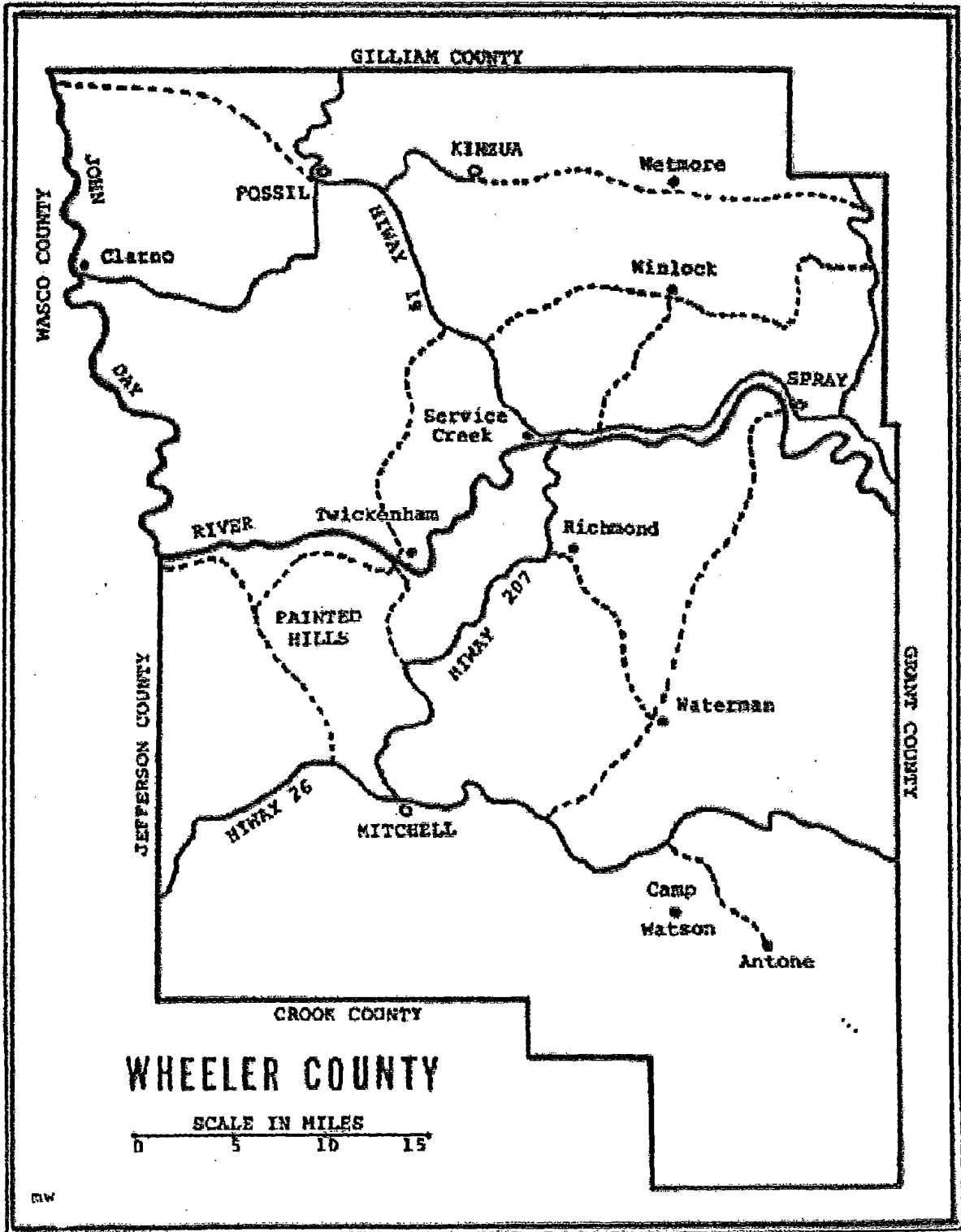


2003
WHEELER COUNTY COMPREHENSIVE PLAN
AND TECHNICAL REPORT



ADOPTED JUNE 18, 2003

**2003
WHEELER COUNTY
COMPREHENSIVE PLAN**

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**2003 Wheeler County Comprehensive Plan
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ORDINANCE NO. 80-02

AN ORDINANCE ADOPTING THE WHEELER COUNTY

COMPREHENSIVE PLAN

Amended by Ordinance No. June, 2003

SECTION 1. AUTHORITY AND ENACTMENT

Pursuant to Oregon Revised Statutes Chapters 92, 197, 215 and 227, the Statewide Planning Goals, and in coordination with affected governmental units, the Wheeler County Court hereby adopts the Wheeler County Comprehensive Plan including plan goals and policies.

SECTION 2. PLAN TECHNICAL REPORT

The 2003 technical report provides the background information, facts and considerations that the County's comprehensive plan goals, policies, and map are based on updated from the 1980 technical report. The 1980 technical report was adopted by resolutions part of the plan and is the supporting document subject to revision by the 2003 technical report. When new data indicates that the County's plan should be revised, amendments shall be made as provided in Section 8.

SECTION 3. PLAN IMPLEMENTATION MEASURES

All plan implementation measures including but not limited to the Zoning Ordinance and Subdivision Ordinance, shall be consistent with and subordinate to the County Comprehensive Plan. The Wheeler County Zoning, Subdivision, Partitioning, and Land Development Ordinance of 2001 was adopted on October 3, 2001.

SECTION 4. AVAILABILITY OF PLAN

After adoption by the Wheeler County Court the comprehensive plan, technical reports, and implementation measures shall be available for use and inspection at the County Courthouse, Fossil, Oregon, and the Department of Land Conservation and Development offices in Bend and Salem.

PLAN GOALS AND POLICIES

The following statement of goals and policies provide a general long-range basis for decision-making, relative to the future growth and development of the County. The goals are patterned after and are in direct response to applicable Oregon Statewide Planning Goals. The policy statements set forth a guide to courses of action, which are intended to carry out the goals of the plan.

1. Citizen Involvement

GOAL To develop a citizen involvement program that insures opportunity for citizens to participate in all phases of the planning process.

It shall be County Policy:

- ~~a. To conduct periodic surveys to ascertain public opinion and collect information.~~
- a. **The Wheeler County Planning Commission shall serve as the county's Committee for Citizen Involvement (CCI)**
- b. To encourage people to attend and participate in Planning Commission and County Court meetings and hearings.
- c. To establish advisory committees as necessary to study County problems and make recommendations for their solutions.

2. Land Use Planning

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

It shall be County Policy:

- a. To identify lands suitable for farming, grazing and forest production. Open space is created by the accepted farming practices in the County.
- b. To prepare data inventories on natural resources, man-made structures, and utilities, population and economic characteristics, and the roles and responsibilities of affected governmental units.
- c. To identify lands suitable for development and areas where development should be restricted.
- d. To develop economic and population projections.
- e. To determine the land requirements for projected economic development and population growth.
- f. To determine the public facilities and services required to accommodate existing unmet public needs and expected economic and population growth.
- g. To revise the comprehensive plan for Wheeler County as necessary, based on available information, citizen input, coordination with affected government units, and the goals and policies adopted herein.
- h. To prepare, adopt and revise as necessary, zoning and subdivision ordinances.
- i. To establish additional policies and implementation measures consistent with the comprehensive plan as necessary.

- j. Identify areas for Rural Residential uses, and zone such areas as RR-10, RR-20 or RR-40.
- k. To adopt Rural Residential zones where justified.
- l. Identify areas for Rural Communities.
- m. To adopt Rural Community zones where justified.

3. Agricultural Lands

GOAL: To preserve and maintain agricultural lands

It shall be County Policy:

- a. To preserve agricultural lands and protect agriculture as an economic enterprise.
- b. To identify lands, Class I-VI soils as identified in the Soil Capability classification system of the United States Soil Conservation Service, -and other lands which are suitable for farm use, taking -into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or 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 lands in any event.
- c. To adopt and apply the Exclusive Farm Use (EFU) designation to provide areas for the -continued practice of agriculture and permit the establishment of only those new uses, which are compatible with agricultural activities.
- d. To allow only those permitted and conditional uses described in the Wheeler County Zoning Ordinance with the Exclusive Farm Use Zone.
- e. To recognize that much land in Wheeler County, if soil mapped, would be classified as Class VII and Class VIII soils and that these soils are used primarily as marginal rangeland, wildlife habitat and open space.
- f. To limit the creation of new lots or parcels of land to a minimum of 80 acres in size within the Exclusive Farm Use Zone, unless intended for a conditional use as allowed by the Wheeler County Zoning Ordinance and referenced to ORS 215.263.
- g. To assure that non-agricultural development in the rural areas, other than that permitted in an Exclusive Farm Use Zone, shall be based upon a demonstrated public need and Goal 2 Exceptions Plan Amendment, and in all cases, such development shall avoid conflicts with the agricultural community, and shall not be placed on agricultural lands or forests.
- h. To work with private property owners and governmental agencies to increase the productivity on a sustainable basis for farm and grazing.
- i. To recognize there are areas within the Exclusive Farm Use Zone which are commercial timber and to, therefore, protect those areas as if they were within the Exclusive Timber Use Zone.
- j. To encourage farming practices which would conserve and protect fish and wildlife and enhance riparian habitat.
- k. To recognize that a 80-acre parcel is considered the minimum acreage sufficient to support commercial agriculture in Wheeler County.

