto will be addressed in the future as sufficient information for site identification becomes available.

17. In the matter of Historic Resources, neither the County nor the State Historic Preservation Office has completed a Comprehensive County-wide Historic Resource inventory for the County. Because of the known need for such an inventory relative to compliance with Statewide Planning Goal 5, the county has



applied for and received approval for a Historic Inventory Grant from SHPO. Existing limited identified resources are considered Class 1B resources and should be subject to applicable protection measures during the interim period prior to SHPO inventory completion.

18. Pursuant to the requirements of compliance with State Planning Goal 5, the County must complete an ESEE Analysis for all identified "Natural" Resources in the County. Said Analysis has been completed and is set forth hereinafter as an Attachment to this Document, and is hereby adopted by reference as though set forth in full herein. However, with the exception of aggregate, resource sites, riparian habitat areas, and historic resources, no such resources have been identified as needing County protection.

#### POLICIES

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

1. 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.

2. It is the policy of Gilliam County to 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.

3. 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.

4. On the John Day River, seven sites for development of public recreation facilities have been recommended by the Oregon Department of Fish and Wildlife. Gilliam County supports acquisition and development of four of these sites for recreation purposes. Three of the sites recommended by the Game Commission (the Devil's Canyon, Pete Indian Canyon and Armstrong Canyon at the mouth of Thirty Mile) are only marginally accessible, and are not of sufficient importance to the utilization of the total recreation resource of the county to warrant the kind of expenditure that would be required to develop and maintain them. 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 at J.S. Burres State Park as noted in the Oregon State Parks System Plan 1975-1981 on page 68 of the Plan. Assuming such plans are still relevant.

E) There are presently 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 proposals.

5. The adoption of policy statements 4 and 5 above 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.

6. It is the county's policy to encourage and assist appropriate public agencies in the development of the Eightmile Canyon reservoir site proposed by the Oregon Department of Fish and Wildlife and the Ghost Camp reservoir site on Rock Creek, proposed by the Rock Creek Water Control District. It is the further policy of the county to support the P.L. 566 application of the Gilliam County Soil and Water Conservation District for federal funds to develop the Rock Creek Watershed in accordance with the State Engineers report, and to encourage and promote the multipurpose utilization of the Ghost Camp reservoir.

7. 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 recreation service commercial areas. However, no exception to the applicable resource goal(s) are taken at this time, and should any development be proposed which would require such an Exception, such process shall be completed and approved prior to the approval of any such development and/or the specific application of the Recreation service Commercial Area provisions.

8. It is expected that in time, pressure will develop for creation of recreation homesites 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.

9. 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 by 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.

10. The County shall adopt specific zoning provisions designed to provide a 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 possibly affecting an identified resource, and shall be applied as an overlay or combining zone with the primary applied Zone.

11. In the interim period during which the County is completing an Historic Resource Inventory for the County, base guidelines shall be set forth for the review of all development proposals to insure that no potentially designated Historic Resource is adversely affected prior to the completion of said inventory and the adoption of more absolute protection measures.

12. 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.

13. Because of the limited resources identified as fishery resources in the County, specific protection for riparian habitat along those streams which are identified as important for such habitat.

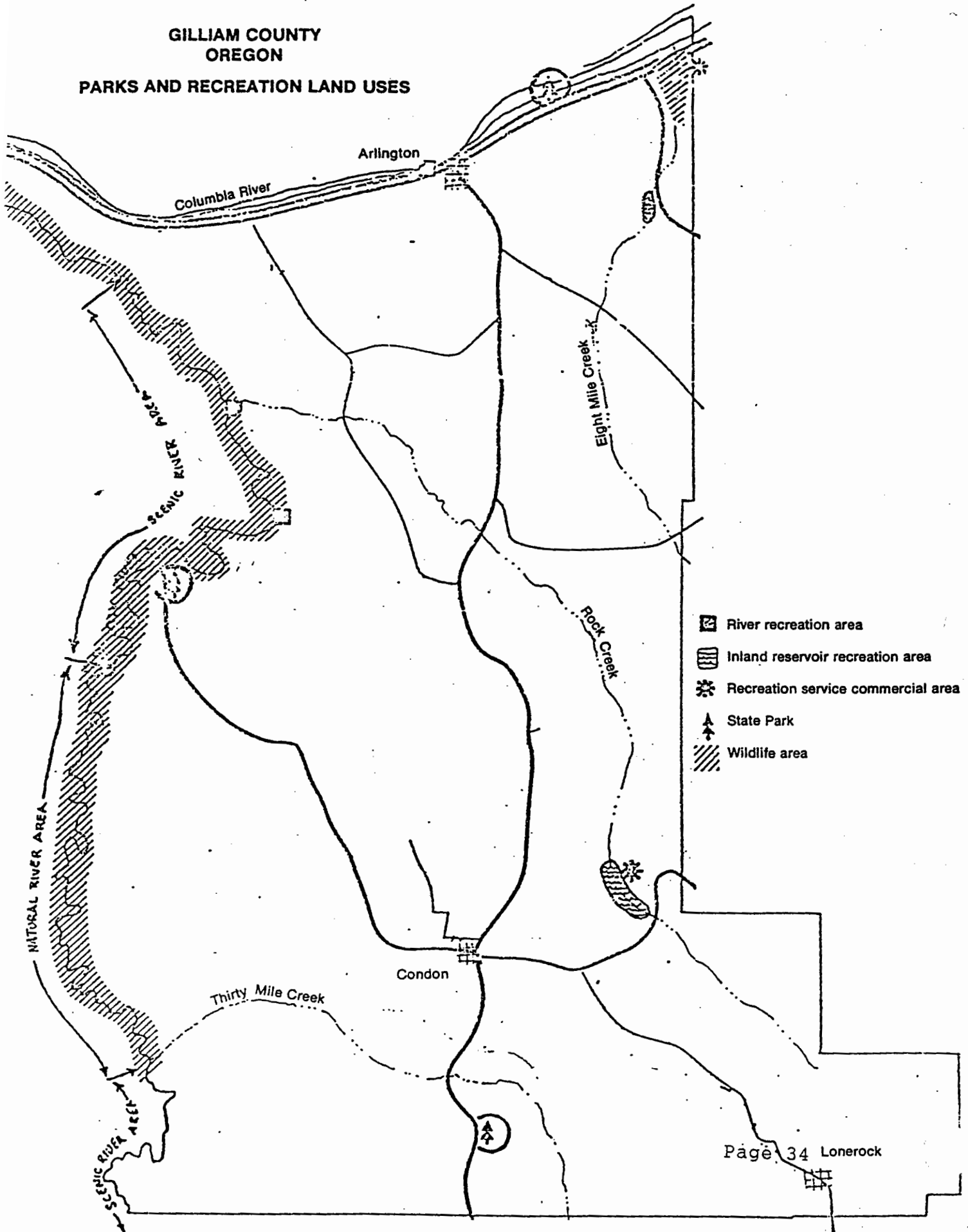
14. At such time as additional and sufficient information is made available concerning the three (3) identified natural resource sites, the County shall complete the required ESEE Analysis and provide for any identified necessary protection measures as may be appropriate.

15. 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.

16. It shall be the Policy of Gilliam County to 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.

**GILLIAM COUNTY  
OREGON  
PARKS AND RECREATION LAND USES**



## PART 6. TRANSPORTATION FACILITIES

### PREFACE TO PART SIX

The policies adopted in Part Six of this Comprehensive Plan relate to the provision and development of transportation systems within the County. They are intended to respond to the statewide planning goals and guidelines concerning Transportation (Goal 12)

### FINDINGS

1. Four principal highways, three of them state routes, are situated in Gilliam County. Interstate Route 80-N at Arlington and 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. A small portion of State Route 74 is located in the extreme northeast corner of the county. The existing routes are shown on the Comprehensive Plan Map as principal highways.

2. 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 can do the most good.

3. Rail Lines follow Interstate 80 and the Columbia River, State Highway 74 and Willow Creek, and service is available from Arlington to Condon. A route extending from Condon to the town of Kinzua is in place, but not in use at this time. These Rail lines are shown on the Comprehensive Plan Map. Rail service from Arlington to Condon is considered vital to the economic base of the County. The proposed and/or consideration of abandonment of said service would constitute an absolute adverse impact on the total economy of the County. Any and all alternatives thereto must be considered and supported. (Appendix C Exhibit VI - 2)

4. Three separate sites for river port terminal facilities were identified in the Mid-Columbia riverfront plan. (Appendix C

Exhibit VI-1)

5. 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 development activities at Pebble Springs. There are two public use airports in the County, one at Arlington and one at Condon. Both airports are important to the County, and must be protected from conflicting uses. (Appendix C Exhibit VI-2)

6. A natural gas pipeline traverses the county.

7. 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 will be needed.

8. Oregon Waste Systems, Inc. is currently operating a Solid Waste Disposal Facility near the present Chem-Security Systems, Inc. hazardous waste facility. Said firm is independently investigating the transportation requirements for such a facility. These include 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 between Arlington and Condon will be abandoned.

9. 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.

#### 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 and expansion of an existing right-of-way for completion. Regulation of 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. If, however, Union Pacific Railroad is allowed abandonment of its line from Arlington to Condon then 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. The rail line from Arlington to Condon is, however, identified as "vital" and the County shall support and investigate all alternatives which may provide the basis for the retention of this important transportation facility.

3. Current county policy involves periodic maintenance of county roads on a regular schedule. In addition to construction and maintenance of these county roads, Gilliam County has traditionally maintained school bus routes, be they on public or private roads. 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. (Appendix C Exhibit 11-9)

5. It has been and will continue to be the policy of Gilliam County to not 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 therefrom. (Appendix C Exhibit VI-1)

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. (Appendix C Exhibit VI-2)

## PART 7. PUBLIC SERVICE FACILITIES

### PREFACE TO PART SEVEN

The policies adopted in Part Seven of this Comprehensive Plan address concerns related to the systems of public services and facilities that support the pattern of development emerging from the application of other adopted comprehensive plan policies. They are intended to comply with statewide goals and guideline requirements established in Public Facilities (Goal 11) and are formulated in recognition of the authority of the Nuclear and Thermal Energy Council in making power plant siting determinations (ORS 215.273; ORS 453.305 to 453.575).

### 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 has 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.(Appendix C Exhibit VII-2)

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. Oregon Waste Systems, Inc. proposes to locate a large solid waste disposal facility in the County near Arlington. Operation of such a facility may make it possible to close the landfills presently operating in the county and located at Arlington and Condon. Such action might well be 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 is estimated to create approximately 20 new full time positions for employment, and the 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.

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. The disposal area is on state-owned land and is operated by Chem-Securities Systems, Inc. under an Environmental Quality Commission license. Site monitoring and surveillance is performed on a regular basis by both the Department of Environmental Quality and the operator pursuant to license conditions. To date, no pollution problems for surface or ground water have been identified. Said facility exists and operates as a pre-existing non-conforming use, and no expansion or modifications are planned at this time. 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 are at this time working on the formation of a Rural Fire Protection District which will be headquartered at Arlington. There are no plans for rural fire protection in the central area of Gilliam County.

#### POLICIES

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

1. A significant feature of Gilliam County is the fact that about 70 per cent of its population is located within the two principal cities and that the remaining 30 per cent 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 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 or adjacent to an incorporated city 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 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 indicates 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 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. (Appendix C Exhibit VII-9)

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 require to provide a level of service commensurate 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. (Appendix C Exhibit VII-6,7,8)

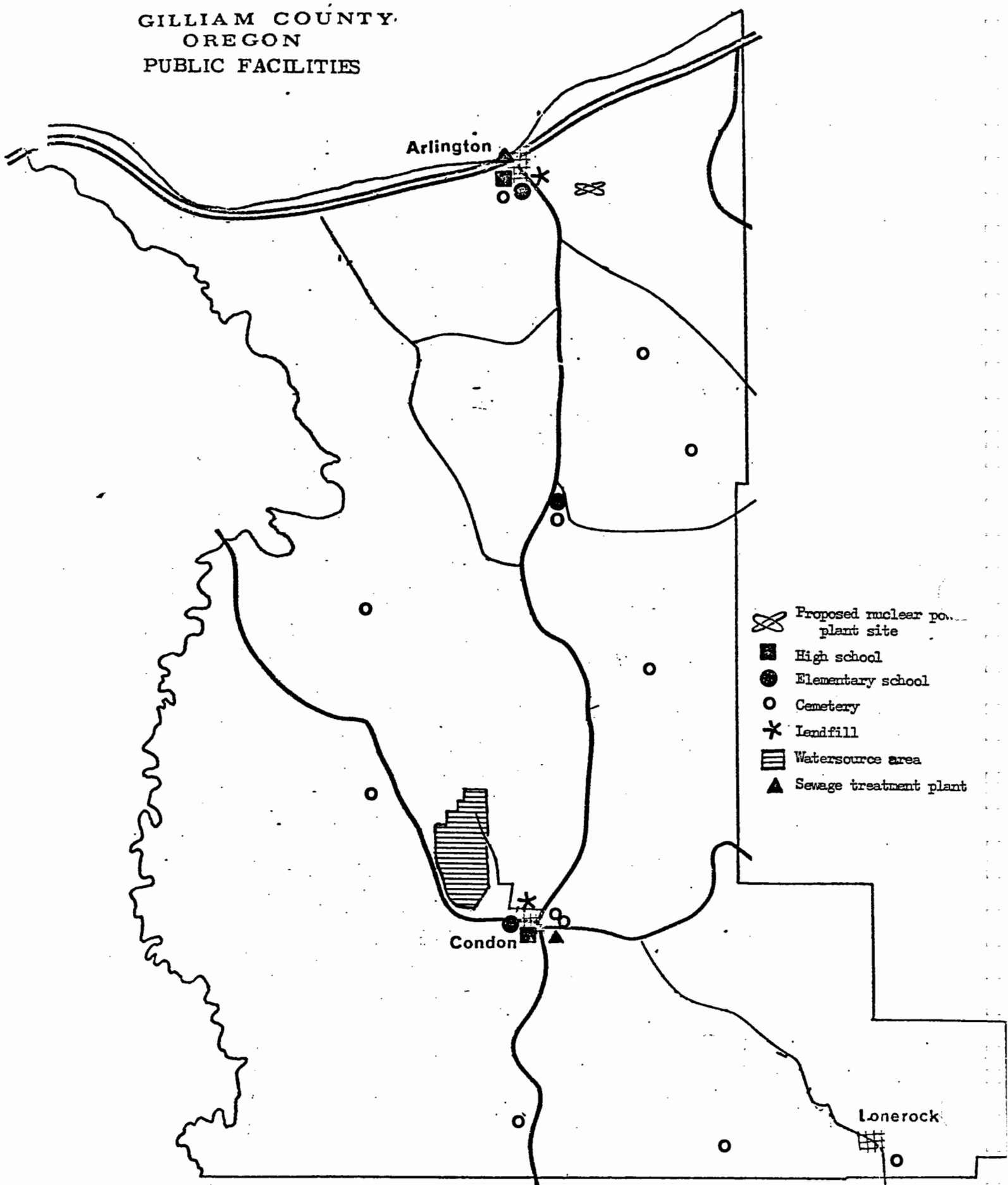
9. It is the judgement of the county government that existing cemetery facilities are adequate for the long-term needs of the county, and no new cemeteries are contemplated on the Comprehensive Plan Map.

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 form and provide for Fire Protection district which will protect the rural residents of Gilliam County.

12. The County will continue to provide the leadership in providing for proper Solid 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 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 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.

GILLIAM COUNTY.  
OREGON  
PUBLIC FACILITIES



- ⊗ Proposed nuclear power plant site
- High school
- Elementary school
- Cemetery
- \*
- ▨ Watersource area
- ▲ Sewage treatment plant

Arlington

Condon

Lonerock



## **APPENDIX C**

**Supporting Data and Documentation of Findings  
for Comprehensive Plan**



APPENDIX C

Exhibit I - 1

Population, Gilliam County and Cities of the County  
1940 - 1974

Year	Gilliam County	Incorporated Cities			Unincor- porated area	Per cent of county	
		Arlington	Condon	Lonerock		cities	unincorp.
1940	2,844	609	856	46	1,333	53.1	46.9
1950	2,817	686	968	38	1,125	59.1	40.9
1960	3,069	643	1,149	31	1,244	59.5	40.5
1970	2,342	375	973	12	982	58.1	41.9
1974	1,955	395	910	15	535	72.6	27.4

Sources: U.S. Census of Population, 1940 through 1970;  
Center for Population Research and Census, Portland State  
University, 1974.

APPENDIX C

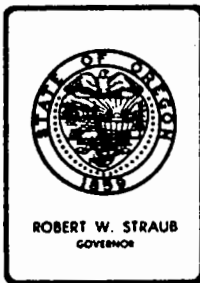
Exhibit I - 2

Membership Requirements, Public Bodies, Boards and Commissions  
Gilliam County, Oregon  
1975

Gilliam County Planning Commissions	7 members
Library Board	5 members
Health/Mental Health Committee	6 members
Budget Committee	3 members
Fair Board	5 members
Overall Economic Development Committee	14 members
Welfare Board	5 members
Tax Board of Review	5 members
Board of Equalization	3 members
Weed Committee	7 members
Inter-Governmental Council	9 members
Agricultural Planning Council	6 members
Civil Defense Advisory Council	6 members
City of Condon City Council	7 members
City of Arlington City Council	7 members
City of Condon Volunteer Fire Department	16 members
City of Arlington Volunteer Fire Department	12 members
North Gilliam County Fire Protection District	10 members
South Gilliam County Fire Protection District	8 members
Condon School Board	5 members
Arlington School Board	5 members
Olex School Board	5 members
IED Board	5 members
Rock Creek Water Control District	5 members
South Gilliam County Cemetary District	5 members
North Gilliam County Cemetary District	5 members
Port of Arlington	7 members
Condon Volunteer Ambulance	11 members
Arlington Volunteer Ambulance	9 members
People working on elections	30
People on Jury Call	80

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Note: Does not include membership in farm and electric co-op boards, ~~see~~ SWCO Board, Wheat League membership and other quasi-public organizations.  
Source: Gilliam County Court.