4. Forest Lands

GOAL: To conserve forestlands for forest uses.

It shall be County Policy:

- a. To conserve designated forestlands capable of producing 20 cubic feet or more per acre per year, for the production of forest products.
- b. To allow the application of management practices that maximize the continued productivity of timberlands, such as addressed by the Oregon Forest Practices Act.
- c. To encourage timber management on privately owned lands; thinning, reforestation, etc.
- d. To encourage and support programs providing technical assistance and financial incentives which encourage timber production on non-industry lands.
- e. To assure non-forest uses, will only be permitted on lands unsuitable for forest production.
- f. To recognize some land within the designated forestland as not suitable for the production of forest products, thereby allowing uses compatible with the production of forestlands.
- g. To adopt and apply the Exclusive Timber Use Zone designation, which is to conserve forest lands for forest uses.
- ~~g. To limit the creation of a new lot or parcel within the designated forest zone to a minimum of 160 acres unless intended for a conditional use as listed in the Wheeler County Comprehensive Land Use Plan.~~
- h. To limit new parcels for residential dwellings to a minimum of 240 acres, except for a Lot of Record parcel. New parcels shall conform to the requirements and procedures in the Wheeler County Zoning Ordinance, 2001.
- i. To limit the creation of a new lot or parcel within the designated forest zone to a minimum of 80 acres, unless intended for a conditional use as listed in the Wheeler County Zoning Ordinance. Any decision to permit conditional uses will be based on the productivity of the land and the compatibility standards.
- j. To consider forestland standards for multiple forest uses.
- k. To consider other land uses that are adjacent to forestlands so that conflicts with forest harvest and management are avoided.

5. Open Spaces, Scenic and Historic Areas and Natural Resources.

GOAL: To conserve open space and protect natural, scenic, historic and cultural resources.

It shall be County Policy:

- a. To identify open spaces, scenic, paleontological, cultural and historic areas, and natural resources which should be preserved from development.
- b. To encourage multiple uses of open space lands, provided that the uses are compatible.
- c. To protect paleontological and historic sites, structures and artifacts. ~~through a natural and historic area preservation ordinance.~~
- d. To conserve the area's natural resources, including fish and wildlife, ~~as referenced in Goal 3 (e) and Goal 4 (g).~~ Particularly sensitive fish and wildlife resources in agricultural and forest land areas, including big game range and riparian habitat ~~values~~ values. These resources will be maintained through implementation of the EFU and ETU zones.
- e. " Portions of the John Day River is a designated Federal and State Scenic Waterway. Prior to the issuance of any land use or building permits within the boundary of a scenic waterway, the County will request a determination of compatibility from the Scenic Waterway Program of the Oregon State Parks and Recreation Department."

- f. To rely on State Scenic River Program and to notify Oregon Department of State Parks and Recreation of actions proposed within the waterway as they apply to that portion of the John Day River within the County and presently under the Scenic Rivers Act.
- g. **The County shall address the John Day River Management Plan when considering uses that effect the designated portions of the John Day River and its tributaries**
- h. ~~The County shall apply the steps of OAR 660-16-000 to the upper John Day River in the process leading to its possible future designation as a federal wild and scenic river. The County shall also apply the steps of OAR 660-16-000 to any proposed conflicting use, including dams requiring an exception on this portion of the river.~~
- h. It shall be County policy to protect the water resources of the County and carefully evaluate developments which could result in permanent draw down of the groundwater resource.
- i. Where commercial quantity and quality of pumice, pumicite and clay have been identified, in the future Wheeler County will hold hearings to resolve possible conflicts between mineral extraction and other land use activity. The comprehensive plan may be revised to include a mineral overlay zone if necessary.
- j. The commercial quantity and quality of Wheeler County's mineral resources are unknown. consequently, it is County policy to initiate Goal 5 (OAR 660-16-000) procedure as information becomes available.
- k. To update the plant inventory information on natural areas. and make a determination of significance of (113) sites according to Goal 5 Rule. These sites include all those in the 1980 Technical Report.
- l. To protect the County (IC) natural areas from identified conflicting uses to the extent possible, natural areas for which conflicts will be limited, include Sutton Mountain, Bridge Creek No. 19, South Slope Iron Mountain, Clarno/John Day River Zeolite.
- m. The county shall utilize the Safe Harbor method of protecting Goal 5 Resources as set forth in OAR 660-023-0020. The uses that may use the Safe Harbor method are set forth in Section VI of the 2003 Technical Report.

6. Air, Water and Land Resources Quality

GOAL: To maintain and improve the quality of air, water and land resources of Wheeler County.

It shall be County Policy:

- a. To encourage agricultural and forest practices which minimize pollution and soil erosion.
- b. To encourage the construction of irrigation/flood control dams on the upper John Day River to improve the quality and quantity of water, to protect our natural resources. It is for this reason that we do not support Federal Designation of the John Day River.
- c. To limit all discharge from existing and future development to meet applicable state or federal environmental quality statutes, rules and standards.
- d. To encourage industries to locate in Wheeler County which would have no significant detrimental effect on the environmental resources of the area.
- e. To determine future needs for noise abatement.
- f. To coordinate solid waste disposal activities.

7. Areas Subject to Natural Disasters and Hazards

GOAL: To protect life and property from natural disasters and hazards.

It shall be County Policy:

- a. To encourage development to locate outside floodplains, natural drainageways, steep slopes and other hazardous areas.
- b. To determine ways of reducing flood hazard.
- c. To require site specific information clearly determining the degree of hazard present from applicants who seek approval to develop residential commercial or industrial uses within known areas of natural disasters and hazards.
- d. ~~To prepare and Adopt a Flood Area Management Ordinance upon completion of final Flood Hazard Maps by the U.S. Department of Housing and Urban Development (HUD).~~
- e. To cooperate and work with the State and Federal Agencies to reduce hazards associated with heavy rains and flash floods.

8. Recreational Needs

GOAL: To satisfy the recreational needs of the citizens of Wheeler County and visitors.

It shall be County Policy:

- a. To work with state and federal agencies to provide adequate park and outdoor recreational facilities to meet recreational needs of residents and visitors, including planning for Pacific Crest to Desert Trail.
- b. To support development of a museum to protect local artifacts and promote tourism.
- c. To permit the maintenance, repair, rehabilitation and minor betterment of state parks.

9. Economic Development

GOAL: To diversify and improve the economy of Wheeler county.

It shall be County Policy:

- a. To work with the East Central Oregon Association of Counties, the Oregon Department of Economic Development and the U.S. Economic Development Administration to encourage diversified industrial development.
- b. To support the efforts of the Cities of Fossil, Mitchell and Spray to provide facilities necessary to attract and serve industry.
- c. Develop provisions in zoning ordinance to provide the opportunity for commercial activities outside of the cities.

10. Housing

GOAL: To increase the supply of housing to allow for population growth and to provide for the housing needs of the citizens of Wheeler County.

It shall be County Policy:

- a. To cooperate with individuals and agencies involved in the development of housing.
- b. To support residential development within the cities of Fossil, Mitchell and Spray.

- c. To support through resource zone provisions or Goal 2 Exceptions process single family residences on marginal classed soils, as data becomes available, and where facilities such as power and roads are easily available.

11. Public Facilities and Services

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

It shall be County Policy:

- a. To cooperate with agencies involved in providing and coordinating social services and consider pooling of County resources with social agencies to provide needed services to county residents.
- b. To support available health services.
- c. To insure adequate provision for and control of solid waste disposal sites.
- d. To support the efforts of the cities of Fossil, Mitchell and Spray to provide adequate urban facilities and services.

12. Transportation

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

It shall be County Policy:

- a. To work with the cities of Fossil, Mitchell and Spray to develop joint policies concerning County roads within city limits.
- b. To assist the Oregon Department of Transportation in setting project priorities in planning improvements to maintain all state highways within and serving the County.
- c. To maintain and improve County roads, based on available funds, location of school bus and mail routes, and agricultural and forest uses.
- d. To support current projects -underway to assist the transportation disadvantaged.
- e. To implement the Transportation System Plan and associated policies, adopted June 14, 2001 as an element of the Wheeler County Comprehensive Plan.