## Department of Environmental Quality

1234 S.W. MORRISON STREET, PORTLAND, OREGON 97205 Telephone (503) 229-6403

January 24, 1977

Mr. Peter B. Barker, Secretary  
Gilliam County Planning Commission  
Courthouse  
Condon, Oregon 97823

Dear Mr. Barker:

The Department of Environmental Quality has reviewed your January 5, 1977 request for assistance in meeting Land Conservation and Development Commission requirements toward completion of the Gilliam County comprehensive land use plan. Ron Eber, LCDD field representative, forwarded his November 23, 1976 staff report and addendum regarding your plan, portions of the plan itself and Hal Brauner's December 28, 1976 letter to County Judge Leo Barnett.

We note that Eber, on page 9 of his report, asked you for additional items regarding air, water and land quality. The following will hopefully supply what you need.

### Water Quality Management Plan for Oregon

On December 20, 1976, the Environmental Quality Commission (EQC) approved the Statewide Water Quality Management Plan for Oregon. This Plan consists of the following:

#### Volume I: Beneficial Uses, Policies, Standards and Treatment Criteria for Oregon

This volume, as amended, contains the regulatory elements of the Plan, was adopted as administrative rules, and will be codified into Oregon Administrative Rules (OAR) Chapter 340, Division 4, Subdivision 1.

#### Volume II: Presently Identified Needs and Proposed Action Program for the Individual River Basins in Oregon, 1976

This volume is an interpretive document which lists corrective actions that were identified at the time the document was printed, as being necessary to meet the Plan regulatory requirements (of Volume I). It is a working document which is intended to be



Contains  
Recycled  
Materials

APPENDIX C  
Exhibit II - 1

Average Annual Employment by Major Industry Group  
Gilliam County, Oregon 1963 - 1973

Industry Group	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973
Agriculture	430	430	380	380	380	380	370	370	360	350	350
Contract construction	420	470	460	450	70	---	---	---	10	10	0
Wholesale, retail trade	150	160	160	140	130	140	130	110	120	120	110
Services	50	70	70	50	40	80	60	70	70	80	70
Transportation, commun- ications and utilities	50	50	50	40	40	30	30	70	30	30	40
Finance, insurance, realty	30	30	40	40	40	40	20	20	20	20	20
Manufacturing	10	10	20	0	20	---	---	0	0	0	0
Government	150	160	180	190	190	190	200	180	180	190	170
Self-employed, unpaid family workers, domestics	150	170	160	150	80	70	70	70	70	70	60
Total, all industries	1,440	1,550	1,510	1,440	980	930	880	890	860	870	820

Source: State of Oregon Division of Employment

periodically updated and used primarily to guide DEQ staff actions. The listings in the document are not regulatory requirements. They do, however, serve as a starting point for the Waste Discharge Permit issuance process. Permit processing procedures allow opportunity for review and negotiation prior to issuance and insure right of appeal.

Volume III: Narrative Summary

Volume IV: Summary of Testimony from Public Hearings, and the Proposed Water Quality Management Plan documents for 19 individual basins.

These volumes contain the background information, analyses, testimony and discussions which support and explain the adopted plan regulatory elements.

It is our understanding that you already have Volumes I, II and III; a Notice of EQC action and addendum to Volumes I and III; and the Proposed Water Quality Management Plan document for the John Day Basin. We are sending you a copy of the proposed plan document for the Umatilla Basin. We are not forwarding Volume IV to you. This volume is the testimony and hearing record and has not been printed for distribution. It is available for inspection in our Portland office.

We have reviewed Policy No. 1 on Page 6 of your Plan. In fact, this reference is technically adequate since the regulatory elements of our Water Quality Management Plan, i.e., Beneficial Uses, Policy, Standards and Treatment Criteria, are incorporated in OAR Chapter 340.

Appendix C of the Proposed Water Quality Management Plan documents for both the John Day and Umatilla Basins contain a summary of the data we have available on present water quality in your area. In addition, Chapter II of these same documents discusses present water quality.

Sewage Disposal

1. On page 13 of the Gilliam County Plan, in item 6 of "Findings", it should state that subsurface and all other sewage disposal systems must be approved and permitted by the Department of Environmental Quality prior to installation or construction. Reference to county health officer approval of a sewage disposal system in the last sentence of Item 6, should be deleted, since that authority is now exclusively in DEQ. If there are other sections in the plan or ordinances concerning sewage system approval, please make similar changes.

2. Statements regarding the Condon Radar Base made on pages 6 and 25 of your Plan need to be modified to reflect the problems with sewage treatment at that facility. These problems were itemized in the Department's still valid letter from Fred M. Bolton to Warren Clendenen, August 14, 1973. We understand that this letter is a part of the appendix to your plan. The words underlined below are our offered additions.
  - a. We suggest that the second sentence in item 9 on page 6 be changed to read: "With proper internal land use arrangements and construction of secondary sewage treatment this facility..."
  - b. On page 25, item 5 of "Findings," you might add to the second sentence: "...at the Condon Radar Base, however secondary sewage treatment facilities are needed."

#### Hazardous Waste

We understand from LCDD's Ron Eber that the environmentally hazardous waste disposal site near Arlington, operated by Chem-Nuclear, Inc., is not specifically referenced in the Gilliam County Plan. We suggest the following language to cover that:

"A site for the treatment and disposal of environmentally hazardous and similar types of toxic wastes is currently operating (location) near Arlington. The disposal area is on state-owned land and is operated by Chem-Nuclear, Inc. under an Environmental Quality Commission license. Site monitoring and surveillance is performed on a regular basis by both the Department of Environmental Quality and the operator pursuant to license conditions."

#### Air Quality

On page 5, "Findings," item 2 opens with "The County currently enjoys a high quality environment." That is especially true for air quality. Gilliam County's air is indeed "relatively free of pollutants," except for such natural occurring phenomena as wind entrained soil.

Gilliam County is one of ten counties in the Eastern Oregon Intrastate Air Quality Control Region, as shown on the attached Federal Regions map. A copy of the Air Quality Profile and Evaluation Report (12, 1/75) for the region is attached. We believe Table 2 of the report provides data which satisfies LCDD's request for inclusion of air quality background information in the Gilliam County comprehensive land use plan.



Mr. Peter B. Barker  
January 24, 1977  
Page 4

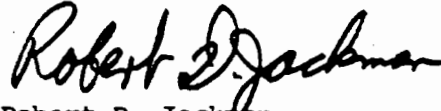
APPENDIX C  
Exhibit II - 2  
Page 4

The Department hopes these items will take care of the DEQ program references you need on the Gilliam County Plan. We do not plan to come to Condon Tuesday, January 25, 1977.

Please call me if you have questions or need further assistance.

Sincerely,

WILLIAM H. YOUNG  
Director



Robert D. Jackman  
Land Quality Specialist  
Technical Programs Coordination Office

RDJ:cs

Attachments

cc: Mr. F.M. Bolton  
Mr. R.L. Brown  
Mr. M.J. Downs  
Mr. Ron Eber, LCDD  
Mr. S.F. Gardels  
Mr. Gary Gustafson, LCDD  
Mr. C.P. Hilbrick  
Mr. Dale McGee, LCDD  
Mr. T.J. Osborne  
Mr. H.S. Sawyer  
Mr. E.A. Schmidt  
Mr. C.A. Simons  
Mr. E. J. Weathersbee  
Mr. W.H. Young

APPENDIX C

Exhibit II-3

For reference as to responsibilities delegated to the county planning commissions by state law we refer you to the following Oregon State Laws:

ORS 459<sup>S.C.</sup><sub>WTR</sub>

ORS 467

ORS 468

APPENDIX C

Exhibit II-4



DEPARTMENT OF  
GEOLOGY AND MINERAL INDUSTRIES

ADMINISTRATIVE OFFICE

1069 STATE OFFICE BLDG. • PORTLAND, OREGON • 97201 • Ph. (503) 229-5580

ROBERT W. STRAUB  
GOVERNOR

September 24, 1975

Mr. Peter Barker  
Gilliam County Court House  
Condon, Oregon 97823

Dear Mr. Barker:

In response to your telephoned request for information on earthquake faults in Gilliam County, we are enclosing a copy of the U.S. Geological Survey preliminary geologic and tectonic map of eastern Oregon. You will note that there are no faults shown within the borders of the county. Although several folds appear on the map, these are of no consequence and represent common undulations in the earth's crust.

Generally speaking, Gilliam County lies in a relatively stable area from a seismic risk standpoint. No area on the surface of the earth can be said to be perfectly immune to earthquakes, but your county is about as stable as any.

A list of our publications is enclosed. Your special attention is invited to those bulletins which have been checked. We hope, eventually, to extend these county geologic hazard and land-use studies to include the entire state.

Sincerely yours,

Ralph S. Mason  
Deputy State Geologist

RSM:lk  
Encl.

## APPENDIX C

### Exhibit II-5

" Extensive landslide conditions are present on the slopes of Alkali Canyon, approximately 1/2 mile west of the (nuclear) plant site. 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 gravel which underlies most of the slopes west of the (Pebble Springs) 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."

Source: Portland General Electric Company, Pebble Springs Nuclear Plant Environmental Report, Construction Permit Stage, Volume I (1974), page 2.4 - 14.

## APPENDIX C

### Exhibit II-6

"

#### Groundwater Geology

The occurrence of groundwater in Gilliam County is governed by precipitation, topography and rock permeability. Ground slope, forestation and soil permeability determine surface runoff.

"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 stratum 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.

"Groundwater Supplies. 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.

"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."

Source: J. Val Toronto and Associates, A Report on a Water and Sewer Plan, Gilliam County, Oregon (June, 1970), pp. 25-26.

APPENDIX C  
Exhibit II-7

Vacant Lots, Cities of Arlington and Condon  
1974

	<u>Arlington</u>	<u>Condon</u>
Vacant Lots	195	160
Vacant Acreage	485	55

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Source: Skidmore, Owings and Merrill, Housing and Community Facility Requirements, Portland General Electric Company Thermal Power Facilities, Pebble Springs and Carty Sites (May, 1975);

City Engineer, City of Condon.



DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1234 S.W. MORRISON STREET • PORTLAND, ORE. 97205 • Telephone (503) 229- 5372

TOM McCALL  
GOVERNOR

August 14, 1973

DIARMUID F. O'SCANNLAIN  
Director

Mr. Warren Clendenen  
P. O. Box 452  
Condon, Oregon 97823

Re: S - Condon Air Force Station

Gentlemen:

We met with you on July 26 at the former Condon Air Force Station and inspected the existing sewage collection and treatment facilities.

In way of background, the station consists of two areas, residential and operational. The residential area has twenty-seven single family dwellings of from two to four bedrooms. The operational area includes about six dormitories and several miscellaneous structures. Each area has a raw sewage lift station. The treatment facility is primary in nature and includes dual (series) septic tanks and chlorination. (No chlorination equipment exists at this time). Effluent discharge would be to Buck Hollow consisting of private properties (lands of Greiner, Rondeau, Edwards, et al). The distance that effluent traversed these lands above ground in the past is unknown but the potential for effluent to flow across these lands appears to be certain.

Four things will be required to either reactivate the sewage system or occupy any of the station. These are: (1) creation of a utility agency, (2) secondary sewage treatment facilities with chlorine disinfection, (3) containment of all treated effluent, and (4) a Waste Discharge Permit from the Department of Environmental Quality. These are discussed in detail as follows:

(1) A Utility Agency. If all lands acquired remain under single ownership, we would be agreeable to private operation of the sewage utility provided a performance bond required under ORS 449.400 is obtained. If the residential area is subdivided or ownership of the station is divided in any manner, we would insist that a public entity be formed, be deeded all public sewerage works and be responsible for operation and maintenance of the facilities. We would prefer that a county service district be formed for this purpose since this would utilize existing elected county officials as the governing body.

(2) Secondary Sewage Treatment Facilities with Chlorine Disinfection. Secondary treatment can be provided with either a mechanical sewage treatment plant (package plant) or a lagoon. Each has advantages and disadvantages. Watertight construction would be a necessity for a lagoon. Mechanical plants generally require more operation expense in both operator time and power cost. Disinfection with chlorine in contact with the treated sewage for 60 minutes is a requirement with any type of treatment facility.

(3) Containment of Treated Effluent. We would recommend that the treated sewage effluent be sprinkle irrigated on a cultivated grass crop within fenced lands under your ownership or long term lease for this purpose. This would effect a consumptive use of all wastewater through evaporation, with no discharge of effluent onto property not under your control.

(4) Waste Discharge Permit. This permit would be issued by the Department of Environmental Quality to the person responsible for the sewage facilities. The application must be accompanied by a preliminary report showing manner of treatment, effluent disposal system, etc. This report would have to be prepared by an Oregon registered professional engineer. Detailed plans would have to be submitted subsequently to the Department of Environmental Quality for approval prior to construction of the required modifications of the sewage facilities.

In order of priority, the following steps would be necessary:

(1) Form a public agency to own and operate utilities especially if multiple ownerships are planned.

(2) Retain an engineer, prepare preliminary report and submit application for waste discharge permit.

(3) Design facilities based upon approved report and waste discharge permit provisions.

(4) Construct facilities in accordance with DEQ approved plans.

(5) Commence use of facilities.

The following are being sent under separate cover for your information and use:

- (1) Application for a Waste Discharge Permit  
ORS Chapter 449
- (2) ORS Chapter 450
- (3) ORS Chapter 451
- (4) Criteria for Extended Aeration Plants
- (5) Criteria for Lagoons
- (6) Performance Bond Forms



Warren Clendenen

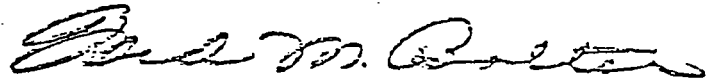
-3-

August 14, 1973

Should you have any questions in this matter, please don't hesitate to call our Pendleton District Office.

Sincerely,

DIARMUID F. O'SCANLAIN  
Director



F. M. Bolton, Administrator  
Field Services Division

FMB:JLV:bw

—cc: Gilliam County Court —  
cc: Gilliam County Planning Comm.  
cc: Gilliam County Health Department  
cc: Oregon State Health Division  
Attn: Jack Wright, Pendleton  
cc: Pendleton District Office

APPENDIX C

Exhibit II-9

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IN THE COUNTY COURT OF THE STATE OF OREGON  
FOR GILLIAM COUNTY

IN THE MATTER OF THE LOCATION OF CERTAIN  
STRUCTURES ON OR NEAR GILLIAM COUNTY ROADS }

No. \_\_\_\_\_

R E S O L U T I O N

WHEREAS, in the past, some Gilliam County landowners have located structures on or near county roads so as to obstruct vehicle traffic.

WHEREAS, the Gilliam County Court does not desire to order the removal of such structures already built; but does desire to prohibit future placement of any structure so it will or could obstruct vehicular traffic, NOW, THEREFORE,

BE IT RESOLVED, that no landowner shall, after date, construct any corral, grainery, loading chute or ramp, or any other structure, which may, in the opinion of the County Road Master, cause the obstruction of vehicular traffic by the ordinary use of such structure. The County Court shall have the power to seek an injunction against any landowner who, after notification by the County Road Master, violates this resolution.

DATED: May 17, 1930.

[Signature]  
-- COUNTY JUDGE --  
[Signature: Foster Brooks]  
-- COUNTY COMMISSIONER --  
[Signature]  
-- COUNTY COMMISSIONER --



GILLIAM COUNTY, OREGON  
LEGEND FOR GENERAL SOIL MAP

AREAS DOMINATED BY WELL DRAINED SOILS DEVELOPED FROM LOESS OVER LACUSTRINE MATERIALS AND OLD ALLUVIUM ON 2 TO 40 PERCENT SLOPES.

- 1. Oles-Groden association
- 2. Groden-Oles association
- 3. Sapphill-Feunten association
- 4. Warden association

AREAS DOMINATED BY WELL DRAINED SOILS DEVELOPED FROM LOESS AND WELL DRAINED VERY SHALLOW, STONY SOILS ON 0 TO 40 PERCENT SLOPES.

- 5. Relief-Rock land association
- 6. Rivville association
- 7. Walle Walle association
- 8. Condon association
- 9. Marrow association
- 10. Bekahom-Marrow association

AREAS DOMINATED BY WELL DRAINED, VERY STONY, OR ROCKY, SHALLOW OR MODERATELY DEEP SOILS OVER BASALT ON 7 TO 70 PERCENT SLOPES IN A 10 TO 14 INCH PRECIPITATION ZONE.

- 11. Lickill-Wreathom association
- 12. Rock outcrop-rubble land association

AREAS DOMINATED BY WELL DRAINED, MODERATELY DEEP OR SHALLOW SOILS OVER BASALT ON 1 TO 70 PERCENT SLOPES IN A 14 TO 15 INCH PRECIPITATION ZONE.

- 13. Wake-Guin association
- 14. Guin association

AREAS DOMINATED BY WELL DRAINED SOILS DEVELOPED FROM FINE SEDIMENTS ON 5 TO 70 PERCENT SLOPES.

- 15. Tub association

ADVANCE COPY. SUBJECT TO CHANGE

GENERAL SOIL MAP  
GILLIAM COUNTY, OREGON

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE  
IN COOPERATION WITH THE OREGON AGRICULTURAL EXPERIMENT STATION

APRIL, 1973



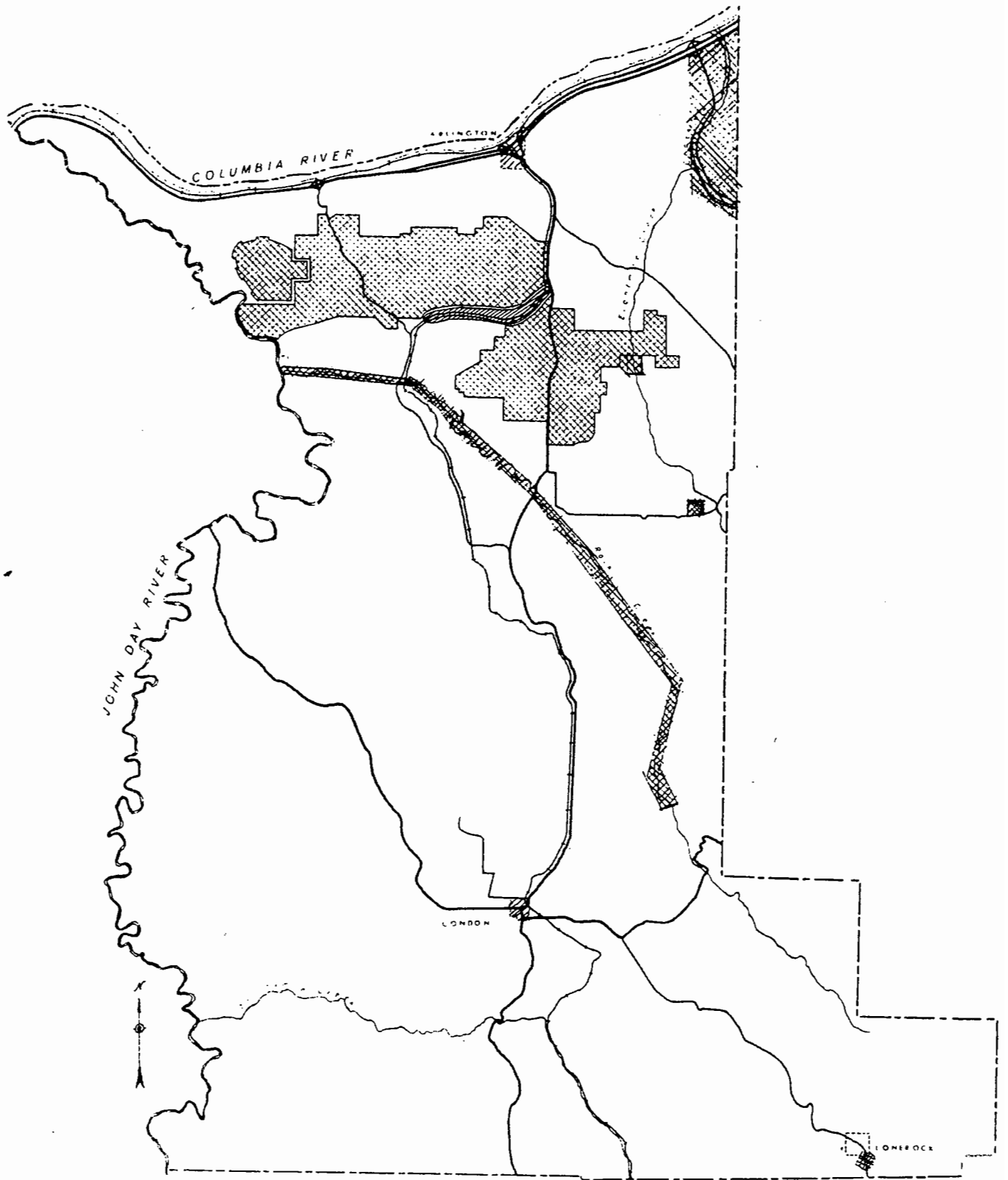
Map not intended for use as a legal survey.  
It is intended for general reference only.  
Scale: 1:50,000



Map Symbol	Mapping Unit Name	Cap. Units	Range Sites
10D	Bakeoven very cobbly lm, 2-20%	VIIIs	Scabland
21B	Waha silt loam, 1-7%	IIIe	Rolling Hills
22D	Waha silt loam, 7-25%	IVe	Rolling hills
23D	Waha silt loam, 7-25%	IVe	Rolling hills
24E	Waha silt loam, 25-40%	IVe	Mod. N exposure
26D	Waha-Gwin complex, 2-20%	VIe	Biscuit-scabland cplx
40B	Blalock loam, 0-7%	VIe	Drought Roll hill
41C	Blalock loam, 7-15%	VIe	Drought roll hill
60B	Condon silt loam, 1-7%	IIIIs	Rolling hills
61C	Condon silt loam, 7-12%	IIIe	Rolling hills
62D	Condon silt loam, 12-20%	IIIe	Droughty N exposure
63E	Condon silt loam, 20-30%	IVe	Rolling hills
64E	Condon silt loam, 20-35%	IVe	Rolling hills
65D	Condon silt loam, 12-20%	IIIe	Rolling hills
69D	Bakeoven-Condon complex, 2-20%	VIIIs	Biscuit-scabland cplx.
81E	Gwin very cobbly silt lm, 7-40%	VIIIs	S exposure
82F	Gwin extr cobbly si lm, 40-70%	VIIIs	Steep S exposure
91D	Gravden gravelly loam, 5-20%	VIe	Droughty roll hills
92E	Gravden gravelly loam, 20-40%	VIe	Droughty S exposure
110A	Esquatzel silt loam	IIIc	Droughty bottom
112A	Esquatzel fine sandy lm	IIIc	
165A	Roloff silt loam, 0-2%	IIIc	Droughty roll hill
166B	Roloff silt loam, 2-7%	IIIc	Droughty roll hill
167C	Roloff silt loam, 7-12%	IIIe	Droughty roll hill
168D	Roloff-rockland complex, 1-20%	VIIs	
169D	Roloff silt loam, 12-20%	IVe	Droughty roll hill
170E	Roloff silt loam, 20-40%	VIe	Droughty S
176A	Pedigo silt loam	IVw	Alkaline bottom
180A	Prosser silt loam, 0-2%	IIIIs	
181D	Prosser rock outcrop cplx, 1-20%	VIIs	
200E	Lickskillet stony lm, 7-40%	VIIIs	Droughty S exposure
201F	Lickskillet extr stony lm, 40-70%	VIIIs	Droughty steep S
210B	Mikkalo silt loam, 2-7%	IIIIs	Rolling hills
211C	Mikkalo silt loam, 7-12%	IIIe	Rolling hills
212D	Mikkalo silt loam, 12-20%	IIIe	Droughty N exposure
213E	Mikkalo silt loam, 20-40%	IVe	Rolling hills

Map Symbol	Mapping Unit Name	Cap. Units	range Sites
230B	Morrow silt loam, 1-7%	IIIe	Rolling hills
231D	Morrow silt loam, 12-20%	IIIe	Rolling hills
232D	Morrow silt loam, 12-20%	IIIe	North exposure
233E	Morrow silt loam, 20-30%	IVe	South exposure
234E	Morrow silt loam, 20-30%	IVe	North exposure
235C	Morrow silt loam, 7-12%	IIIe	Rolling hills
239D	Bakeoven-Morrow complex, 2-20%	VIIIs	Biscuit-Scabland cmplx
270F	Nansene silt loam, 35-70%	VIIIs	Steep N
302A	Onyx silt loam	IIc	Semi-moist bottom
310B	Olex silt loam, 0-2%	VIe	Droughty roll hill
312C	Olex silt loam, 2-12%	VIe	Droughty roll hill
313D	Olex silt loam, 12-20%	VIe	Droughty roll hill
350B	Ritzville silt loam, 2-7%	IIIc	Droughty roll hill
351C	Ritzville silt loam, 7-12%	IIIe	Droughty roll hill
352D	Ritzville silt loam, 12-20%	IVe	Droughty roll hill
353E	Ritzville silt loam, 20-40%	IVe	Droughty N exposure
354E	Ritzville silt loam, 20-40%	IVe	Droughty S exposure
355A	Ritzville silt loam, 0-2%	IIIc	Droughty roll hill
370B	Krebs silt loam, 2-5%	VIe	
371C	Krebs silt loam, 5-12%	VIe	
372D	Krebs silt loam, 12-20%	VIe	
373E	Krebs silt loam, 20-40%	VIe	
375A	Warden silt loam, 0-2%	IVe	Silty terrace
376B	Warden silt loam, 2-5%	IVe	Silty terrace
377C	Warden silt loam, 5-12%	IVe	Silty terrace
378D	Warden silt loam, 12-20%	IVe	Silty terrace
379E	Warden silt loam, 20-40%	VIe	Silty terrace
380B	Willis silt loam, 2-5%	IVe	Silty terrace
381C	Willis silt loam, 5-12%	IVe	Silty terrace
382D	Willis silt loam, 12-20%	IVe	Silty terrace
383E	Willis silt loam, 20-40%	IVe	Silty terrace
390	Sandy alluvial land	VIe	
400A	Umapine silt loam	IIIW	Mst. alkaline bottom
401A	Stanfield silt loam	VIIs	Moist sodic bottom
402A	Stanfield silt loam, shallow	VIIs	Moist sodic bottom
403A	Stanfield Fine Sandy loam	VIIs	Moist sodic bottom
500B	Walla Walla silt loam, 1-7%	IIc	Rolling hills
501D	Walla Walla silt loam, 12-20%	IIIe	Rolling hills
502C	Walla Walla silt loam, 7-12%	IIIe	Rolling hills
503E	Walla Walla silt loam, 20-35%	IIIe	N exposure
504E	Walla Walla silt loam, 20-35%	IVe	Droughty S exposure
505D	Walla Walla silt loam, 12-20%	IIIe	Droughty N exposure

Map Symbol	Mapping Unit Name	Cap. Units	Range Sites
520B	Anderly silt loam, 1-7%	IIIs	Rolling hills
521D	Anderly silt loam, 12-20% <sub>s</sub>	IVe	Droughty roll hill
522D	Anderly silt loam, 12-20% <sub>n</sub>	IIIe	Droughty N exposure
523E	Anderly silt loam, 20-30% <sub>s</sub>	IVe	Droughty S exposure
524C	Anderly silt loam, 7-12%	IIIe	Droughty roll hill
570F	Wrentham-Rock complex, 35-70%	VIIIs	Steep N
800C	Tub gravelly clay loam, 1-12%	IIIe	Rolling hills
801E	Tub cobbly clay loam, 12-40%	VIe	S exposure
802F	Tub very stony cl loam, 40-70%	VIIIs	Steep S
811B	Quincy fine sand, 1-7%	VIIs	
952B	Sagehill fine sandy lm, 2-5%	VIe	Sand-loam terrace
954C	Sagehill fine sandy lm, 5-12%	VIe	Sand-loam terrace
955D	Sagehill fine sandy lm, 12-20%	VIe	Sand-loam terrace
957B	Sagehill fine salm, hummocky, 2-5%	VIe	Sand-loam terrace
958C	Sagehill fine salm, hummocky, 5-12%	VIe	Sand-loam terrace
961A	Taunton fine sandy lm, 0-2%	VIe	Light loamy terrace
962B	Taunton fine sandy lm, 2-5%	VIe	Light loamy terrace
963B	Taunton fine sandy lm, hum. 0-5%	VIe	Light loamy terrace
964C	Taunton fine sandy lm, 5-12%	VIe	Light loamy terrace
980	Rock outcrop-rubble land cplx	VIIIIs	
981	Dune land	VIIIe	
984	Riverwash	VIIIIs	
988	Quincy rock outcrop cplx, 1-35%	VIIs	



AGRICULTURAL AND AGRIBUSINESS LAND USES  
GILLIAM COUNTY  
OREGON

0 1 2 3 4  
MILES

 Proposed Irrigation Project Lands

APPENDIX C  
Exhibit III-3

This is a supporting document to the county's policy of a parcel of 100 acres or more in size under a single ownership as prima facie evidence of capability to be utilized for agricultural purposes.

It is noted here that this is an administrative policy. It is intended as a guideline for the county official who is to issue building permits in Gilliam County. If a proposal for a single-family homesite on a parcel of 100 acres or more is proposed then in most cases this county official can issue this permit without a hearing of the Planning Commission. If there appears to this individual that the proposal is not intended for farm use, and there is substantial evidence to support this view, then a hearing of the Planning Commission on the proposal shall be scheduled.

This policy therefore is primarily for the county official issuing building permits to decide if a proposed use is to be considered under section 4.010 (1) (f) of the Gilliam County Zoning Ordinance (Appendix A to this Plan Document) or if it is to be considered under Section 4.010 (3) of said ordinance.



APPENDIX C

Exhibit IV - 1

Population and Housing, By Enumeration District  
 Gilliam County, Oregon, 1970

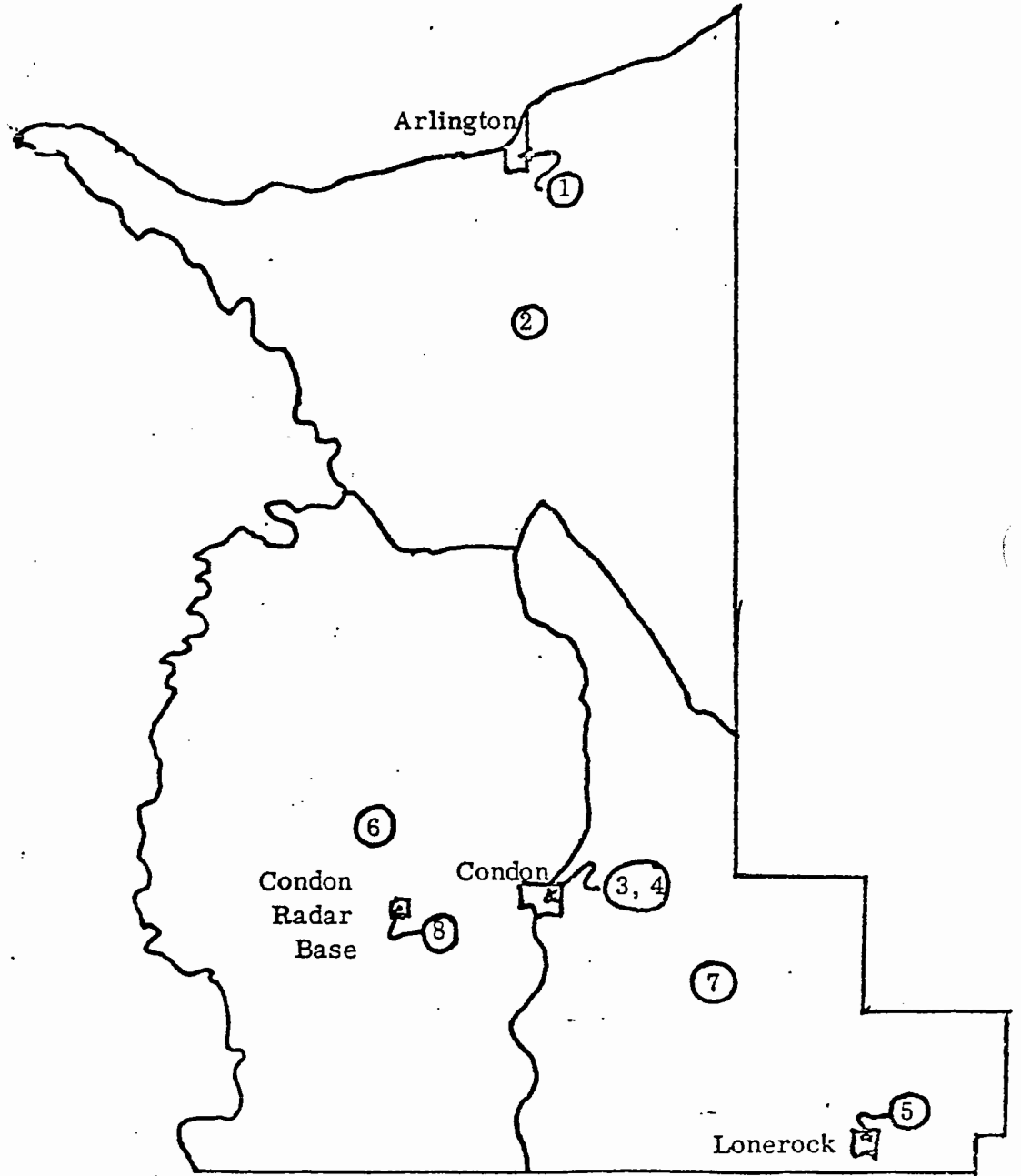
<u>Census enumeration district</u>	<u>Total population</u>	<u>Total housing units</u>	<u>Occupied housing units</u>		<u>Vacant units</u>
			<u>by owner</u>	<u>by renter</u>	
1	375	144	80	47	17
2	312	152	54	49	49
3	344	136	82	30	24
4	629	253	152	63	38
5	12	13	5	0	8
6	344	141	58	40	43
7	154	72	28	20	24
8	172	34	1	32	1
Total	2,342	945	460	291	204

Source: U S. Census of Population, 1970 (unpublished enumeration district data.)