13. Economic Conservation

GOAL: To conserve energy and develop and use renewable energy resources.

It shall be County Policy:

- a. To encourage use of solar energy.
- b. To encourage building owners to insulate their buildings to conserve energy and reduce operating costs.

14. Urbanization

GOAL: To provide for an orderly and efficient transition from rural to urban land use.

It shall be County Policy:

- a. To establish urban growth boundaries outside city limits as necessary to identify a separate urbanized land from rural land.
- b. To require that an urban growth boundary and comprehensive plan be jointly amended by a city and Wheeler county as necessary and appropriate prior to consideration of land for annexation.
- c. To co-adopt the Spray Urban boundary and Urban Growth Area Joint Management Agreement.
- d. To co-adopt the Urban Growth Boundaries of Fossil and Mitchell as shown on the maps in their comprehensive plans.

SECTION 6. PLAN AND IMPLEMENTATION MEASURES REVIEW AND AMENDMENT

The county Comprehensive Plan and implementation measures shall be reviewed at least annually to determine conformity with changes in:

- Oregon Revised Statutes and Administrative Rules
- Oregon Case Law
- Oregon Statewide Planning Goals
- Requirements of the County
- Needs of residents and landowners
- Concerns of affected governmental units

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

SECTION 7. PLAN AMENDMENT APPLICATIONS

An amendment to the text of this Ordinance or the comprehensive plan map may be initiated by the County Court, Planning Commission, an affected governmental unit, or be a property owner or resident of the County. All applications for plan amendments shall be made on forms available from the County accompanied by a fee in an amount established by the County Court.

SECTION 8. PLAN AMENDMENT PROCESS

Amendment of the Comprehensive Plan shall be based on the following procedure and requirements.

1. The Planning Commission shall set a public hearing date and give notice thereof through a newspaper of general circulation in the County at least ten (10) days prior to the hearing and if applicable, notice shall be mailed to:
 - a. Property owners within 250 500 feet of land subject to a proposed amendment to the plan map
 - b. Affected governmental units which may be impacted by or who have requested opportunity to review and comment on proposed amendments.
 - c. Mail written individual notice to landowners when the governing body changes the base zoning classification of the property; OR adopts or amends an ordinance in a manner that limits or prohibits land uses previously allowed in the affected zone.

- d. Provide notice to the Department of Land Conservation and Development as required in OAR 660-018-0021 45 days before the first hearing of the Planning Commission.
2. Copies of proposed amendments shall be made available for review at least ten (10) days prior to the Planning Commission hearing.
3. Within ten (10) days after the close of the public hearing, the Planning Commission shall make findings of fact and recommend to the County Court adoption, revision or denial of proposed amendments.
4. Upon receipt of the Planning Commission recommendation the County Court shall set a public hearing date and give notice thereof through a newspaper of general circulation in the County at least ten (10) days prior to the hearing and if applicable, notice shall be mailed to:
 - a. Property owners within ~~250~~ 500 feet of land subject to a proposed amendment to the plan map.
 - e. Affected governmental units which maybe impacted by or who have requested opportunity to review and comment on proposed amendments.
 - c. Mail written individual notice to landowners when the governing body changes the base zoning classification of the property; OR adopts or amends an ordinance in a manner that limits or prohibits land uses previously allowed in the affected zone.
5. Copies of proposed amendments and the Planning Commission recommendation shall be made available for review at least ten (10) days prior to the County Court hearing.
6. Within ten (10) days after the close of the hearing, the County Court shall make findings of fact and adopt, adopt with changes, or deny the proposed amendments. Adoption of plan amendments is effective in thirty (30) days subject to Land Conservation and Development Commission approval in the case of amendment of plan goals or expansion of an urban growth boundary beyond city limits.
7. Copies of plan amendments adopted by the County shall be sent to the Land Conservation and Development Commission within ten (10) days after adoption.

SECTION 9. SEVERABILITY

The provisions of this Ordinance are severable. If a section, sentence, clause, or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10. SPRAY UGB MANAGEMENT AGREEMENT

CITY OF SPRAY

URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

The parties to this Joint Management Agreement shall be the City of Spray, hereinafter referred to as the City and Wheeler County, Oregon hereinafter referred to as the County.

The terms of this Joint Management Agreement shall be the applicable to the City's urban growth area. For the purposes of this Agreement, the urban growth area shall be defined as that area of

land extending from the City's corporate limits to City's urban growth boundary as referenced and mapped in the City's comprehensive plan, and hereby incorporated into and made a part of this document (see attachment A).

This Joint Management Agreement is entered into pursuant to ORS Chapters 190 and 197 and the Oregon Statewide Planning Goals for the purpose of facilitating the orderly transition from rural to urban land uses with the City's urban growth area.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with ORS Chapters 92, 197, 215, 227 and 446 and applicable Oregon Administrative Rules and Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single work or phrase, the most restrictive definition shall be utilized to construing this Agreement.

1. Introductory information

- a. This Joint Management Agreement is the culmination of a series of actions intended, in part, to facilitate the orderly and efficient transition from rural to urbanizable to urban land uses within the urban growth area. Such actions include the preparation of a city comprehensive plan, the cooperative establishment of the urban growth area, coordinating with affected governmental units, and county review of the city comprehensive plan.
- b. The city Council has adopted a comprehensive plan ordinance which includes an urban growth boundary and planning goals and policies.

2. General Comprehensive Plan Provisions

- a. The county shall retain responsibility for land use decisions and actions affecting the City's urban growth area, such responsibility to be relinquished over any land within this area upon its annexation to the City subject to the provisions of ORS 215.130(2)(a).
- b. The City's urban growth area has been identified as urbanizable and is considered to be available over time for urban expansion. In order to promote consistency between the City's planning effort and County land use decisions and actions affecting the urban growth area, the County shall incorporate that portion of the City's comprehensive Plan which addressed the urban growth area into the county Comprehensive Plan. (see Attachment B.)
- c. After the City's Comprehensive Plan has been reviewed by the County Court, and after County concurrence with and approval of the Plan for the area within corporate city limits and adoption of the Plan for the urban growth area, all public sector actions which fall within the scope of the City's Comprehensive Plan shall be consistent with the Plan.
- d. Land within the urban growth area shall be zoned for Exclusive Farm Use until the rezoning is requested and such rezoning shall be consistent with City's Comprehensive Plan.
- e. It is the policy of the City and County to maintain a rapid exchange of information relating to their respective land use decisions which affect the City's urban growth area.

3. Zoning, Subdivision and Mobile Home Park Ordinances

- a. The substantive, as opposed to procedural, portions of the City's Zoning and Subdivision Ordinances (see Attachments C-1 and C-2) shall be incorporated by reference into and made a part of the county Zoning and Subdivision Ordinance with the exceptions as necessary and as agreed upon in writing by both parties to this Joint Management Agreement not later than 30 days after acknowledgement of compliance of the city plan and implementation measures by Land Conservation Development Commission.
- b. The City Zoning Map, when adopted as part of the City Zoning Ordinance shall be those sections of the ordinance which establish outright uses, conditional uses and zone requirements (e.g. minimum lot sizes, setback requirements, etc.) and the zoning map.
- c. The City Zoning Map, when adopted as part of the City Zoning Ordinance shall include the urban growth area and shall:
 - 1. Apply to the land within the city limits upon adoption by the City.
 - 2. Apply to land within the urban growth area upon annexation to the City.
- d. The above mentioned incorporated Ordinances shall only be applied to zone change, conditional use, variance, subdivision, major partition, minor partition, and mobile home park request affecting the City's urban growth area. The County may approve building permits without referral to the City except when the building is to be served by either city water, or sewer or both.

4. Referred Application/Situations

- a. The County shall refer each request affecting the City urban growth area to the City for its review and comment.
- b. The City shall review the request and submit its recommendation to the County.
- c. It is agreed that the County will refer any proposed discretionary action back to the City for its review and comment in the event such action was not addressed in the original request for review.
- d. The County shall retain final decision-making responsibility for all land use actions affecting the City urban growth area, but such decisions shall only be made after the receipt of timely recommendations from the City.
- e. Should not recommendations be forthcoming within established response time, absent a request for an extension the City shall be presumed to have no negative comment regarding the application.
- f. After the County makes a decision on the application, the city shall be promptly informed of the action taken by the County.

5. City Services

- a. The City may extend city services to any site locate within the City urban growth area at the affected property owners request and expense. Such extension of the city services to sites not contiguous to the City may be conditioned upon an unlimited agreement signed by the affected property owner that the sited may be annexed by City Council action as soon as the site becomes contiguous to the City.

- b. For the purposes of this Joint Management Agreement, city services shall be limited to sewer and water.
- c. Service and hook-on charges shall be established by the City Council.