APPENDIX C

Exhibit IV - 1 (concluded)

Location of U.S. Census Enumeration Districts



APPENDIX C

Exhibit IV - 2

Existing and Potential Capacity, Water and Sewer Systems  
Cities of Arlington and Condon, Oregon

	<u>Arlington</u>	<u>Condon</u>
<u>Water</u>		
Existing capacity (mgd)	.500	.345
Potential capacity	nr	nr
<u>Sewer</u>		
Existing capacity (pop. equiv.)	2,000	1,200
Potential capacity <sup>a</sup>	0	"adequate"

---

a. potential planned and funded.

b. data not reported

Source: Skidmore, Owings and Merrill, op. cit.

APPENDIX C

Exhibit IV - 3

Existing Water Supplies, Gilliam County, Oregon

<u>Area</u>	<u>Population</u>	<u>Total water production</u>	<u>Water source</u> <sup>a</sup>	<u>Seasonal restrictions</u>	<u>Treatment</u>	
					<u>Type</u> <sup>b</sup>	<u>Adequate</u>
Arlington	525	.500 mgd	W	None	Ch	Yes
Condon	1,150	.345 mgd	S, W	Irrig, spr.	Ch	Yes
Lone Rock	16	---	S	---	Mch	---
Mayville	---	---	W	---	None	---

a. W - Well; S - Springs

b. Ch - Chlorination; Mch - Manual chlorination

Existing Public Sewage Treatment Plants, Gilliam County Oregon

<u>City</u>	<u>Year built</u>	<u>Degree treatment</u>	<u>Design population</u>	<u>Population served</u>	<u>Receiving stream</u>
Arlington					
Arlington	1962	primary	1,000	525	Columbia R.
Condon	19??	secondary	1,200	1,150	Condon Canyon

---

Source: J. Val Toronto and Associates, A Report on a Water and Sewer Plan Gilliam County, Oregon (June, 1970).



APPENDIX C  
EXHIBIT IV-4

**DEPARTMENT OF  
ENVIRONMENTAL QUALITY**

1234 S.W. MORRISON STREET • PORTLAND, ORE. 97205 • Telephone (503) 229-5391

ROBERT W. STRAUB  
GOVERNOR

November 17, 1975

Mr. Peter B. Barker  
County Planner  
Gilliam County  
Courthouse  
Condon, Oregon 97823

Dear Mr. Barker:

Thank you for the opportunity to review your draft of Gilliam County's comprehensive plan.

I have circulated it among various individuals in this Agency for any comments and have received only one worthy of note. There is some problem with the figure given for the capacity of the sewer system in the city of Arlington. Appendix C, Exhibit IV-2 lists the capacity as 2,000 while Exhibit IV-3 lists it at 1,000, the figure this Department feels is the more accurate one. Aside from this one matter, we find no fault with any other portions of the Plan.

Sincerely,

LOREN KRAMER  
Director

Lee Barrett  
Assistant to the Director

LB:dh

APPENDIX C  
Exhibit IV-5

Comparative Community Requirements

PROJECT: LOCALIZATION FOR 1977  
 PEB SPR CARTY ALUMAX SITE, PLAN ID #1A  
 LAROR FORCE TO DATE 3740 OF WHICH 105 ARE HIRED LOCALLY ( 2.8%), 364 LIVE IN BACHELOR QUARTERS ( 10.00%)  
 REMAINING LAROR FORCE 3271 AT 3.17 MEMBERS/FAMILY = 10369 PRIMARY IMPORTED POPULATION (NOTE 1) TO DATE

COMMUNITY	(2) BASE POP	(3) PCT DISTR POP	(4) DISTR POP	(5) PCT OF BASE	(6) SECNDY POP	(7) WORKING SPOUSE	(8) ADJSTO SCNDRY POP	(9) TOTAL IMPRD POP	(10) IMPTD % OF BASE	(11) TOTAL POP	(12) SEC % OF TOT IMPRD	(13) MAX ACHVED POP	(14) DISTR
ARLINGTON	420	12	1412	336.19	1172	95	871	2283	543.57	2703	38.15	4000	13.61
BOARDMAN	555	14	1647	296.76	1367	110	1018	2665	480.18	3220	38.20	4000	15.88
CONDON	965	4	145	15.03	120	10	88	233	24.15	1198	37.77	1200	1.40
ECHO	520	2	235	45.19	195	16	144	379	72.88	899	37.99	1000	2.27
HEPPNER	1590	1	115	7.23	69	8	44	159	10.00	1749	27.67	1750	1.11
HERMISTON	6220	20	2337	37.57	1940	157	1442	3779	60.76	9999	38.16	10000	22.54
IRRIGON	355	6	522	147.04	433	35	322	844	237.75	1199	38.15	1200	5.04
PEMDFLETON	14865	7	823	5.54	378	55	204	1027	6.91	15892	19.86	20000	7.94
STANFIELD	1020	7	606	59.41	503	41	373	979	95.96	1999	38.10	2000	5.84
THE DALLES	11425	1	118	1.03	10	8	0	118	1.03	11543	0.00	25000	1.13
TRI-CITIES	64390	4	471	0.73	29	32	0	471	0.73	64861	0.00	100000	4.54
UMATILLA	865	22	1938	224.05	1609	130	1197	3135	362.43	4000	38.18	4000	18.69
ELSEWHERE	0	0	0	0.00	0	0	0	0	0.00	0	0.00	0	0.00
TOTALS	103190	100	10369	7825	697	5703	16072	119262	0.35	174150	100.00		

- 1 - IMPORTED WORKERS & FAMILIES NOT IN BACHELOR QUARTERS
- 2 - POPULATION ALREADY IN COMMUNITY BY GRAVITY MODEL
- 3 - PORTION OF IMPORTED PRIMARY(1) HOUSED IN COMMUNITY
- 4 - PRIMARY IMPORTED POP(1) X PCT DISTR(14)
- 5 - DISTR POP(4) / BASE POP(2)
- 6 - (PCT OF BASE(5)/SEC/PRI) - ( 10.010.83) ( 0.010.00) ( 0.010.00) ( 0.010.00) ( 0.010.00) ( 0.010.00)
- 7 - 95% OF IMPD LAROR FORCE MARRIED. 25% OF SPOUSES REPLACE SECONDARY WORKERS
- 8 - SECONDARY POP(6) - 3.17 X WORKING SPOUSES(7)
- 9 - DISTRIBU(4) + ADJ SECONDARY POP(8)
- 10 - TOTAL IMPD POP(9) / BASE POP(2)
- 11 - BASE POP(2) + TOTAL IMPORTED POP(9)
- 12 - ADJ (8) AS FCT OF TOT IMP POP(9)
- 13 - AS FIELD
- 14 - SAME AS (13), BUT MODIFIED BY (13).

APPENDIX C  
Exhibit IV-5 (concluded)

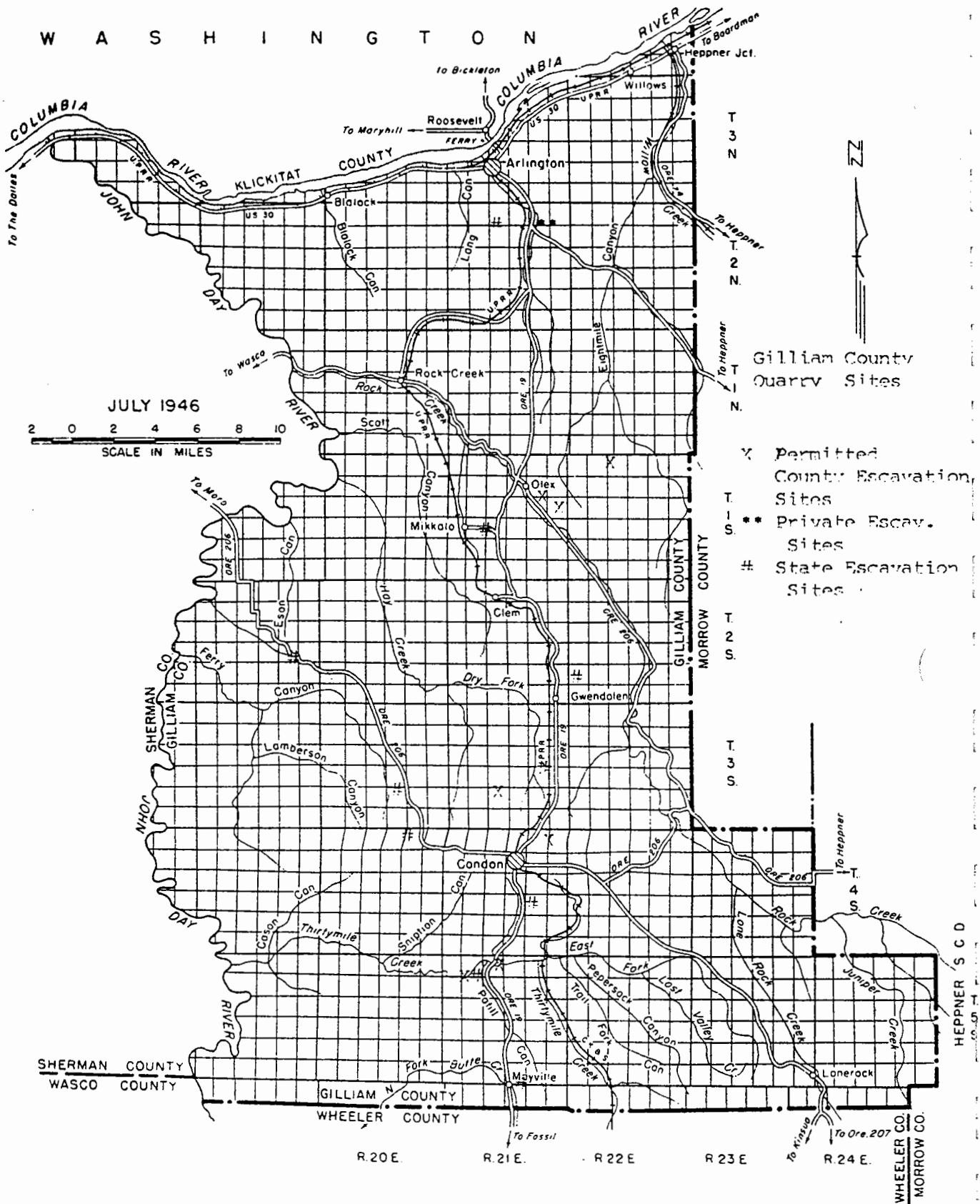
COMMUNITY HOUSING REQUIREMENTS FOR THE YEAR 1977  
PEB SPR CARTY ALUMAX SITE, PLAN ID=1A

COMMUNITY	1 TOTAL IMPTD POP	2 HSNG UNITS	3 SINGLE FAMILY		4 APARTMENTS		6 BACH QTRS	7 MOBILE HOMES		8 ADJ HSNG
			DIST	ADJ	DIST	ADJ		DIST	ADJ	
ARLINGTON	2283	720	417	417	180	180	0	123	123	720
BOARDMAN	2665	841	487	487	210	210	0	144	144	841
CONDON	233	74	43	43	18	18	0	13	13	74
ECHO	379	119	69	69	30	30	0	20	20	119
HEPPNER	159	50	28	28	13	13	0	9	9	50
HERMISTON	3779	1193	691	691	298	298	0	204	204	1193
IRRIGON	844	266	154	154	67	67	0	45	45	266
PENDLETON	1027	324	179	179	87	87	0	58	58	324
STANFIELD	979	309	179	179	77	77	0	53	53	309
THE GALLES	118	38	20	20	11	11	0	7	7	38
TRI-CITIES	471	149	78	78	43	43	0	28	28	149
UMATILLA	3135	989	573	573	247	247	0	169	169	989
ELSEWHERE	0	0	0	0	0	0	0	0	0	0
TOTALS	16072	5072	2918	2918	1281	1281	0	873	873	5072

NOTE: 364 WORKERS ONSITE

- 1 - TOTAL IMPORTED POPULATION TO DATE
- 2 - TOTAL IMP POP (1) 3.17 PERSONS PER HOUSING UNIT
- 3 - 52.50% OF PRIMARY AND 66.75% OF SECONDARY FAMILIES IN SINGLE FAMILY HOMES
- 4 - ADJUSTMENTS STATED AS CONSTRAINTS IN INPUT
- 5 - 28.75% OF PRIMARY AND 18.88% OF SECONDARY FAMILIES IN APARTMENTS
- 6 - HOUSEHD NFR TOXN BUT NOT USED IN COMPUTATION
- 7 - 18.75% OF PRIMARY AND 14.38% OF SECONDARY FAMILIES IN MOBILE HOMES.
- 8 - TOTAL OF ADJUSTED UNITS, SHOULD = (2)

Source: Skidmore, Owings and Merrill, op. cit.



### GILLIAM COUNTY

General locations courtesy of Gilliam County Road Dept. and State Hwy Dept.

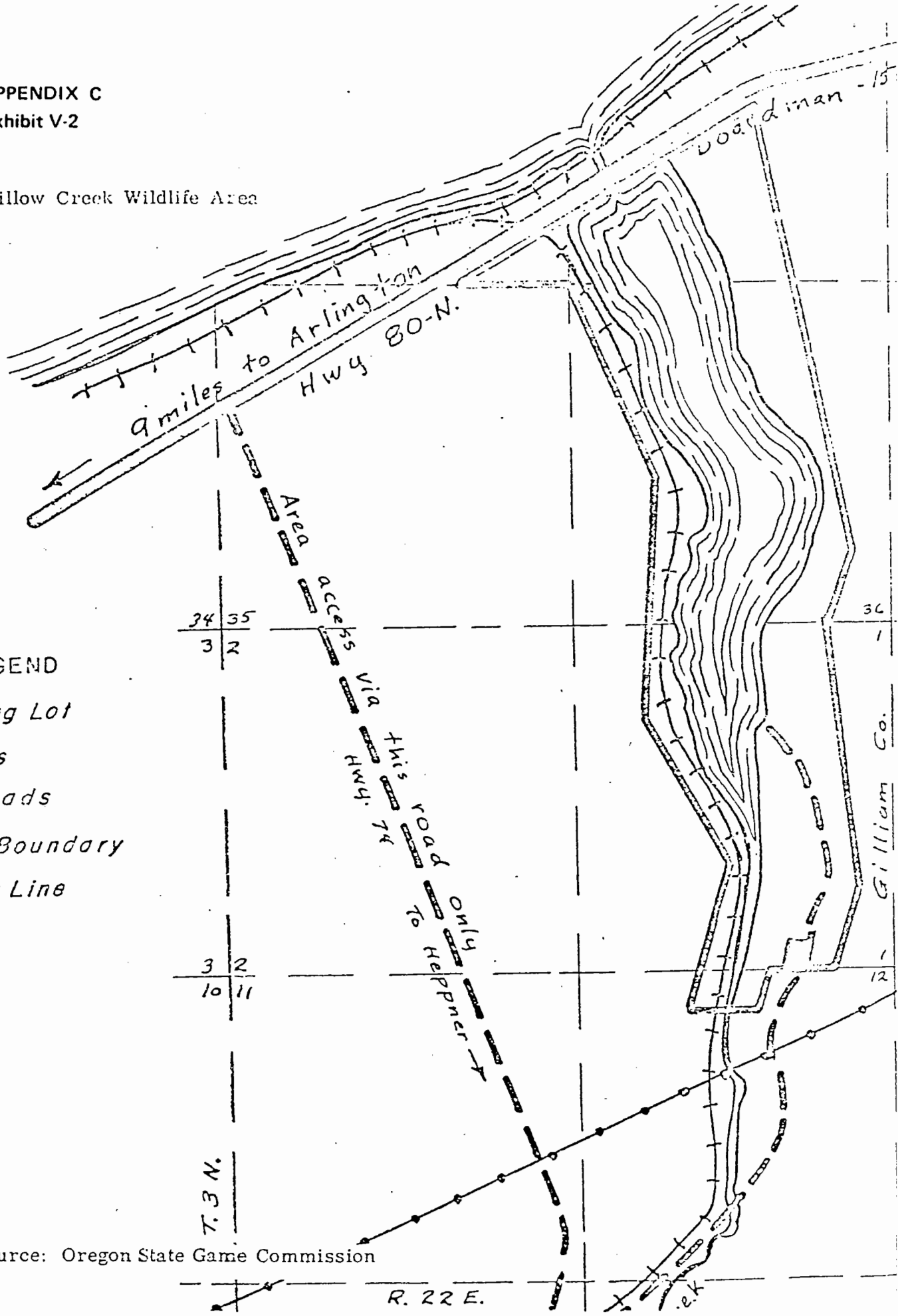


APPENDIX C  
Exhibit V-2

Willow Creek Wildlife Area

- LEGEND
- └ Parking Lot
  - ▬ Roads
  - + Railroads
  - ▭ Area Boundary
  - ⊖ Power Line

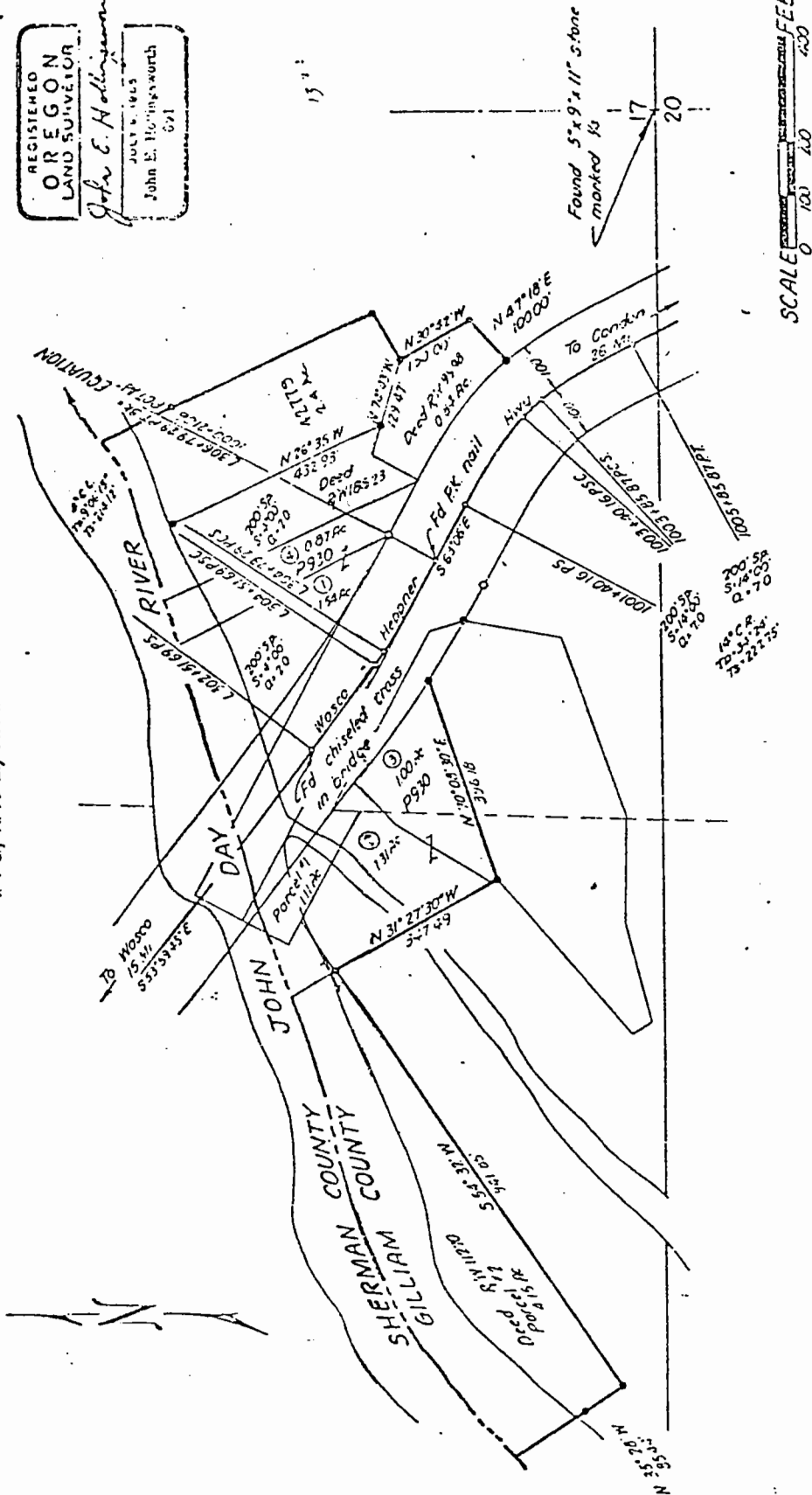
Source: Oregon State Game Commission



APPENDIX C  
Exhibit V-3

REGISTERED  
OREGON  
LAND SURVEYOR  
*John E. Hollinger*  
JULY 4, 1945  
John E. Hollinger  
691

T. 1 S., R. 19 E., W. 4



SCALE 0 100 200 FEET

OREGON STATE HIGHWAY DEPARTMENT	
BOUNDARY	
For	J S BURRES STATE PARK
Highway	WASCO-HET
County	GILLIAM
Scale	1" = 400'

**NOTE**  
Bearings are true bearings  
taken from Hwy centerline.

- LEGEND**
- Set 5/8" x 30" iron pin & 4"x4"x48" Park Boundary posts.
  - o Found iron pin.

## Recreation and Entertainment

Gilliam County has many sources of inexpensive recreation and entertainment. Clubs and organizations provide many opportunities for those interested. The county has three farm groups and one active grange. Condon has six fraternal and ten service organizations. There are many youth groups, including those of the church, the Boy Scouts, and 4-H. Arlington has eight service and two fraternal organizations.

There are four parks in the county, one with overnight camping facilities. Condon has a city park with a full-time recreation program, including tennis, ping-pong, swimming, crafts, and games. Three sessions of Red Cross swimming lessons for all ages are available. Arlington hires supervisory personnel for the swimming area in the lagoon on the Columbia River.

Other summer recreational facilities include golfing, fishing, and picnicking. Hunting for birds and deer is available each fall. Condon's Fourth of July celebration has become widely attended by people around the state. The Bit and Spur Club is responsible for at least one rodeo each year, and the Arlington Saddle Club sponsors the annual Arlington Rodeo and Parade.

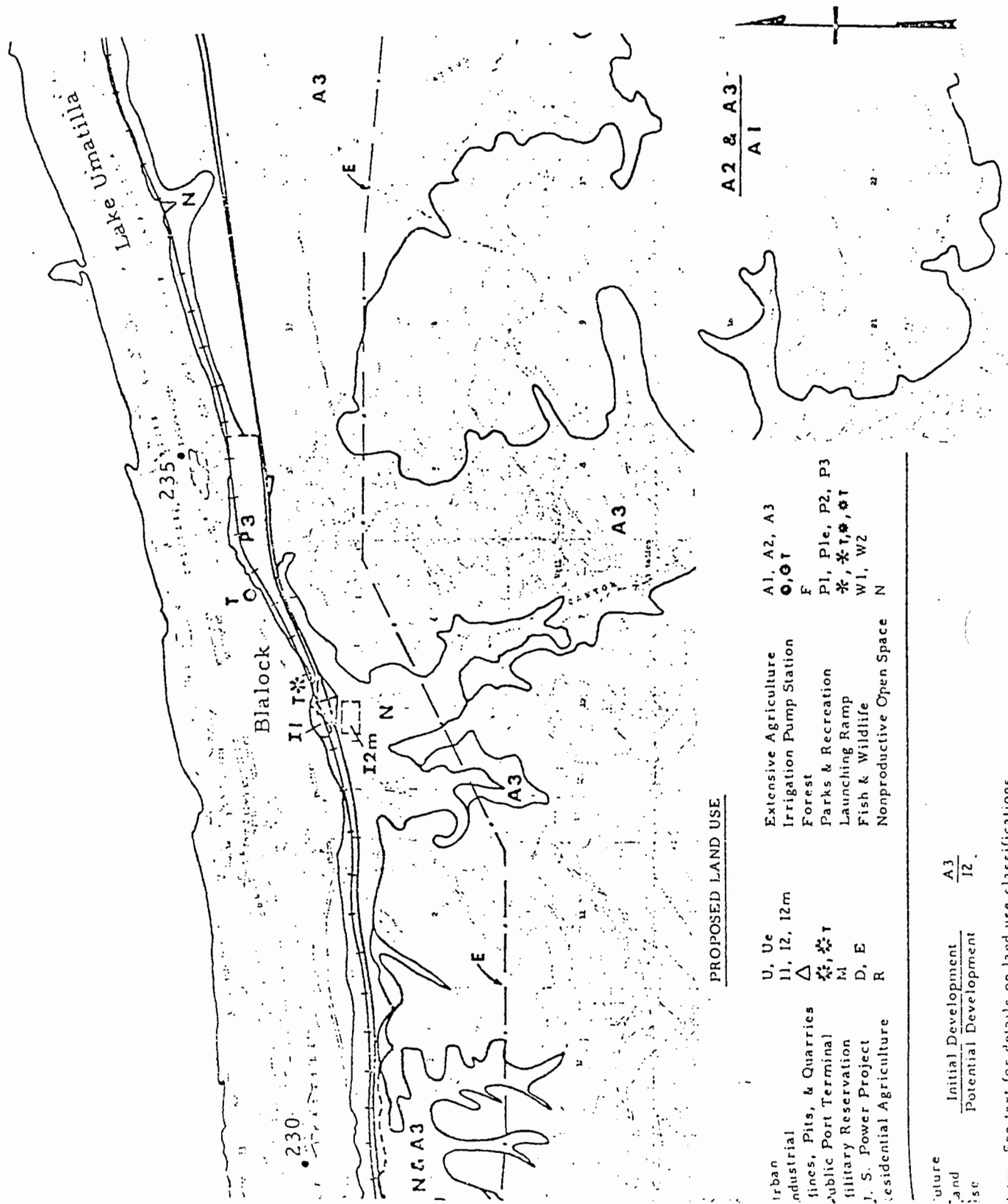
Cultural environment includes the Masquers theatrical group, the Reading Club, the county library, and courses in art and ceramics by instructors from Blue Mountain Community College. Musical instruction in guitar and piano is offered.

Those interested can participate in tennis, bowling, and basketball. Spectator sports of basketball, football, bowling, and tennis are also available. In the north part of the county, there are facilities for boating and water skiing.

Source: Gilliam County Extension Advisory Council, Gilliam County Long Range Planning Report (1970).

APPENDIX C

Exhibit VI - 1



PROPOSED LAND USE

Urban	U, Ue	Extensive Agriculture	A1, A2, A3
Industrial	I1, I2, I2m	Irrigation Pump Station	O, O*
Lines, Pits, & Quarries	Δ	Forest	F
Public Port Terminal	⊛, ⊛*	Parks & Recreation	P1, Ple, P2, P3
Military Reservation	M	Launching Ramp	⊛*, ⊛T, ⊛T
J. S. Power Project	D, E	Fish & Wildlife	W1, W2
Residential Agriculture	R	Nonproductive Open Space	N

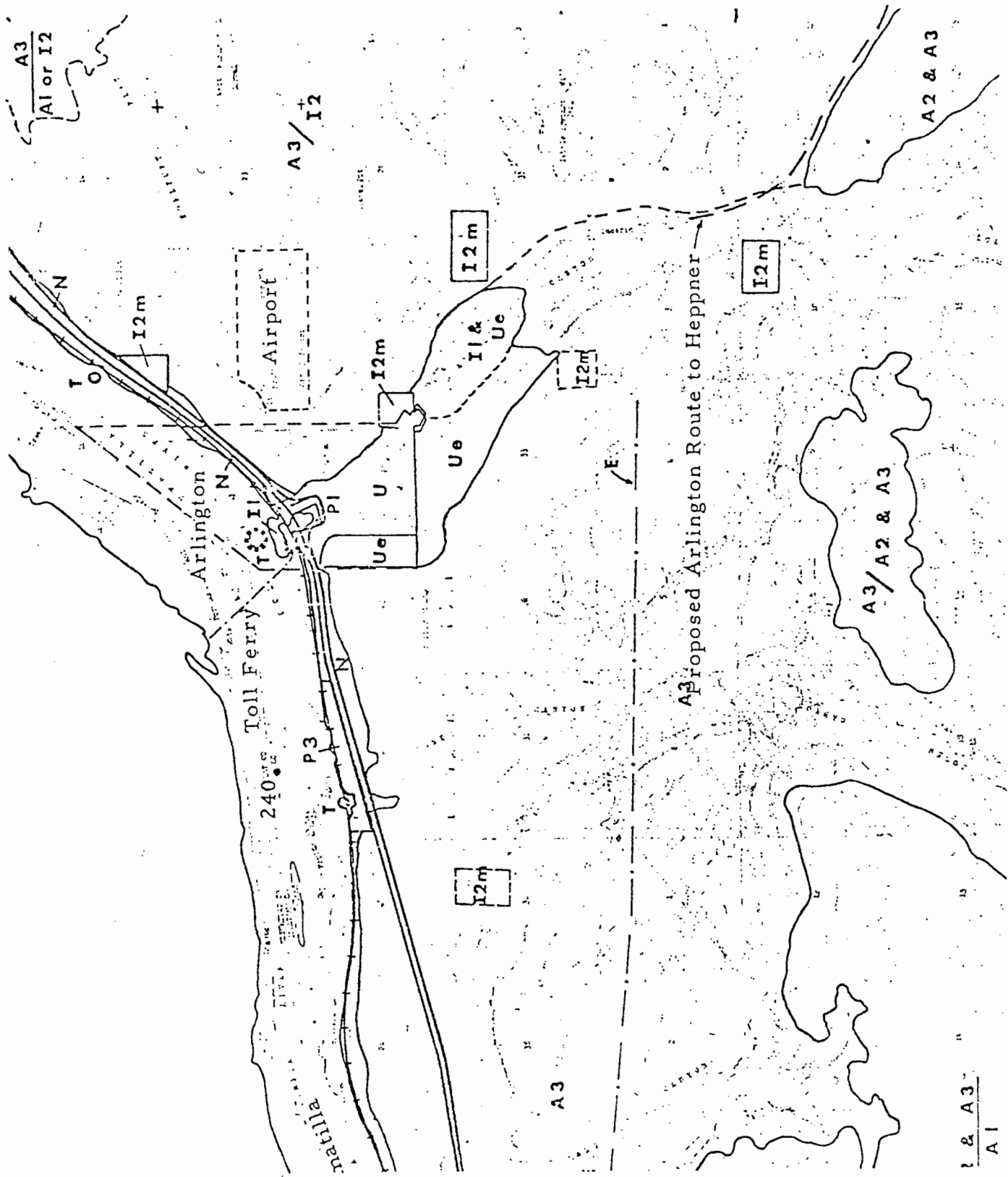
Future Land Use	Initial Development	A3
	Potential Development	I2

Note: See text for details on land use classifications

Source: Mid-Columbia Planning Council, Waterfront Development Plan (1966).

APPENDIX C

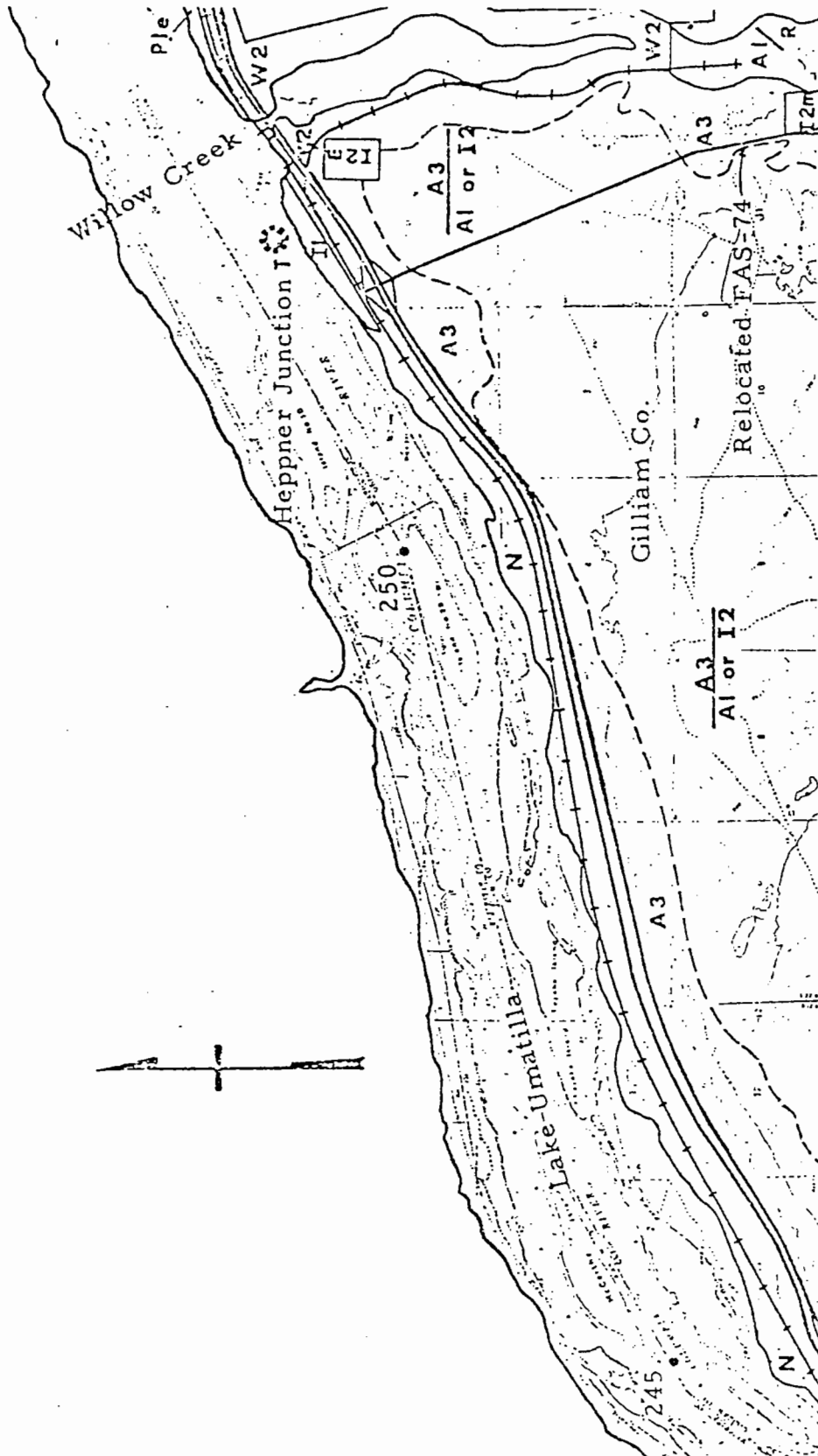
Exhibit VI - 1 (continued)



Source: Mid-Columbia Planning Council, Waterfront Development Plan (1966)

APPENDIX C

Exhibit VI - 1 (concluded)



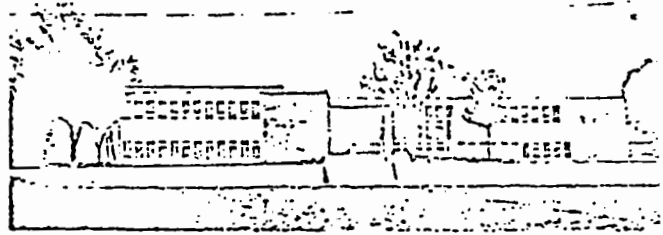
Source: Mid-Columbia Planning Council, Waterfront Development Plan (1966).