6. Annexation

Annexation of sites within the City urban growth area shall be in accordance with relevant annexation procedures and shall not occur until such sites become contiguous to the City as required by the Oregon Revised Statutes.

7. Roads

The County and City shall cooperatively develop an implementation policy regarding streets and roads within the City urban growth area and corporate limits which is consistent with the City Comprehensive Plan. Such policy shall include, but not be limited to the following.

- a. The circumstances under which the City will assume ownership of the maintenance responsibility for County roads within the corporate limits.
- b. The condition under which new streets and roads will be developed in conjunction with subdivisions within the City urban growth area.
- c. The conditions under which new public streets and roads, other than subdivisions, will be developed within the City urban growth area.
- d. The conditions under which existing county roads and bridges within the urban growth will be improved.
- e. See Attachments D-1 and D-2 for existing county roads within the corporate limits and the urban growth area.

8. Appeals

- a. As the County retains the responsibility for the land use decisions and actions affecting the urban growth area, appeals from such decisions and actions shall be in accordance with the appeals process specified in the County Zoning Ordinance, applicable state statute or administrative rule.
- b. In the event that either the County Planning Commission or the County Court disagrees with the City comment and recommendation provided for in Section IV of this Joint Management Agreement, the City shall have standing to appeal in Section VIII, A above.

9. Comprehensive Plan and Implementation Measure Review and Amendment

- a. The City Comprehensive Plan, including this Joint Management Agreement, and the zoning, subdivision, mobile home park, and other implementation ordinances or measures shall be reviewed as least annually to determine conformity with changes in:
 - 1. Oregon Revised Statutes and administrative rules.
 - 2. Oregon Case Law.
 - 3. Oregon Statewide Planning Goals.
 - 4. Requirements of the City.
 - 5. Needs or residents and landowners within the City urban growth area.
 - 6. Concerns of affected governmental units.

7. County administration of land use regulations within urban growth area.

b. If the City Comprehensive Plan, implementation measures, or both fail to conform to any or all of the above mentioned criteria, the nonconforming document shall be amended as necessary and as soon as practicable.

c. Amendments to the Agreement and the Comprehensive Plan for the urban growth area shall be adopted by a majority of both the full City Council and the County Court after a recommendation has been received from the County Planning Commission.

10. Severability

The provisions of the Joint Management Agreement are severable. If an article, sentence, clause, or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of the Agreement.

**FLOOD DAMAGE PREVENTION ORDINANCE
ORDINANCE NO. 89-01**

An Ordinance providing for the Establishment of Flood Damage Prevention regulations and the repeal of Article 5, Flood Hazard Overlay of Wheeler County Zoning Ordinance 84-02.

The County Court of Wheeler County, Oregon, Ordains As Follows:

SECTION 1.0

STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

1.1 STATUTORY AUTHORIZATION

The Legislature of the State of Oregon has in chapter 197 and 215 OREGON REVISED STATUTES delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the County Court of Wheeler County, Oregon does ordain as follows:

1.2 FINDINGS OF FACT

- (1) The flood hazard areas of Wheeler County are subject to periodic inundation which results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- (2) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

1.3 STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money and costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;

- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- (6) To help maintain a stable tax base by providing for the sound use and development of areas of special hazard so as to minimize future flood blight areas;
- (7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and,
- (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

1.4 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or may increase flood hazards in other areas.

SECTION 2.0 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

"APPEAL" means a request for a review of the County Planning Director's/Planning Commission's interpretation of any provision of this ordinance or a request for a variance.

"AREA OF SHALLOW FLOODING" means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The Base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

"AREA OF SPECIAL FLOOD HAZARD" means the land in the flood plain within

community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

"BASE FLOOD." means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood." Designated on maps always includes the letters A or V.

"DEVELOPMENT" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

"FLOOD INSURANCE RATE MAY (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"FLOOD INSURANCE STUDY" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

"FLOODWAY" means the channel of river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"LOWEST FLOOR" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found at Section 5.2-1(2).

"MANUFACTURED HOME" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when purposes the term "manufactured home" also includes park trailer, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other small vehicles.

"MANUFACTURED HOME PARK OR SUBDIVISION" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"NEW CONSTRUCTION" means structures for which the "start of construction" commenced on or after the effective date of this ordinance.

"START OF CONSTRUCTION" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction,

placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the construction does not include the installation of streets and /or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

"STRUCTURE" means a walled and roofed building including a gas or liquid storage tank that is principally above ground.

"SUBSTANTIAL IMPROVEMENT" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (1) before the improvement or repair is started, or
- (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimension of the structure.

The term does not, however, include either:

- (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications, which are solely necessary to assure safe living conditions, or
- (2) any alteration of a structure listed on the National Register of Historic places or a State Inventory of Historic Places.

"VARIANCE" means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

SECTION 3.0 GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of Wheeler County.

3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard identified by the Federal Insurance Administration

in a scientific and engineering report entitled "The Flood Insurance Study for Wheeler County " dated July 17, 1989, with accompanying Flood Insurance Maps is hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at the Wheeler County Courthouse.

3.3 PENALTIES FOR NON COMPLIANCE

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connections with conditions) shall constitute a misdemeanor. A violation of the provisions of this Ordinance is punishable upon conviction by:

- (1) A fine of not more than \$100 for each day of violation where the offense is continuing offense but such fine may not exceed \$1,000.
- (2) A fine of not more than \$500 where the offense is not a continuing offense.

3.4 ABROGATION AND GREATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

3.5 INTERPRETATION

In the interpretation and application of this ordinance all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body;
- (3) Deemed neither to limit nor repeal any other powers granted under State statutes.

3.6 WARNINGS AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of Wheeler County, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this

ordinance or any administrative decision lawfully made hereunder.

SECTION 4.0 ADMINISTRATION

4.1 ESTABLISHMENT OF DEVELOPMENT PERMIT

4.1-1 Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. The permit shall be for all structures including manufactured homes, as set forth in the "DEFINITIONS", and for all development including fill and other activities, also as set forth in the "DEFINITIONS".

4.1-2 Application for Development Permit

Application for a development permit shall be made on forms furnished by the County Planning Director and may include but not be limited to; plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- (1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- (2) Elevation in relation to mean seal level to which any structure has been floodproofed;
- (3) Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section 5.2-2; and
- (4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

4.2 DESIGNATION OF THE COUNTY PLANNING DIRECTOR/PLANNING COMMISSION

The County Planning Director/Planning Commission is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

4.3 DUTIES AND RESPONSIBILITIES OF THE COUNTY PLANNING DIRECTOR/PLANNING COMMISSION

Duties of the County Planning Director/Planning Commission shall include, but not limited to:

4.3-1 Permit Review

- (1) Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
- (2) Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.
- (3) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 5.3(1) are met.

4.3-2 Use of Other Base Flood Data

When base flood elevation data has not been provided in accordance with Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the County Planning Director/Planning Commission obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Sections 5.2, SPECIFIC STANDARDS, and 5.3 FLOODWAYS.

4.3-3 Information to be Obtained and Maintained

- (1) Where base flood elevation data is provided through the Flood Insurance Study or required as in Section 4.3-2, obtain a record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (2) For all new or substantially improved flood proofed structures:
 - (i) verify and record the actual elevation (in relation to mean sea level), and
 - (ii) maintain the flood proofing certifications required in Section 4.1(3).
- (3) Maintain for public inspection all records pertaining to the provisions of this ordinance.

4.3-4 Alteration of Watercourses

- (1) Notify adjacent communities and the Division of State Lands prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

4.3-5 Interpretation of FIRM Boundaries

Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 4.4.

4.4 VARIANCE PROCEDURE

4.4-1 Variance Appeal Board

- (1) The Wheeler County Planning Commission as established by Wheeler County shall hear and decide requests for variances from the requirements of this ordinance.
- (2) The County Court shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Planning Director/Planning Commission in the enforcement or administration of this ordinance.
- (3) Those aggrieved by the decision of the County Court, or any taxpayer, may appeal such decision to the Land Use Board of Appeals, as provided in ORS 197 and 215.
- (4) In passing upon applications, the Planning Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:
 - (i) the danger that materials may be swept onto other lands to the injury of others
 - (ii) the danger to life and property due to flooding or erosion damage;
 - (iii) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (iv) the importance of the services provided by the proposed facility to the community;
 - (v) the necessity to the facility of waterfront location, where applicable;
 - (vi) the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - (vii) the compatibility of the proposed use with existing and anticipated development;
 - (viii) the relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
 - (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (x) the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
 - (xi) the costs of providing governmental services during and after flood conditions, including maintenance and repair of public

utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

(5) Upon consideration of the factors of Section 4.4-1(4) and the purposes of this ordinance, the Planning Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

(6) The Planning Director shall report any variances to the Federal Insurance Administration upon request.