APPENDIX C

Exhibit VII - 1

# GILLIAM COUNTY

CONDON, OREGON



COUNTY OFFICIALS

November 14, 1973

COUNTY JUDGE

James O. Burns  
384-2371

COMMISSIONERS

Lester Brooks  
Clarence Potter

ASSESSOR

C. L. Kendall  
384-3781

K-RECORDER

Marianne Anderson  
384-2311

DISTRICT ATTORNEY

William A. Bennett  
384-3352

JUSTICES OF THE PEACE

Marvin A. Albee  
384-5821 - Condon

William Marshall  
354-2923 - Arlington

SHERIFF

Volney Thomas  
384-2851

TREASURER

Margaret Grabenhorst  
384-2851

Department of Environmental Quality  
1234 S. W. Morrison  
Portland, Oregon 97205

Re: Gilliam County Solid Waste Plan

Gentlemen:

At a meeting of the Gilliam County Court and the Gilliam County Planning Commission/Solid Waste Advisory Committee with representatives of the City of Arlington and the City of Condon in attendance and the public having been invited to attend by two notices in the weekly editions of The Condon Globe Times, said meeting held at the Gilliam County Courthouse at 10:00 A.M. on November 14, 1973, there being no major objections to the plan by those in attendance at the meeting and following a detailed discussion of the plan, the Solid Waste Management Plan for Gilliam County, Oregon prepared by J. Val Toronto & Associates, Pendleton, Oregon was unanimously approved by the Gilliam County Court and the Gilliam County Planning Commission.

GILLIAM COUNTY COURT

*James O. Burns*  
James O. Burns, County-Judge

*Clarence Potter*  
Clarence Potter, Commissioner

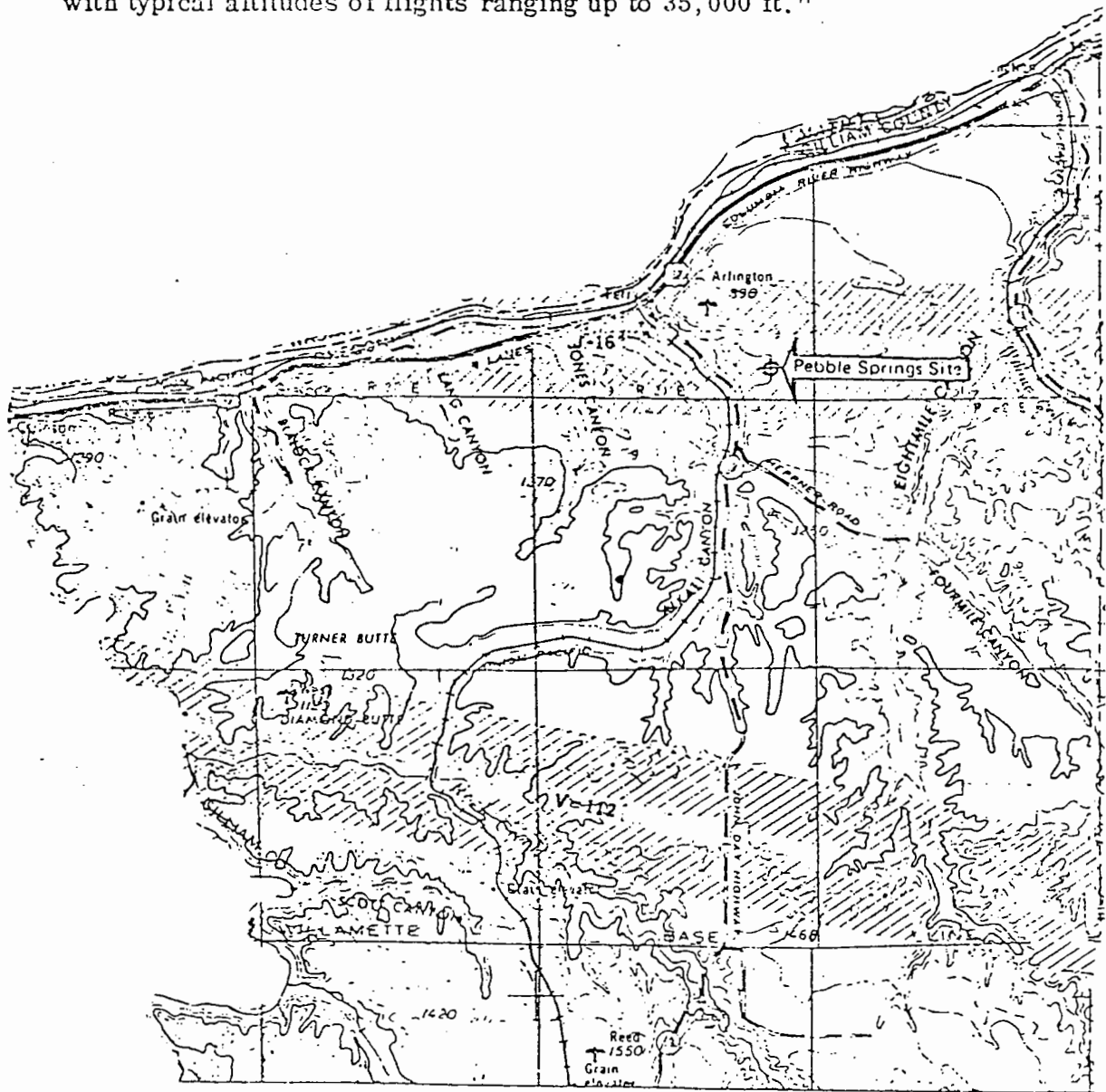
*Lester Brooks*  
Lester Brooks, Commissioner

APPENDIX C

Exhibit VI - 2

Air Transportation Corridors

".... The nearest (to the Pebble Springs site) low-altitude Federal Airway, V-112, for aircraft below 18,000 feet MSL, is between 4 and 5 miles from the site at its closest point. A high-altitude aviation route (airway J-16, connecting VORTACs at Pendleton and Portland) passes over the site. The center-line of this corridor passes about 1.5 miles north of the proposed plant site in an east-west direction. The corridor has a standard width of 8 nautical miles and aircraft using the corridor are restricted to altitudes above FL 240 (24,000 ft) with typical altitudes of flights ranging up to 35,000 ft."



Source: Portland General Electric Co., Pebble Springs Site Certificate Application, page 7-3 (as amended May, 1974).



APPENDIX C

Exhibit VII - 2

CONSULTING

*Engineers*

J. VAL TORONTO & ASSOCIATES

STATE OF OREGON  
LICENSE #5802

STATE OF WASHINGTON  
LICENSE #11766

STATE OF ALASKA  
LICENSE #1413

TELEPHONE (503) 276-7402  
213 S. W. EMIGRANT AVE.  
PENDLETON, OREGON 97801

July 31, 1970

Honorable Judge James O. Burns  
Gilliam County Court  
Condon, Oregon

Dear Judge Burns and County Commissioners:

Submitted herewith, in accordance with our agreement effective December 3, 1969, is the final report and plan for the comprehensive water and sewer improvements for Gilliam County. This plan was approved and adopted by the Gilliam County Court on July 15, 1970.

The report is a compilation of the combined efforts of your County Planning Commission and the firm of J. Val Toronto and Associates, Consulting Engineers and Planners. This firm has assembled the data considered basic in the preparation of an area and county wide plan such as: analysis and projections of existing population, natural resources, transportation facilities, public service facilities, utility services, economic and land use factors, inventory and analysis of water resources, existing water and sewer facilities including recommended plans and cost estimates for construction of improvements and expansion to the present water and sewer systems situated within Gilliam County.

This report was conducted in accordance with the requirements of the Farmers Home Administration to provide an investigation of present facilities, existing needs, requirements and deficiencies and to provide a formulated guide for future area wide policies, programs and development.

This writer appreciatively acknowledges the assistance and cooperation of the County Court, County Planning Commission, County and State Health Department, each of the cities in the County, and the assistance of the Oregon State and Federal Government Agencies.

Respectfully submitted,



J. VAL TORONTO, P.E.  
Principal



CIVIL - HYDRAULICS - STRUCTURES

APPENDIX C  
Exhibit VII - 3

COMMUNITY FACILITIES REQUIREMENTS FOR THE YEAR 1977

PEB SPR CARTY ALUMAX	SITE	PLAN ID=1A	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
TOTAL	MEAN	PEAK	SEWG	TOTAL	TCHRS	STONT	STONT	SCHOOLS	COMMERCIAL	LOCL	HSP	MUNI	IMPTD	WATR	KGAL	STDNIS	KGAL	
POP	KGAL	KGAL	KGAL	STDNIS	TCHRS	K-8	9-12	K-8	9-12	SO FT	SO FT	AC	PARK	PARK	BED	HOS	SO FT	
ARLINGTON	2283	1073	2739	228	730	29	511	219	1	43325	18615	1.9	205	2.8	8.0	5	3	2283
BOARDMAN	2665	1252	3197	266	852	34	596	256	1	49700	21760	2.1	239	3.3	9.3	6	4	2665
CONDON	233	109	279	23	74	3	52	22	0	4420	1870	0.2	20	0.3	0.8	0	0	233
ECHO	379	178	454	37	121	5	85	36	0	7225	3060	0.3	34	0.5	1.3	0	0	379
HEPPNER	159	74	190	15	50	2	35	15	0	2975	1275	0.1	14	0.2	0.6	0	0	159
HERMISTON	3779	1776	4534	377	1209	48	846	363	2	68450	30855	3.0	340	4.6	13.2	9	5	3779
IRRIGON	844	396	1012	84	270	11	189	81	0	16065	6885	0.7	75	1.0	3.0	2	1	844
PENDELTON	1027	482	1232	102	328	13	230	98	0	19550	8330	0.8	92	1.3	3.6	2	1	1027
STANFIELD	979	460	1174	97	313	13	219	94	0	18615	7990	0.8	88	1.2	3.4	2	1	979
THE DALLES	118	45	141	11	37	1	26	11	0	2210	935	0.1	10	0.1	0.4	0	0	118
TRI-CITIES	471	221	565	47	150	6	105	45	0	8925	3825	0.4	42	0.6	1.6	1	0	471
UMATILLA	3135	1473	3761	313	1003	40	702	301	1	57650	25585	2.5	282	3.8	11.0	7	4	3135
ELSEWHEPE	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0.0	0	0	0

- 1 - TOTAL NEW POPULATION TO DATE EXCLUDING THOSE IN BACHELOR QUARTERS
- 2 - THOUSANDS OF GALLONS PER DAY AT 470 PER PERSON PER DAY
- 3 - THOUSANDS OF GALLONS PER DAY AT 11200 PER PERSON PER DAY
- 4 - THOUSANDS OF GALLONS PER DAY AT 100 PER PERSON PER DAY
- 5 - 32% OF IMPORTED POP ASSUMED STUDENTS
- 6 - 25 STUDENTS PER TEACHER
- 7 - 70% OF STUDENTS IN LOWER GRADES
- 8 - 30% OFF STUDENTS IN HIGH SCHOOL
- 9 - FOR 1ST 500 PUPILS 85 SQ FT EACH, 75 SQ FT THEREAFTER, SCHOOLS OF 400 TO 500 PUPILS
- 10 - COMMERCIAL SPACE AT 0.8 ACRES PER 1000 POP (1) AND 9.0 SQ FT PER POP (1).
- 11 - ACRES OF LOCAL PARK AT 1.2 ACRES PER 1000 POP (1).
- 12 - ACRES OF REGIONAL PARK AT 3.5 ACRES PER 1000 POP (1).
- 13 - ADDITIONAL HOSPITAL BEDS AT 2.50 BEDS PER 1000 POP (1).
- 14 - ADDITIONAL DOCTORS NEEDED AT 650 POPULATION PER DOCTOR.
- 15 - ADDITIONAL PALACE '11.

Source: Sidman, Owens and Merrill, op. cit.

APPENDIX C

Exhibit VII - 4

Present Essential Services Profile, 1975  
Gilliam County, Oregon

<u>Service</u>	<u>Arlington</u>	<u>Condon</u>	<u>Other County</u>	<u>Total County</u>
Population	395	910	650	1,995
Sanitary Sewer				
present capacity (MGD)	.25	.12	----	.37
excess capacity (pop'n)	2,105	290	na	2,395
Domestic Water				
present capacity (MGD)	.50	.35	----	.85
excess capacity (pop'n)	668	-165	----	503
Primary Schools				
present capacity (students)	175	350	----	525
excess capacity (students)	89	177	----	266
Secondary Schools				
present capacity (students)	100	100	----	250
excess capacity (students)	48	32	----	80
Out-patient Medical				
present capacity (doctors)	0	0	1	1
excess capacity (people)	-395	-910	0	-1,305
In-patient Medical				
present capacity (no. beds)	0	0	0	0
excess capacity (population)	-395	-910	-650	-1,995

Source: Governor's Task Force, Projected Growth in Oregon's Northern  
Columbia River Basin Counties (August, 1975), Table 3.

APPENDIX C Exhibit VII-5

The Portland General Electric Company is required by the Nuclear Regulatory Commission to maintain a Public Document Room with current information on the proposed Pebble Springs Plant. This document room is located at the Arlington City Hall in Arlington, Oregon. Some of the documents available there include:

Environmental Reports on Construction of the Plants Volumes 1 & 2  
Preliminary Safety Analysis Reports Volumes 3 thru 9  
Housing and Community Facility Requirements reports  
All other pertinent and current information on the project.

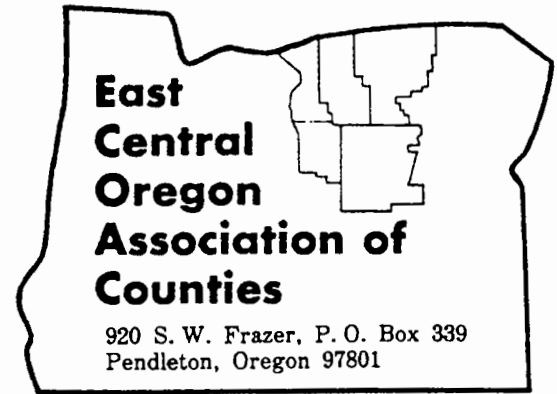
Portland General Electric Company also maintains an office in Arlington Oregon which will provide information to interested persons.

**CHAIRMAN**  
Commissioner Barbara Lynch

**VICE CHAIRMAN**  
Judge Andrew F. Leckie

**SECRETARY-TREASURER**  
Mayor Lawrence P. Gray

**EXECUTIVE DIRECTOR**  
Ronald R. Hall



Phone (503) 276-6732

February 5, 1977

Mr. Peter Barker  
Gilliam County Courthouse  
P.O. Box 557  
Condon, OR 97823

Dear Pete:

First of all, I apologize for the delay in getting out this letter. As I understand, you requested an update on the Arlington water and sewer line projects.

The Arlington water and sewer line project is a part of a total project called the Arlington/Gilliam County Development Project. The total project includes improvements to Rhea Road, airport improvements, water system improvements and sewer system improvements. The total project amounts to over 3 million dollars:

(1) Rhea Road	\$1,716,583.00
(2) Access Roads	337,200.00
(3) Airport Improvements	536,571.00
(4) Water System Improvements	620,550.00
Total	<u>\$3,210,904.00</u>

For the total project, the City of Arlington and Gilliam County are attempting to obtain funding from many sources, including the Federal Aviation Administration and the Economic Development, Department of Commerce. A pre-application for a portion of the project has been filed with the Economic Development Administration (Title I funds) on September 6, 1975, for a \$1,164,750 total project of which \$698,850 are grant funds. A preliminary environmental assessment and engineering report were filed with the pre-application.

The E.D.A. project consists of four interrelated sections: (cost estimates included)

- (1) Water Improvements and Expansion - A new source of water for the City of Arlington will be developed by drafting water from the Columbia River. A filtration plant, a pumphouse, storage reservoir (500,000 gallons) and supply lines are included. (\$657,000)

Page 2  
February 5, 1977

- (2) Road Improvements - Access road to Bonneville Power - Portland General Electric site and to the Arlington Municipal Airport will be built. (\$112,000)
- (3) Airport Improvements - Renovation of the existing facility will include development of an apron area, parking lot and lighting, and construction of a warehouse. (\$148,000)
- (4) Sewer Improvements - Extension of a sewer line through the industrial area south of Arlington. (\$247,750)

The local match will be provided by revenue bond sales. An election will be held after a request for a formal E.D.A. application is received.

The project is currently the #2 priority project for E.D.A. Title I projects in District 12, established as such by the E.C.O.A.C. Board of Directors in June of 1976.

For your information, Pete, a letter is attached from Ron Hall to the Mayor of Arlington. Due to delays and agency commitments, the project scope was changed somewhat, on the local level, after the pre-application was submitted.

The E.D.A. project is currently being held in abeyance until "economic justification" (i.e., job opportunities) for the project materializes. The Economic Development Administration requires that job opportunities must be created as a result of a Title I project. Until commitments from industry(ies) are firm, the project will remain, in all likelihood, at status quo.

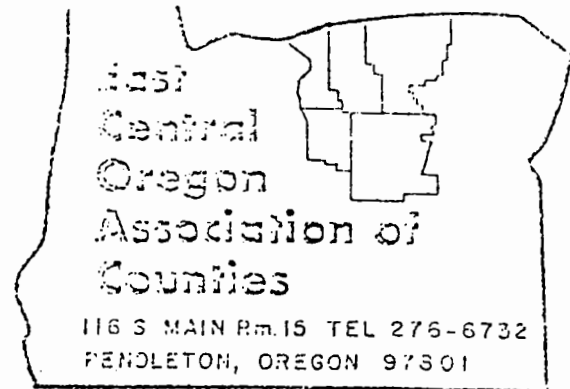
Attached also are maps of the project. I hope this letter meets your needs, Pete. If you have any questions, please call.

Sincerely,



Mark Huston  
Economic Planner

Enclosures



February 3, 1976

Mayor Foster Odom  
 City of Arlington  
 Arlington City Hall  
 Arlington, OR 97812

Attention: Mayor and City Council

Dear Mayor Odom:

This is to confirm the public works project proposal's discussed at the Council work session on February 2, 1976, in Arlington. If these proposals are incorrect in any way please notify us immediately.

<u>PROJECT</u>	<u>FUNDING SOURCE</u>			
	FAA (State & Federal)	EDA	Local	Total
<b>Airport</b>				
Rock Base & Paving	\$186,769		\$16,994	\$203,763
Lighting & Marking	46,759		4,255	51,014
Apron Area		27,768	18,513	46,281
Sub Total	\$233,528	\$ 27,768	\$39,762	\$301,058
<b>Sewer</b>	EPA	EDA	Local	Total
8,600 feet collector line		\$ 93,750	\$62,500	\$156,250
Step 1, EPA Planning Grant	\$ 7,500		2,500	10,000
Sub Total	\$ 7,500	\$ 93,750	\$65,000	\$166,250
<b>Water (Under discussion)</b>		EDA	Local	Total
Water system as identified in alternate #2 Toronto Public Works Proposal		\$420,000	\$280,000	\$700,000
Sub Total		\$420,000	\$280,000	\$700,000
		All Grants	Local	Total
<b>GRAND TOTAL</b>		\$782,546	\$384,762	\$1,167,308

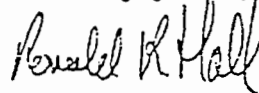
City of Arlington  
Mayor Foster Odom  
February 3, 1976  
Page 2

It is understood that the Council will discuss the water system proposal and the EPA Step I planning grant proposal at the regular Council meeting on February 10. In order to proceed with the project proposals currently under consideration I believe it is critical that the City of Arlington identify those activities deemed most important, and appropriate direction be given to the engineer and ECOAC. Changing project scopes and costs make it nearly impossible to proceed ahead in negotiating with federal and state agencies.

I would also like to recommend that all potential funding sources be requested to indicate in writing the (general/specific) funding commitments each can make to the project. It is understood that such a request may require additional engineering time and result in some lack of project flexibility; however, without improved project scoping and cost identification at these early stages of negotiations the residents of the city may be locking themselves into future projects and costs without adequate decision-making information. As we discussed on Monday, the federal and state funding proposals currently being developed will not commit the City to local funding until such time as grant offers are extended; however, it is my hope that we are proceeding ahead with local commitment (not dollars) in terms of project priorities and community needs. At this time we must assume that PGE will proceed with the Pebble Springs project on a time frame projected by the firm.

Mayor, I hope that the preceding discussion meets the City Council's approval and will assist you and the Council in reaching your decision concerning public works project scope. If I or the ECOAC staff can be of further assistance please do not hesitate to call.

Sincerely yours,



Ronald R. Hall  
Executive Director

RRH:dc  
cc: City Council  
Val Toronto



# CITY OF ARLINGTON

ARLINGTON, OREGON

December 30, 1976

Mr. Pete Barker

Court House

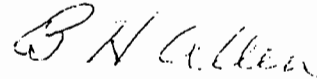
Condon, Or 97823

Dear Pete:

Please find enclosed a copy of the City of Arlington water rights from the Columbi River, as per your request by telephone, December 29, 1976.

Very truly yours,

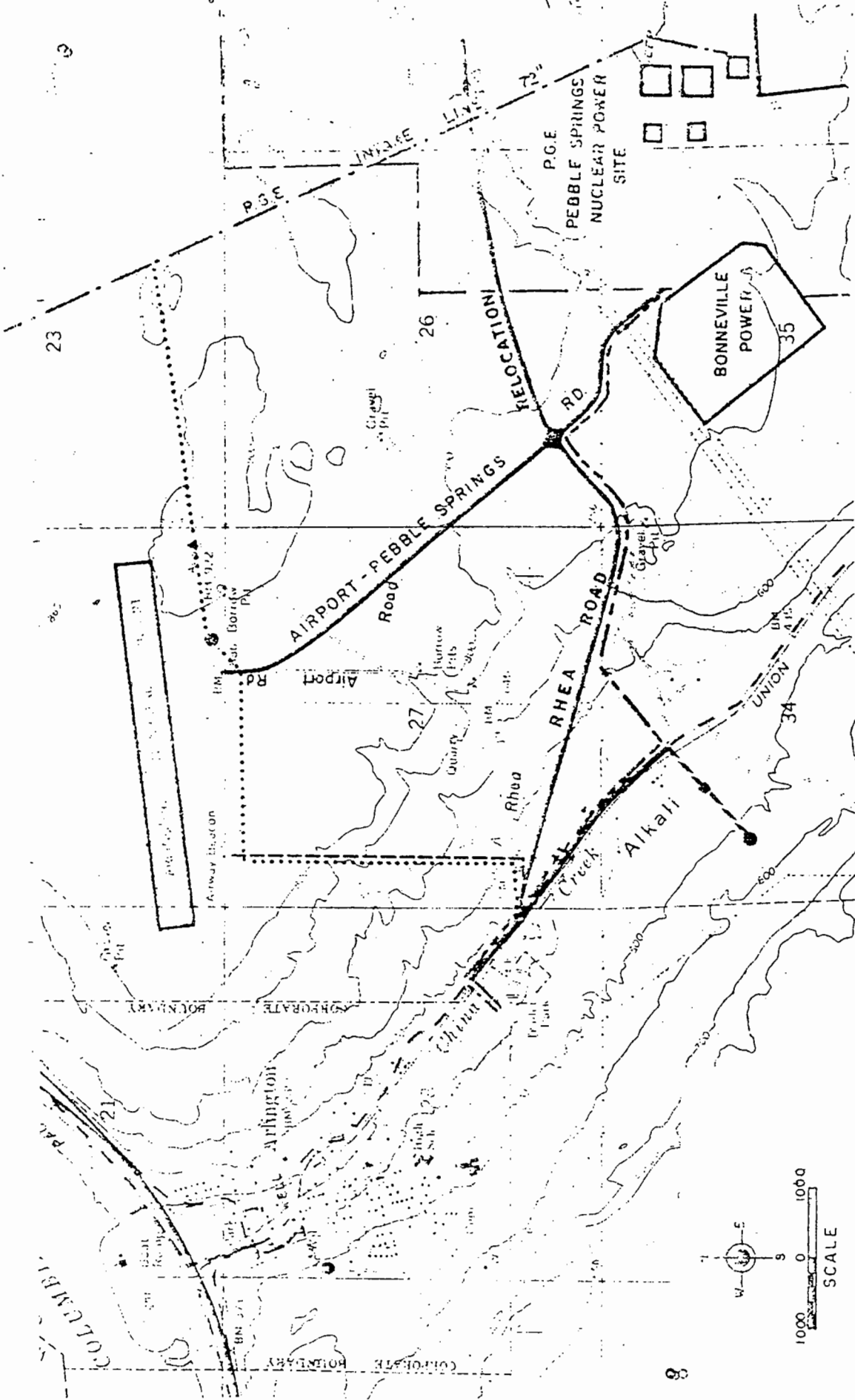
City of Arlington



B. H. Allen  
Recorder

BHA:dc

ENCL:



**LEGEND**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>----- WATER FACILITIES</li> <li>----- ALTERNATE 1 - SUPPLY LINE, 10"</li> <li>----- ALTERNATE 2 - SUPPLY LINE, 10"</li> <li>----- ALTERNATE 3 - SUPPLY LINE, 10"</li> <li>----- INDUSTRIAL AREA - 6" LINE - (ALT. 2 &amp; 3)</li> <li>----- INDUSTRIAL AREA - 10" LINE - (ALT. 1)</li> <li>----- AIRPORT - 6" LINE - (ALT. 1 &amp; 2)</li> </ul> | <ul style="list-style-type: none"> <li>----- SEWER FACILITIES</li> <li>----- 8" SEWER LINE</li> </ul> |
|---|---|

**BASIC FACILITIES PLAN**

City of Arlington, Gilliam County  
OREGON

Township	Range	Section	Forty-acre Tract	# of Acres
----------	-------	---------	------------------	------------

(continued)

28

SE $\frac{1}{4}$ , NW $\frac{1}{4}$  40

SW $\frac{1}{4}$ , NE $\frac{1}{4}$  40

NW $\frac{1}{4}$ , SW $\frac{1}{4}$  40

NE $\frac{1}{4}$ , SW $\frac{1}{4}$  40

NW $\frac{1}{4}$ , SE $\frac{1}{4}$  40

That portion of the City contained within the SW $\frac{1}{4}$ , NE $\frac{1}{4}$ , SE $\frac{1}{4}$  10

That portion of the City contained within the NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$  10  
640

**RECEIVED**  
JUL 15 1970  
STATE ENGINEER  
SALEM, OREGON

**RECEIVED**  
DEC 1 1970  
STATE ENGINEER  
SALEM, OREGON

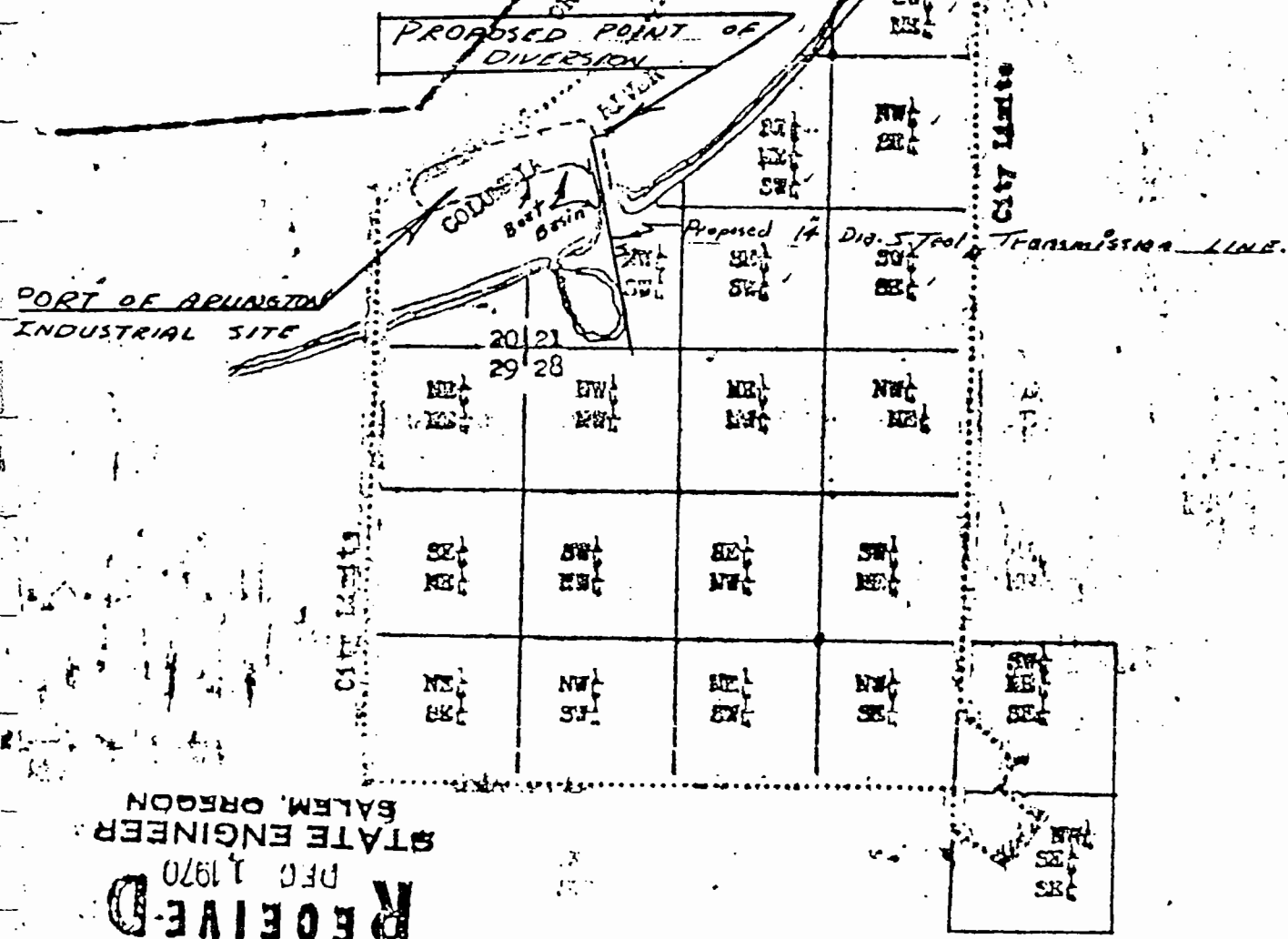
Application No. 46891  
Permit No. 35058

Permit No. 35058

Application No. 46894

Point of Diversion Located  
2000 ft. N. & 640  
from the corner of Secs.  
20, 21, 28, & 29, T. 3N  
R. 21E, W.M.

RECEIVED  
JUL 15 1970  
STATE ENGINEER  
SALEM, OREGON



PORT OF ARUNSTON  
INDUSTRIAL SITE

CITY LIMITS

CITY LIMITS

ARLINGTON WATER BOUNDARY  
Scale 1" = 1,600'

RECEIVED  
DEC 1 1970  
STATE ENGINEER  
SALEM, OREGON

RECEIVED  
APR 16 1970  
STATE ENGINEER  
SALEM OREGON

Permit No. 35058

\*APPLICATION FOR PERMIT

# To Appropriate the Public Waters of the State of Oregon

I, City of Arlington  
(Name of applicant)  
of P.O. Box 356 Arlington, Oregon  
(Mailing address)  
State of Oregon, do hereby make application for a permit to appropriate the following described public waters of the State of Oregon, **SUBJECT TO EXISTING RIGHTS:**

If the applicant is a corporation, give date and place of incorporation

1. The source of the proposed appropriation is Columbia River  
(Name of stream)

a tributary of

2. The amount of water which the applicant intends to apply to beneficial use is 8.16  
cubic feet per second.  
(If water is to be used from more than one source, give quantity from each)

\*\*3. The use to which the water is to be applied is municipal ~~domestic~~  
(Irrigation, power, mining, manufacturing, domestic supplies, etc.)

4. The point of diversion is located 2000 ft. N and 640 ft. E from the  
(N. or S.) (E. or W.)  
corner of Section 20, 21, 28, 29  
(Section or subdivision)

(If preferable, give distance and bearing to section corner)

(If there is more than one point of diversion, each must be described. Use separate sheet if necessary)

being within the SW 1/4 of Sec. 21, Tp. 3N  
(Give smallest legal subdivision) (N. or S.)

R. 21 E W. M., in the county of Gilliam  
(E. or W.)

5. The Pipe Line to be 2,200 ft.  
(Main ditch, canal or pipe line) (Miles or feet)

in length, terminating in the City Limits (Beach & Railroad) Sec. 21, Tp. 3N  
(Smallest legal subdivision) (N. or S.)

R. 21 E W. M., the proposed location being shown throughout on the accompanying map.  
(E. or W.)

## DESCRIPTION OF WORKS

Diversion Works— CHECK STRUCTURE

6. (a) Height of ~~door~~ 90 feet, length on top 10' X 12' feet, length at bottom  
feet; material to be used and character of construction reinforced concrete  
(Loose rock, concrete, masonry,

rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate none required - constant flow structure  
(Timber, concrete, etc., number and size of openings)

(c) If water is to be pumped give general description two 1400 gpm vertical turbine  
(Site and type of pump)  
pump 200 HP G.E. Motor Headwater to be lifted 3,400'  
(Site and type of engine or motor to be used, total head water is to be lifted, etc.)

\*A different form of application is provided where storage works are contemplated.

\*\*Application for permits to appropriate water for the generation of electricity, with the exception of municipalities, must be made to the Hydroelectric Commission. Either of the above forms may be secured, without cost, together with instructions by addressing the State Engineer, Salem, Oregon.

Canal System or Pipe Line--

7. (a) Give dimensions at each point of canal where materially changed in size, stating miles from headgate. At headgate: width on top (at water line) \_\_\_\_\_ feet; width on bottom \_\_\_\_\_ feet; depth of water \_\_\_\_\_ feet; grade \_\_\_\_\_ feet fall per one thousand feet.

(b) At \_\_\_\_\_ miles from headgate: width on top (at water line) \_\_\_\_\_ feet; width on bottom \_\_\_\_\_ feet; depth of water \_\_\_\_\_ feet; grade \_\_\_\_\_ feet fall per one thousand feet.

(c) Length of pipe, 2,200 ft.; size at intake, 14" in.; size at \_\_\_\_\_, 2,200 ft. from intake 1 1/2" in.; size at place of use various in.; difference in elevation between intake and place of use, 340' ft. Is grade uniform? Yes Estimated capacity, 6,666 sec. ft.