4.4-2 Conditions for Variances

- (1) Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (I-xi) in Section 4.4-1(4) have been fully considered. As required for issuing the variance increases.
- (2) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed in the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.
- (3) Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon:
 - (i) a showing of good and sufficient cause;
 - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 4.1-4(4), or conflict with existing local laws or ordinances.
- (6) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
- (7) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of flood proofing than watertight or dry-flood proofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except 4.4-2(1), and

otherwise complies with Sections 5.1-1 and 5.1-2 of the GENERAL STANDARDS.

- (8) Any applicants to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

SECTION 5.0

PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 GENERAL STANDARDS

In all areas of special flood hazards, the following standards are required:

5.1-1 Anchoring

- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- (2) All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

5.1-2 Construction Materials and Methods

- (1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- (3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and /or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5.1-3 Utilities

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
- (3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5.1-4 Subdivision Proposals

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
- (4) Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

5.1-5 Review of Building Permits

Where elevation data is not available either through the Flood Insurance Study or from another authoritative source (Section 4.3-2). Application for building permits shall be reviewed to assure that proposed construction will be reasonable safe from flooding. The test of reasonableness is local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grad in these zones may result in higher insurance rates.

5.2 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD or Section 4.3-2, Use of Other Base Flood Data, the following provisions are required:

5.2-1 Residential Construction

- (1) New Construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation.
- (2) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following criteria:
 - (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (ii) The bottom of all openings shall be no higher than one foot above grade.
 - (iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

5.2-2 Nonresidential Construction

New Construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- (1) be flood proofed so that below the base food level the structure is watertight with walls substantially impermeable to the passage of water;
- (2) have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- (3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 4.3-3(2).
- (4) Nonresidential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as described in 5.2-1(2).
- (5) Applicants flood proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood proofed level (e.g. a building constructed to the base flood level will be rated as one foot below that level).

5.2-3 Manufactured Homes

All manufactured homes to be placed or substantially improved within Zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of subsection 5.1-1(2).

5.3 FLOODWAYS

Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters with carry debris, potential projectiles, and erosion potential, the following provisions apply:

- (1) Prohibit encroachments, including fill, new construction, substantial improvement, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
 - (2) If Section 5, 3(1) is satisfied, all new construction and substantial improvement shall comply with all applicable flood hazard reduction provisions of Section 5.0
- PROVISIONS FOR FLOOD HAZARD REDUCTION.

NOTE: Where base flood elevations have been provided but floodways have not, Section 5.3 should read as follows:

5.1 ENCROACHMENTS

The cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one foot at any point.

5.2 EFFECTIVE DATE

The Wheeler County Flood Damage Prevention Ordinance No. 89-01 is hereby adopted this 6th day of September, 1989, thereby repealing Article 5, Flood Hazard Overlay of Wheeler County Zoning Ordinance

84-02 and any Amendment thereto. This Ordinance being necessary for the immediate preservation of the public peace, health, and safety an emergency is declared to exist, and this ordinance shall take effect on the 6th day of September 1989.

This document was signed by the following members of the Wheeler County Court

COUNTY COURT

Judge

Marilyn G. Garcia

WHEELER COUNTY, OREGON

Commissioner

H. John Asher

Commissioner

John F. Collins

COUNTY CLERK

Judy L. Potter

2003
TECHNICAL REPORT
Wheeler County and the cities of Fossil, Mitchell & Spray

ADOPTED JUNE 18, 2003

**2003 Technical Report
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FORWARD

On August 6, 1980 Wheeler County Adopted the
COMPREHENSIVE PLAN
TECHNICAL REPORT

WHEELER COUNTY,
and the Cities of
FOSSIL, MITCHELL & SPRAY, OREGON

The 2003 Technical Report (2003 TR) is a new document that reflects new information that is available to the County and Cities. New information will be identified in the 2003 TR.

Where information from the 1980 report (1980 TR) is primarily the same, any minor changes will be so noted in this 2003 TR. The 1980 TR, dated August 6, 1980, has information that is still relevant to Wheeler County and the cities and therefore the 2003 report is not a revision, but a new document with any new information. There is some duplicated information in the 2003 report that is necessary for continuity of the data.

The Oregon Legislature created the Oregon Land Use Program with the passage of Senate Bill 100. The fourteen original Statewide Planning Goals were created and adopted by the Land Conservation and Development Commission (LCDC) on January 1, 1975. The 1980 report addressed the original Statewide Planning Goals. Since that time the LCDC has adopted 5 new goals that do not apply to Wheeler County. However the LCDC has adopted revisions to the original goals and numerous Oregon Administrative Goals (OAR'S) that do apply to Wheeler County. There have also been many court cases that have made revisions to the manner in which the Goals and OAR's are to be interpreted. The Oregon Legislature has also made changes to the Oregon Land Use Program since 1980. This 2002 Technical Report has been developed to provide the necessary information to update the Comprehensive Plans for Wheeler County and the cities of Fossil, Mitchell and Spray. The County will update its comprehensive plan at this time. The information in this update is for the cities use, and it is expected that cities may receive grants in the 2003-4 biannual to upgrade their comprehensive plans.

The preparation of this document was financed in part by a Technical Assistance Planning Grant from the Department of Land

COMPREHENSIVE PLAN DESCRIPTION

I. Comprehensive Plan

The comprehensive plan is Wheeler County's official document, with the public's participation and input, about the development and conservation of the unincorporated portions of Wheeler County. The plan is adopted by the County Court, and agreed to by all affected governmental units.

Comprehensive means all inclusive in terms of the functional and natural activities in the area, such as:

--The natural resources of land, air, and water that are to be preserved, conserved, managed, or utilized;

--The constraints related to development such as physical limitations of the public and private sectors to provide necessary services; or resource limitations such as inadequate stream flows or ground water resources to provide the water needed to support development, etc.;

--The locations for various types of land and water uses and activities in an area, such as residential, agricultural, commercial, forestry, industrial, etc.;

--The utilities, services, and facilities needed to support the present and contemplated uses and activities; where they will be provided, and upon what conditions;

--Considerations and the special values of the area, such as housing, energy supplies and consumption, improvements of the local economy, recreation needs, scenic areas; and the direction and nature of growth and development, if such is desired.

The term "plan" means the group of decisions made before changes are made in the area. A comprehensive plan, like a remodeling plan for a building, shows the present condition as well as any future changes. It shows the direction and nature of changes in land and water uses and what utilities, streets or other public facilities will be provided, etc. When a public improvement will be built or when a change in use is expected it is expressed by an estimated date, or the reaching of a population level or density or, the occurrence of another event such as the installation of a water line or the construction of a school.

The purpose of a plan is to create a forum open to the public in order to make decisions in advance of construction of a facility, or the use of resources, so any differences are resolved prior to starting a project. Unnecessary project delays are avoided when the public and affected agencies have resolved any conflicts well before construction work begins.

The Wheeler County's Comprehensive plan is a document upon which public agencies, private firms, and individuals must be able to rely so their decisions and investments can be made with confidence. People buying homes can do so, assured that the neighborhood they have selected won't change adversely. Farmers can make capital investments, certain that the adjacent areas will not be developed and preclude them from continuing their farming practices, causing them to be unable to pay for and use needed improvements.

Businesses can invest in new sites, confident that they can be used for their intended purpose, and that the needed services will be provided.

Public investments in water, sewer systems, schools, etc. can be made in an orderly manner, in keeping with the ability to pay for them

The plan is the basis for other public implementation actions, such as zoning and subdivision decisions. These must be made in the total context of the overall need reflected in the plan.

When adopted, the plan expresses the coordination decisions of the public (individuals, groups, and organizations), incorporated with those of public agencies. In addition to setting forth the public's choices about how conservation and development will occur in their geographic area, the plan also incorporates the plans of all other governmental jurisdictions in that area. Fitting them together harmoniously, it interrelates needs, constraints, and services with natural resources. When completed, the comprehensive plan relates all decisions directly to the air, water, and land resources of the local area in a coordinated manner.

The plan is a statement of the choices made, with public input, enacted by the Wheeler County Court. These are choices that are made consciously, and are not merely self-fulfilling prophecies of trends and projections. These choices can be made contrary to trends if the changes necessary to affect the trends are made too. These trends must be considered, but only as factors to be taken into account. The choices also reflect a consideration of the area's problems and needs, as well as social, economic, and environmental values. Practical and possible alternative solutions, providing the range of options available, must be considered in making the choices. This assures that the best possible solutions will be developed for the area.

II. Format of a Comprehensive Plan

The public's planning document consists of two parts. The first part is the adopted comprehensive plan, which contains the decisions about the uses of resources, and the provisions of services and facilities. The plan shows the decisions in the form of maps and policy statements. These are equivalent to a broad blueprint for the area: a blueprint that is interpreted when it is applied to specific situations through zoning and other

implementation measures. The general plan is adhered to, but some designations, like "residential-single family", may be further refined into several single family residential classifications, depending on the needs of the area. For some jurisdictions the plan will be only a few pages in length; for other, it will take more space to set down the essence of the decisions.

The second part of the planning document consists of the background information, facts, and considerations that served as the basis for the conclusions. This background includes such items as the inventories showing the extent, characteristics, values and limitations of the planning area's resources. It also shows the use of property, property ownership lines and factors related to population and growth trends. The background information describes the nature of the economic base; its development and conservation implications. It also sets out the process that was followed to arrive at the choices made in the plan.

The background material is essential to understand why and how the plan's conclusions were reached. Whether included after the summation, or provided as a separate appendix, the background information affords the user the plan more detailed information when it is needed to interpret the plan. It also serves as the basis for consideration of requests for changes and revisions. It provides the basic information needed to understand how the facts were used to reach the conclusions made in the plan. This can be important to assure continuity in the review and updating of the plan.

Traditionally, comprehensive plans were supposed to be long range, encompassing twenty plus years, and were quite general. A long-term plan is still necessary to provide a general ideal of how growth is to take place; what services will be needed and the management required to conserve resources. However, a short-term plan is more specific in areas that are being urbanized, renewed, or where change is occurring at such a rate that confident decisions cannot be made beyond five to ten years.

The plan is adopted by:

- a. The City Council for an incorporated area;
- b. Both the County Board of Commissioners and the City Council for an unincorporated portion within an urban growth boundary;
- c. The County Board of Commissioners for an unincorporated portion of the county.

The completed plan incorporates the plans of all units of government in the area, and provides a common basis for decisions regarding conservation and development in each city and county; all affected agencies are expected to use it. Each comprehensive plan provides a place for each governmental unit affected by the plan to sign, expressing their agreement with the plan.

III. Responsibilities for Preparation and Revision

The fitting together smoothly of all parts of the plan is one of the most important features of a comprehensive plan. Coordination occurs primarily during the preparation of the plan by involving all affected people and agencies throughout the development of the plan. These plan and development coordination responsibilities include:

- a. Each city and county is responsible for the preparation of the plan for its jurisdiction. However, both the city and county have the responsibility for working together to jointly prepare the plan for an urban growth area.
- b. The County, under ORS Chapter 197, is charged with the responsibility of coordinating the plans of cities and special districts.
- c. Each special district is also responsible for working with the city and county, to make sure the functional part of their area is consistent with the comprehensive plan for the area.
- d. Each state and federal agency has the responsibility of working with each city and county to incorporate the agency's plans into the comprehensive plan.

To achieve the objective of public understanding and support of the plan, as well as assuring that the plan reflects the desires and needs of the people it is designed to serve, it is essential that the public be involved throughout the entire process of the making of the plan. Real, useable, involvement opportunities must be created during every phase of the plan development. The public includes:

- The general citizenry of the area;
- All property owners;
- Groups; clubs and organizations;
- Firms; businesses; corporations; private agencies, such as associations, firms, partnerships, joint stock companies; any group of citizens.

The plan development process must also include:

- All affected local, state, and federal agencies;
- Public utility and public service groups and organizations.

Further opportunities for input must include those not living in the area, so they can participate in discussions concerning issues of more than local interest, such as areawide, regional, state, and national concerns.

The plan is not cast in concrete. It is the Wheeler County Comprehensive Plan, with public input plan in a developing and renewing, dynamic situation. The plan must be reviewed periodically to assure that it reflects the desires and needs of the people it is designed to serve; that the plan is achieving the desired stated objective. However, it must not be changed dramatically or capriciously at each review if individuals, organizations, and public agencies are to be able to rely on it. If the review takes place with reasonable frequency, then most adjustments will be small and easily accommodated. It is essential that those people and agencies, as well as the general public who were involved with the preparation of the plan, be given the opportunity to be included in any review so their understanding and support of the plan will continue.

CITIZEN INVOLVEMENT

In the 1980 TR there is a very comprehensive discussion on citizen involvement that is still accurate today. The 1980 discussion included a list of questions that were asked at a series of ranch house meetings held in 1978. The county also conducted a Wheeler County Land-Use Planning Survey in August 1977. The survey, done by Oregon Research Institute was a very exhaustive survey for that time. Much of the information is still relevant to the current planning issues in Wheeler County today.

The Wheeler County Court, with the approval of the Land Conservation and Development Commission (LCDC) approve the Wheeler County Planning Commission as the Committee for Citizen Involvement (CIC). As the CIC it is the Planning Commission's responsibility to see that the citizens of the county are aware and given the opportunity to be involved in planning issues and decisions. The Planning Commission does this job by giving notice of future planning issues and conducting of there meetings in a way that allows the citizens of the county and opportunity to voice there concerns and comments on all planning issues.

NATURAL ENVIRONMENT

The 1980 Technical Report (TR) went into great detail in describing the different parts of the natural environment for Wheeler County. The following is a list of the 14 subdivisions of the natural environment and explaining the current status of each resource.

Geology

No major changes to the 1980 TR information have occurred.

Mineral and Aggregate

No major changes to the 1980 TR information have occurred.

Topography

No major changes to the 1980 TR information have occurred

Climate

No major changes to the 1980 TR information have occurred.

Soils

The Natural Resources Conservation Service (NRCS) has had Wheeler County scheduled to do a new Soil Survey for the entire county for the past 10 years. Because of delays in other counties in which NRCS is doing surveys it is expected that a survey for Wheeler County will not be completed until at least 2009. A small number of detailed surveys have been done in the county, primarily along parts of the John Day River. In 1994 the Oregon Department of Land Conservation and Development (DLCD) provide to Wheeler County a list of High Value Farmland Soils, and a description of how Wheeler County can use the information in approving uses in the Farm and Forest zones. In most counties the information contained the soil types and the soil number along with a list of the number of acres for each soil type. However, in the information for Wheeler County, due to the lack of a countywide survey and the small number of High Value Soils the acreage is not listed for Wheeler County. When the county updated its zoning ordinance in 2001, it was recognized that due to the lack of soil information that when a use is proposed on High Value Soil that the review will be done on a case-by-case basis.

Natural Vegetation

No major changes to the 1980 TR information have occurred. . However, with the harvesting of the land now owned by Three Valley Ranches LLC, and forest fires, including the 1996 Wheeler Point Fire, there have been shifts in the use of some forest lands in the county. These changes have caused much of these lands to be use for livestock production and open space instead of forest operations. This change has not altered the ability of the land to be lands that can produce forest species. In the future the county may wish to consider rezoning some of these lands from Exclusive Timber Use (ETU) to Exclusive Farm Use (EFU).

Land Resource Management

This section includes the following Land Resources

Land Ownership

No major changes to the 1980 TR information have occurred.

Land Use. The 1980 TR classified the land use in the county in the following three categories. While, most of the information is still accurate, there have been some changes that are listed in each category.

Crop and Grazing Land

The numbers for acres in different farm classes have changed slightly since the 1974 Census of Agriculture. The types of agriculture activity have not change with livestock and hay production continuing to be the dominant agriculture products in the county.

Timber Land

Since the 1980 TR there have been some changes in the timber land activities. The primary private timber company up to 1977 was Kinzua Corporation, which closed it, mill and company townsite. In 1993 Kinzua sold all of its timberlands to Pioneer Resources Corporation, and are now owned by Three Valley Ranches LLC. Pioneer Resources continues to operate a mill in Pilot Rock, and have harvested most of the timber from its lands in Wheeler County. There was a major forest fire in 1996, Wheeler Point Fire that consumed approximately 21,000 acres of forest land. With the harvesting of the Pioneer Resources's lands and the Wheeler Point fire, much of the private timberlands are currently being use as pasture for livestock. However, the land has been forest land and with new trees beginning to grow it can and will likely produce a forest crop in the future. . In 2002 Three Valley Ranches LLC purchased most of the former Kinzua forest lands. Pioneer Resources Corporation no longer owns any land in Wheeler County. There are a number of other private forest land owners in the county, which include Six Shooter, Antone Ranch, Hammond Ranches, Fopanio Ranch, Jack Rhoden properties and others. The emergence of small woodland owners is improving forest production and these owners are managing their lands with good management practices. The problem of dense stagnated stands of proderosa and associated species is still a problem today, but with the harvesting of the Pioneer Resource's lands, the Wheeler Point Fire, and the good management practices of the small woodland owner this problem is being reduced.

Urban and Land Development

See sections on each individual City

Hydrologic Resources

For most of the County there have been no changes. However, in March 2001 the John Day River Management Plan was adopted. The plan was done in partnership with Bureau of Land Management, State of Oregon, Confederated Tribes of the Warm Springs Reservation of Oregon, Bureau of Indian Affairs and the John Day Coalition of Counties. The plan includes decisions for management of federally designated Wild and Scenic River segments and State of Oregon designated State Scenic Waterways.