8. Location of area to be irrigated, or place of use City of Arlington & environs

Township North or South	Range E. or W. of Willamette Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated
3N	21 E	21	NW 1/4, NE 1/4	40
			NW 1/4, SE 1/4	40
			NE 1/4, SW 1/4	40
			SE 1/4, SW 1/4	40
2N	E	29	NE 1/4, NE 1/4	40
			SE 1/4, NE 1/4	40
			NE 1/4, SE 1/4	40
2N	E	28	NW 1/4, NW 1/4	40
			NE 1/4, NW 1/4	40
			NW 1/4, NE 1/4	40
			SW 1/4, NW 1/4	40

(If more space required, attach separate sheet)

(a) Character of soil sandy silt

(b) Kind of crops raised diversified

Power or Mining Purposes--

9. (a) Total amount of power to be developed theoretical horsepower.

(b) Quantity of water to be used for power sec. ft.

(c) Total fall to be utilized feet.

(d) The nature of the works by means of which the power is to be developed

(e) Such works to be located in \_\_\_\_\_ of Sec. \_\_\_\_\_ (Legal subdivision)

Tp. \_\_\_\_\_, R. \_\_\_\_\_, W. M. (No. N or S.) (No. E. or W.)

(f) Is water to be returned to any stream? (Yes or No)

(g) If so, name stream and locate point of return

\_\_\_\_\_, Sec. \_\_\_\_\_, Tp. \_\_\_\_\_, R. \_\_\_\_\_, W. M. (No. N or S.) (No. E. or W.)

(h) The use to which power is to be applied is

(i) The nature of mines to be served

21, Dec. 21, 1970

10. (a) To supply the city of Arlington

Gilliam County, having a present population of 530  
(Name of)

and an estimated population of 1060 in ~~19~~ 2000

(b) If for domestic use state number of families to be supplied LXX 190

(Answer questions 11, 12, 13, and 14 in all cases)

11. Estimated cost of proposed works, \$ 80,000.00

12. Construction work will begin on or before 1972

13. Construction work will be completed on or before 1973

14. The water will be completely applied to the proposed use on or before 1973

City of Arlington  
John C. ...  
(Signature of applicant)

Remarks: Prior to relocation, the City of Arlington historically obtained all their domestic water supply from the Columbia River. A recent investigation revealed that the City's daily summer water use is approximately seven times the State average. This is primarily due to satisfying the water needs during hot summer months on lawns and gardens constructed over a thin sandy pervious soil mantle

STATE OF OREGON, }  
County of Marion, } ss.

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for clearification and completion correction

In order to retain its priority, this application must be returned to the State Engineer, with corrections on or before July 6th October 28th, 1970

WITNESS my hand this 6th day of May, 1970  
28th August

RECEIVED  
DEC 1 1970  
STATE ENGINEER  
SALEM, OREGON

RECEIVED  
JUL 15 1970  
STATE ENGINEER  
SALEM, OREGON  
By Wayne J. Overcash

CHRIS L. WHEELER

STATE ENGINEER

ASSISTANT

PERMIT

STATE OF OREGON, }  
County of Marion, } ss.

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 8.16 cubic feet per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users, from Columbia River

The use to which this water is to be applied is municipal use

If for irrigation, this appropriation shall be limited to of one cubic foot per second or its equivalent for each acre irrigated

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The priority date of this permit is December 1, 1970

Actual construction work shall begin on or before March 11, 1972 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1972

Complete application of the water to the proposed use shall be made on or before October 1, 1973

WITNESS my hand this 11th day of March, 1971

*Chris L. Meebler*

STATE ENGINEER

Application No. 4682  
Permit No. 35058

PERMIT

TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 16th day of April, 1970, at 1:00 o'clock P. M.

Returned to applicant:

Approved:

March 11, 1971

Recorded in book No. of

Permits on page 35058

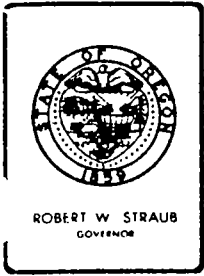
CHRIS L. MEEBLER  
STATE ENGINEER

Drainage Basin No. 6 page 1

Fees \$12.00

Filed 3/22/71





## Water Resources Department

1178 CHEMEKETA STREET N.E., SALEM, OREGON 97310 PHONE 378-3671

January 21, 1977

Peter B. Barker, Secretary  
Gilliam County  
Planning Commission  
Condon, Oregon 97832

Dear Mr. Barker:

We have reviewed the planning documents that were submitted to the Land Conservation and Development Commission for compliance with the statewide planning goals. The Water Resources Department reviewed Goals 5G and 7A.

We have the following comments on Goals 5G and 7A:

### Goal 5G

1. The comprehensive plan should identify the potential sources of water to meet both existing and future uses for domestic, municipal, industrial and irrigation.
2. The county plan should reflect the available water supply for both surface and ground uses in light of the existing water-use policy for the John Day River Basin.
3. The plan should consider identified flood plains. Flood plain mapping is presently being completed by HUD contract. The county should have received flood plain boundary maps prepared by Michael Baker, Engineering on or about January 10-14 for a 42 day review period. If the county determines that there is a flooding problem in the county, the Federal Flood Insurance Program should be considered. The Department of Housing and Urban Development would be glad to explain the Federal Flood Insurance Program at your convenience. However, if no flooding occurs within the county's unincorporated areas, this fact should be addressed in the comprehensive plan.

Page 2  
Peter B. Barker, Secretary  
Gilliam County  
Planning Commission

HOW TO  
PLANNING  
(Page 2)

Much of this data will be collected, inventoried and analyzed by the Water Resources Department during the coming year, as part of the Columbia River Study.

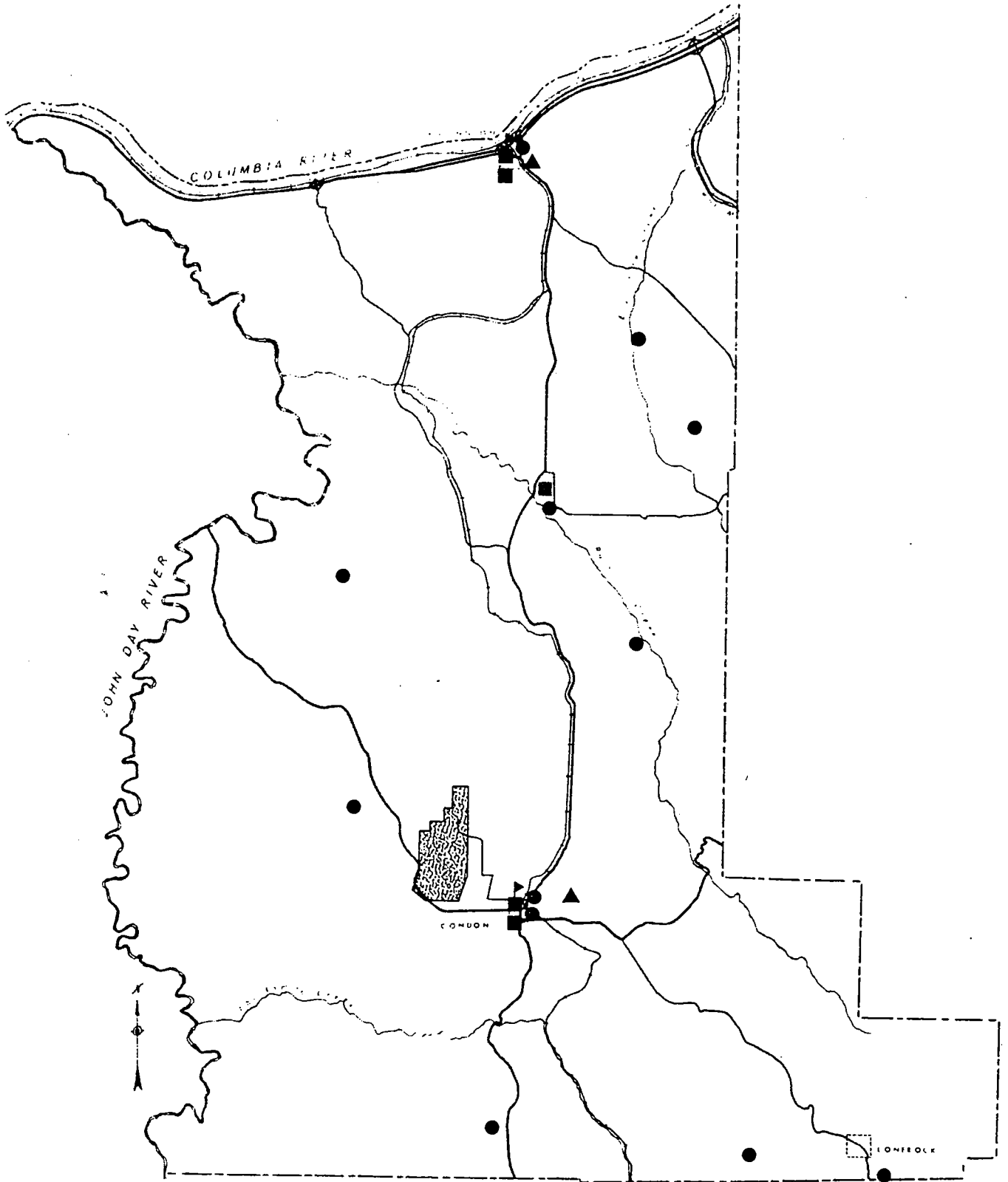
If we can be of additional help with your county's comprehensive plan, please let us know.

Sincerely,

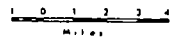
*Douglas E. Bennett*






Douglas E. Bennett  
Planning Supervisor  
Policy and Planning Division

DEB/JJS:mst



**PUBLIC SERVICE FACILITIES  
GILLIAM COUNTY  
OREGON**



-  Condon Watersource Protection Area
-  High School
-  Elementary School
-  Cemetery
-  Dump or Landfill

ED HALLOCK  
MULTNOMAH COUNTY

REPLY TO ADDRESS INDICATED:

- Senate Chamber  
Salem, Oregon 97310
- 2445 NW Irving  
Portland, Oregon 97210



OREGON STATE SENATE  
SALEM, OREGON  
97310

November 20, 1981

MEMORANDUM

TO: Oregon County Commissioners and Planning Directors

FROM: Senator Ted Hallock

RE: 1981 Oregon Laws Chapter 748 - Exclusive Farm Use Zone  
Decisions Reporting Requirement

As you undoubtedly know, the 1981 Legislature assigned the Joint Legislative Committee on Land Use and Oregon Counties a new responsibility as part of Oregon's overall effort to protect agricultural land. Section 24b of new Chapter 748 (HB 2225 - the new "post-acknowledgment" law) requires Oregon counties to send their final decisions on certain classes of permits in their exclusive farm use zones (EFU) to this Committee for committee review. The exact language is as follows:

"By September 1, 1982, each county shall report to the committee its decisions, together with the findings supporting those decisions and such other information as the county may choose to submit, issued in the preceding 12 months on each application for:

- (a) A dwelling authorized by ORS 215.213(1)(e), 215.213(1)(f) or 215.213(3); or
- (b) A division of land required to be reviewed by the county under ORS 215.263."

In the unlikely event that you did not already know of this requirement, then please be aware that the 12-month reporting period began on September 1, 1981. Decisions made since September 1 that fall into the classes described in (a) and (b) above are subject to the reporting requirement.

Which Decisions to Report

The new provision requires counties to submit all decisions (approval or denial) involving dwellings and divisions of land (major and minor partitions, subdivisions):

1. ORS 215.213(1)(f). This section authorizes counties to permit "the dwellings and other buildings customarily provided in conjunction with a farm use." Counties need submit only findings on the dwellings it approves or denies, not other buildings (barns, etc.). Note that this section, previously ORS 215.213(1)(e), was redesignated by HB 2225, section 44.
2. ORS 215.213(3). This section authorizes counties to permit "single-family residential dwellings not provided in conjunction with farm use..."
3. ORS 215.213(1)(f). This section is new, added by section 44 of HB 2225 (1981 Oregon Laws Chapter 748). It authorizes counties to permit a second dwelling on the same lot or parcel underlying the farm operator's dwelling if the second dwelling will house a relative of the farm operator necessary in management of the farm.
4. ORS 215.263. This section, amended by HB 2225 (section 48), now requires county review of all divisions of land, regardless of sizes of lots or parcels created, in an EFU zone. Counties must submit findings on all decisions to approve or deny land divisions, whether for farm purposes (new farm parcels) or for nonfarm purposes (new parcel for nonfarm dwelling).

#### What Materials to Submit

The Legislature intended that the new reporting requirement take as little county time as possible. Thus, the section requires only that counties submit a copy of their findings on each decision involving a dwelling or land division. There is no report or summary required.

By "findings" the section means the final written decision that contains the findings of fact explaining why the Board of Commissioners, the planning commission, the hearings officer or the planning director (whatever county official made the county's final decision) approved or denied the application.

The new provision states that counties may, if they choose, submit materials to the Committee on their reported decisions in addition to the findings. There is no requirement to submit anything but the findings. Submission of any additional material is entirely up to each county.

Timetable for Reporting Findings

The Committee has set the following quarterly schedule for reporting EFU decisions made between September 1, 1981 and September 1, 1982:

First Quarter Report: By December 15, 1981  
report decisions made between September 1, 1981  
and November 30, 1981.

Second Quarter Report: By March 15, 1982  
report decisions made between December 1, 1981  
and February 28, 1982.

Third Quarter Report: By June 15, 1982  
report decisions made between March 1, 1982  
and May 31, 1982.

Fourth Quarter Report: By September 15, 1982  
report decisions made between June 1, 1982 and  
August 31, 1982.

The Committee chose to set a quarterly timetable for reporting to avoid a rush at the end and to provide an opportunity to clear up any misunderstandings about the requirement before the end of the 12-month period. Quarterly reporting will also give counties some experience with reporting before the period expires so they can make whatever internal adjustments they deem appropriate to accommodate the requirement.

What Criteria to Apply

The Legislature undertook this review of EFU decision-making to determine whether counties are applying state standards properly and whether the standards themselves and EFU procedures are adequate to achieve their objective: protection of Oregon's agricultural land base. If this effort is to be productive, that is, if the Committee is to be in a position to make a responsible recommendation to the full legislature for change (if any is needed), it is essential that the Committee and Oregon counties agree which state criteria apply to the various classes of decisions to be reported to the Committee.

For nonfarm dwellings and for land divisions to create setbacks for nonfarm dwellings, the criteria are set out in the exclusive farm zone statute at ORS 215.213(3):

"Single-family residential dwellings, not provided in conjunction with farm use, may be established subject to approval of the governing body or its designate in any area zoned for exclusive farm use upon a finding that each such proposed dwelling:

- "(a) Is compatible with farm uses described in subsection (2) of ORS 215.203 and is consistent with the intent and purposes set forth in ORS 215.243; and
- "(b) Does not interfere seriously with accepted farming practices, as defined in paragraph (c) of subsection (2) of ORS 215.203, on adjacent lands devoted to farm use; and
- "(c) Does not materially alter the stability of the overall land use pattern of the area; and
- "(d) Is situated upon generally unsuitable land for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract; and
- "(e) Complies with such other conditions as the governing body or its designate considers necessary."

Most counties have already incorporated these four state criteria into their own EFU ordinances. To approve a nonfarm dwelling or a land division for a nonfarm dwelling, the county must make a finding that the application satisfies each criterion.

For land divisions for farm purposes (for example, to create smaller farms), there are two state criteria. The EFU statute (at ORS 215.263(2)) requires that each division conform to legislative intent at ORS 215.243. The Agricultural Lands Goal (Goal 3) requires that lots or parcels created by division be "appropriate for the continuation of the existing commercial agricultural enterprise within the area." Many counties have incorporated these two criteria into their EFU ordinances. To approve a land division for farm purposes the county must find that the new parcels meet these criteria.

For farm dwellings under ORS 215.213(1)(f), there are two state criteria. The EFU statute requires the county to find that the dwelling is "customarily provided in conjunction with farm use." Goal 3 requires that the parcel on which the dwelling is to be built is large enough for the continuation of the existing commercial agricultural enterprise within the area or that the dwelling is to be in conjunction with an intensive commercial agricultural operation.

For second dwellings authorized by ORS 215.213(1)(e), the provision itself contains the standards which applicants must satisfy. The second dwelling must be located on the same lot or parcel as the dwelling of the farm operator; the dwelling must be occupied by a relative; the relative's assistance in management of the farm use must be necessary.

Individual counties may have their own criteria for review of the dwellings and land divisions. It is not necessary that counties submit their findings on these criteria.

#### What is an Adequate Finding

An adequate finding explains which facts led the decision-maker to the conclusion that an application satisfied or failed to satisfy a criterion. Below are examples of adequate and inadequate findings.

One criterion that must be applied to applications for non-farm dwellings is that the land be "generally unsuitable for the production of farm crops and livestock..." ORS 215.213(3)(d).

Finding 1: "This property is generally unsuitable for farm crops and livestock."

Finding 2: "This property is unsuitable for farm crops and livestock because soils on the property are Class VII and the property is separated from nearby farm operations by the Southern Pacific Rail Line."

The first finding is inadequate because it does not refer to any facts to explain why the decision-maker reached his conclusion. The second finding does refer to evidence explaining why the land is unsuitable.

Adequate findings are essential to good decision-making at all levels. First, findings explain a decision to the applicant and any opponents. Second, findings allow a legislative body to perform its oversight function over agencies applying criteria to applications on a daily basis. Third, adequate findings enable courts to perform their constitutional duty to ensure that agencies are properly applying legal standards in statute and regulation. Fourth, adequate findings enable legislators to evaluate the criteria themselves to determine whether they are properly designed to accomplish the stated objective. Finally, the requirement of findings reinforces good decision-making by encouraging the decision-maker to match the facts presented to the criteria he must apply.