Natural Hazards

No major changes to the 1980 TR information have occurred. In 1999 The Oregon Department of Geology and Mineral Industries published a report Earthquake Damage in Oregon. This report shows that no earthquakes have occurred in Wheeler County.

Fish and Wildlife Resources

No major changes to the 1980 TR information have occurred. While the number of animals and birds have changed from the 1980 TR, the area of habitat and the habitat practices have not changed.

Air, Water and Land Quality

No major changes to the 1980 TR information have occurred.

Unique Scientific and Cultural Resources

No major changes to the 1980 TR information have occurred.

Energy Resources and Utilities

No major changes to the 1980 TR information have occurred.

Recreational Resources

No major changes to the data in the 1980 TR information have occurred. However, the ownership of the improved recreation sites is now in the ownership of Wheeler County, or the Bureau of Land Management. Oregon State Parks Department no longer owns any property in the county.

Goal 5 Safe harbor determination

Name	OAR # 660-023	Need to Protect Yes/no	Safe Harbor Yes / no	Type	Comments
Riparian Corridor	0090	yes	Yes	(a) Streams (b) Lakes (c) Significant wetlands (d) Steep cliffs	
Wetlands	0100	yes	yes	Inside UGB's Inside UUC's	Notify DSL of wetlands
Wildlife Habitat	0110	yes	Yes	Other than fish (a) Threatened or Endangered (b) Documented occurrences (c) Sensitive bird site (d) Essential to ODF&W (e) Habitat of concern	
Fed Wild & Scenic Rivers	0120	yes	No		Agree to adopt management plan
Oregon Scenic Waterways	0130	yes	No		Agree to adopt management plan
Groundwater Resources	0140	yes	No		
Approved Oregon Recreation Trails	0150	yes	No		
Natural Areas	0160	yes	No		
Wilderness Areas	0170	yes	No		
Mineral & Aggregate Resources	0180	yes	No		Use PAPA process
Energy Sources	0190	yes	No		
Historic Resources	0200	no	No		
Open Space	0220	no	No		
Scenic Views and Sites	0230	no	No		

SOCIO-ECONOMIC ENVIRONMENT

Resource Base and Economic History

The part dealing with the history of Wheeler County has not changed since the 1980 TR. However the economic forecast for the county still seems bleak, the report Wheeler County, Strategic Initiatives for Community and Economic Development that was done in 1996 reached conclusions of which some are still relevant today.

The following are the 10 Strategic Planning Initiatives in the report

1. Designate a Wheeler County Commissioner and a public official from each of the incorporated communities as the representative for community and economic development.
2. Designate staff person or contract with a consultant to manage countywide community and economic development efforts.
3. Create a countywide economic development board.
4. Establish a formal working relationship with the Community Solutions Team and, with their participation, draft a working agenda for project and program implementation.
5. Conduct a complete analysis of the land use designations in Wheeler County, including a review of the development opportunities inside the urban growth boundaries of the incorporated communities.
6. Explore and pursue business retention, expansion and creation opportunities throughout the county.
7. Capitalize on the growing tourism industry by actively participation in local and regional marketing and product development enterprises.
8. Immediately analyze and implement those projects/programs presently being pursued that contribute to community and economic development efforts throughout Wheeler County in order to encourage proactive attitudes.
9. Seize every opportunity to build local professional capacity to manage community and economic development contracts and provide other technical services in Wheeler County and the North Central region.
10. Conduct, promote, and participate in workshops, discussions, experiments, and any additional form of information dissemination that leads towards the development and implementation of creative programs/projects designed to enhance the community and economic development capacity of residents in Wheeler County.

A major economic activity that was not discussed in the report is the use of telecommunications to attract people with jobs that can be operated over the Internet. These types of jobs bring people that want the rural lifestyle while maintaining a livable income to support their families.

A telecommunications need survey was done has a result of 1999 SB-622. The survey was done for both Wheeler and Gilliam counties. The survey makes the assumption that the two counties are very similar, not only in telecommunications needs, but also in nearly all aspects. The survey does make the point that if Wheeler is one of the counties

in rural Oregon that needs assistance most, and would be a major factor in assisting in stabilizing its faltering economy.

Population Characteristics

Wheeler County has continued to experience a slow rate of growth that was shown in the 1980 TR.

Year	Wheeler County Population
1900	2243
1910	2484
1920	2791
1930	2799
1940	2857
1950	3313
1960	2722
1970	1849
1980	1513
1990	1396
2000	1547

The overall Wheeler County Population has continued to remain below the peak of 3313 persons attained in the 1950's

Population for the incorporated cities, Wheeler County.

City and County	1960	1970	1980	1990	2000
Wheeler County	2722	1849	1513	1396	1547
Fossil	672	511	535	399	470
Mitchell	236	196	183	163	170
Spray	194	161	155	149	140
Incorporated Area	1102	868	873	711	780
Unincorporated Area	1620	981	640	685	767

Population Projections

In the 1980 TR a detailed discussion of population projections was done and a table with projections through the year 2000 for the county and the cities was provided. It has turned out that these projections were very optimistic. In 1997 the Office of Economic Analysis (OEA) of the Oregon Department of Administrative Services (DAS) compiled County Population Forecasts. The OEA is scheduled to provide new County Population Forecasts in 2002; however the new forecasts have not been completed by December 1, 2002. Therefore, the 2003 TR will use the 1997 forecasts for the population projections. The number for the year 2000 is from official 2000 census. The number in () is the

current percentage of Wheeler County's population for the cities. The following projection is based upon the assumption that the city/county ratio will remain the same.

Year	2000	2005	2010	2015	2020	2025
Wheeler County	1,547	1,833	1,966	2,100	2,230	2,362
Fossil (.31248)	470	573	614	656	697	738
Mitchell (.12)	170	220	236	252	267	283
Spray (.09)	140	165	177	189	200	212
Incorporated	780	958	1,027	1,097	1,164	1,243
Unincorporated	767	875	989	1,003	1,066	1,119

Income

While income has increased since the 1980 TR, which was based on 1970 census information, Wheeler County has remained well behind the state as a whole. In 1970 Wheeler County's median family income was only 71% of the State of Oregon. In the 2000 Wheeler County's median family income was 70.26% of the State of Oregon. While the dollar value of income has increased between 1970 and 2000, the information in the 1980 TR is still relevant as to the comparison of today's median family income to that of 1970.

Employment and Payroll

The 1980 TR went into great detail on employment and payroll. The information has little relationship to today's comprehensive planning needs.

City and County Financial Base

The 1980 TR went into great detail on City and County Financial Base. The information has little relationship to today's comprehensive planning needs.

Transportation

In 2001, Wheeler County and the three incorporated cities adopted a Transportation System Plan (TSP). This TSP supersedes all sections of the Comprehensive Plan and the 1980 TR regarding Transportation.

Housing

While the population has begun to increase in the past few years, the number of housing units has remained constant with 842 housing units in 2000 compared to 820 in 1978.

County and City Services

Community Facilities

Economic Development

There are many changes occurring in the county that are and will in the future, cause changes in the economic development of Wheeler County. The reduction in forest

production has altered the type of work force in the county. Livestock operations have and still today are a major economic activity in the county. There are some activities that are ongoing that will have impacts on the economics of the county.

Paleo Project

The Multi-Partner Paleontology & Natural Resources Learning Center at Fossil & Interpretation of Natural Resource Features of the John Day & Deschutes River Basins (Paleo Project) is a major economic factor that is occurring in the County.

In Spring 2001 The Paleo Project was designated by Oregon Governor John Kitzhaber as the first Oregon Solutions Project – one of 20 highest priority projects in the State of Oregon – by meeting the triple bottom line of economic, community and environmental sustainability. In October 2001 the Paleo Project won statewide recognition as recipient of the Governor's Oregon Sustainability Award of the year.

A convergence of significant developments among partners involved in unique natural resources offerings across central and north central Oregon presents the need for learning and interpretive center and an opportunity not to be missed. These include:

- US National Park Service developments at the John Day Fossil Beds National Monument:
 - a) The \$8.4 million Thomas Condon Visitors Center, to be constructed in 2002 and expected to attract an estimated 300,000 annual visitors within the next few years, tripling the current numbers of visitors;
 - b) Recent acquisition by the Natl. Park Service of an additional 2,000 acres of pristine fossil findings at the Clarno Unit, including a mammoth pit that has attracted the interest of scientists worldwide;
- The largest ranch rehabilitation project in the Pacific NW – the Confederated Tribes of Warm Springs' 40,000-acre Pine Creek & Wagner ranches – underway in partnership with Natl. Park Service and OSU for rare geologic, archaeological and paleontologic findings;
- A partnership among the North Central Oregon Education Service District and natural resource partners to deliver distance education from remote sites (i.e., 'virtual digs') via the region's high tech wireless telecommunications system;
- A need for a multi-partner facility as a place for exhibitry and education about the world class natural resource features of the John Day and Deschutes River Basins;
- The offer by the Fossil School District to provide its elementary school building for a Natural Resources Learning Center to serve as a regional interpretation hub and to accommodate these partners as well as elderhostel and tour groups;

- A recognition by the economically-stressed rural parts of the region that its future lies in tourism, telecommunications and a utilization of the unique natural resource findings of the region as a key collaborative strategy for economic and community development.
- A recognition by science, education and community/economic development leaders that the John Day & Deschutes River Basins hold world-significant natural resources, and that the opportunity for learning and interpretation of these rare resources is a key sustainability strategy to draw worldwide attention to the region while preserving quality of life.

Sample resources include:

- a. Ancient streams that once held 8-ft. saber-toothed salmon
- b. One of the most complete sets of volcanic features found in the world
- c. World-renowned formations showing 53 million years of visible fossilization
- d. Collision of continental plates, the largest collision in the earth's history
- e. Remains of extinct animals such as the miniature horse, bear-dog, prehistoric camel, saber-toothed cats
- f. The oldest known constructed living shelter in North America, part of the region's pristine 12,000-year archaeological record
- g. The only streams w/ solely indigenous Chinook salmon in the continental US
- h. Live volcanic magma inflation flows just under the earth's surface
- i. The only free public fossil digging beds in the continental US.

Telecommunications infrastructure and services

Presently three primary providers serve the region – TDS/Home Telephone Co. in the city of Condon and its immediate environs, Century Tel in Wheeler County and Sprint in Sherman County and north Gilliam County. Additionally, there are several cable providers offering varying degrees of service and a small number of satellite access providers.

Currently, most local and regional providers are either unable – or, depending on the area and requested service(s) unwilling - to offer a menu of services that typically and regularly include conventional advanced telecommunications services or affordable access to high-speed bandwidth. Among the reasons for such absence of service are inadequate legacy infrastructure, limited capacity due to dated technology and equipment, and conflicts surrounding the ILEC's misplaced concerns about public/private competition. However, it should be noted that both TDS/Home Telephone Co. and Century Tel have been receptive to proposed discussions about public/private partnerships and/or collaborations intended to expand the availability and affordability of high-speed broadband and associated advanced services to area schools, residents and businesses.

For all practical purposes, the highest capacity service currently in wide use throughout the three-county region is a standard T1 line, providing approximately 1.5 Mb of bandwidth. However, not all such lines are dedicated, so the actual throughput will be on

a continuum from nearly 100% of 1.5 Mb to less than 30% of 1.5 Mb. Cable modem service is offered in varying capacities and at varying costs, with full 1.0 Mb at or near the top. Satellite service is not as common, though there are several users around the area utilizing such equipment and experiencing speeds in the 450-750 Kpbs, almost without exception on an asynchronous basis.

Presently, two primary projects are being developed to expand and enhance the availability and affordability of high-speed broadband services in the region. The first is a collaborative effort between the counties and the North Central Education Service District that will result in the construction of a wireless infrastructure covering a 4000 square mile area across the three counties and the service district of the ESD. This wireless system will provide expanded and enhanced communications capabilities for 9-1-1, emergency services, law enforcement and general public health and safety responders, including the construction and operation of a Public Safety Answering Point near the geographical center of the region. Additionally, the system will provide affordable access to high-speed bandwidth and associated advanced telecommunications services availability to six school districts and four rural health clinics scattered over this nearly 4000 square miles.

This is especially critical in medical emergencies, as these are 3 of 57 counties in the United States with no doctor. While the health clinics provide an extraordinary level of care considering their limited resources, they are necessarily constrained from providing levels of care and treatment typically associated with a physician.

The second project will provide fiber optic access and capacity to the region. The first phase includes a fiber run to Arlington, Condon and Fossil; and the second phase will provide fiber access in Moro – thereby assuring that within two years every county seat and rural health clinic will enjoy the advantages of virtually unlimited bandwidth availability, and where feasible over time, each of the six school districts. This fiber system is designed to provide route diversity and operational redundancy for the wireless infrastructure.

In summary, telecommunications projects presently planned or underway in Gilliam, Sherman and Wheeler counties will provide area residents with expanded 9-1-1 and emergency services communications capabilities, plus access to affordable bandwidth that would otherwise be unavailable in this frontier rural region. The logistics of developing such telecommunications capacity in this area - where the population density is 1.2 people per square mile and the topography often forbidding – are daunting, but with unswerving commitment and extraordinary effort, the public officials and citizens of these three counties will ensure that through a willingness to help themselves they will not be left behind in the race for communication.

LAND USE PLANNING

In the 1980 TR there is a good description of Land use Planning as it applies to the County. This information is still valid today, and needs no revisions.

There had been new studies done by State and Federal agencies that has some impact on the county. These include the following:

County Reports

Earthquake damage in Oregon
Oregon Department of Geology and Mineral Industries
1999

Lower John Day Regional Partnership Regional Investment and Rural Action Plan
Regional Investment Board
November, 2001

Physical infrastructure needs Assessment Final Report
Prepared for Lower John Day Regional Partnership
Northwest Small Cities Services and Nesbitt Plan and Management Inc.
October 3, 2000

Wheeler County Zoning, Subdivision, Partitioning and Land Development Ordinance of
2001
Central Oregon Land Use Consultants
October 3, 2001

John Day River Management Plan
Bureau of Land Management
March 7, 2001

...

CITY OF FOSSIL

In the 1980 TR there is a short description of the City of Fossil with a list of issues to be addressed when the city adopts its comprehensive plan. The city has addressed most of these issues as well as other issues that have come forth during the past 23 years. The city has upgraded its zoning ordinance 2001 and addressed most of the issues. The city has recently added additional commercial and industrial land in its city limits. A major issue in Fossil, as well as the other cities, is how to provide services and structures to attract and accommodate future growth. The city has recently addressed this issue by recognizing the need for additional commercial lands and working with the County and the State of Oregon to rezone land to accommodate their needs.

The city has adopted the following reports since 1980.

City of Fossil Utilities Plan
Tenneson Engineering Corp.
May 2001

City of Fossil Zoning Ordinance
Daniel R. Meader, Tenneson Engineering Corp.
February 13, 2001

City of Fossil Comprehensive Plan Update
Dan Meader, Tenneson Engineering Corp.
February 13, 2001

CITY OF MITCHELL

In the 1980 TR there is a short description of the City of Mitchell with a list of issues to be addressed when the city adopts its comprehensive plan. The city has made no changes to its comprehensive plan or ordinance, except for a Periodic Review update in 1984. The city has always had a shortage of land for commercial and industrial development, because of the fact that the city is in a deep valley with steep lands on both sides of the historical city. When the city's comprehensive plan was developed in 1980 its Urban Growth Boundary (UGB) was developed inside the city's city limits on the North side of the city. Again this was due to the steep hillside. The City has recently opened discussions with the County to see if the UGB can be expanded on to lands outside of the city that are not on steep lands.

CITY OF SPRAY

In the 1980 TR there is a short description of the City of Spray with a list of issues to be addressed when the city adopts its comprehensive plan. The city in 2001, with the concurrence of the County, expanded its UGB to added land needed for future growth and development.

The city has adopted the following reports since 1980.

City of Spray Comprehensive Plan and implementation measures
August 5, 1980

City of Spray Wastewater Facilities Plan
Tenneson Engineering Corp.

City of Spray Zoning Ordinance
Daniel R. Meader, Tenneson Engineering Corp.
February 13, 2001

City of Spray 2001 Comprehensive Plan Update
Dan Meader, Tenneson Engineering Corp.
May 10, 2001

WHEELER COUNTY
AND
The Cities of FOSSIL, MITCHELL, and SPRAY, Oregon
COMPREHENSIVE PLAN TECHNICAL REPORT
AUGUST 1980

County Court Members

Andrew F. Leckie, Judge
Lee Hoover, Commissioner
John Collins, Commissioner

Fossil City Council Members

Bill MacInnes, Mayor
Dalton Theurer
Cisty Schaffer
Bob Welch
John Geer
Ann Steiwer, Recorder

Mitchell City Council Members

Roy Critchlow, Mayor
Bob Collins
Ruth Collins
Tom Stephens
Clarence Franke
Marion Schnee, Recorder
Jean Perry, Treasurer

Spray City Council Members

Jim Bowler, Mayor
Don Troxell
Joe Worlein
Ralph Jackson
Edward Tilley
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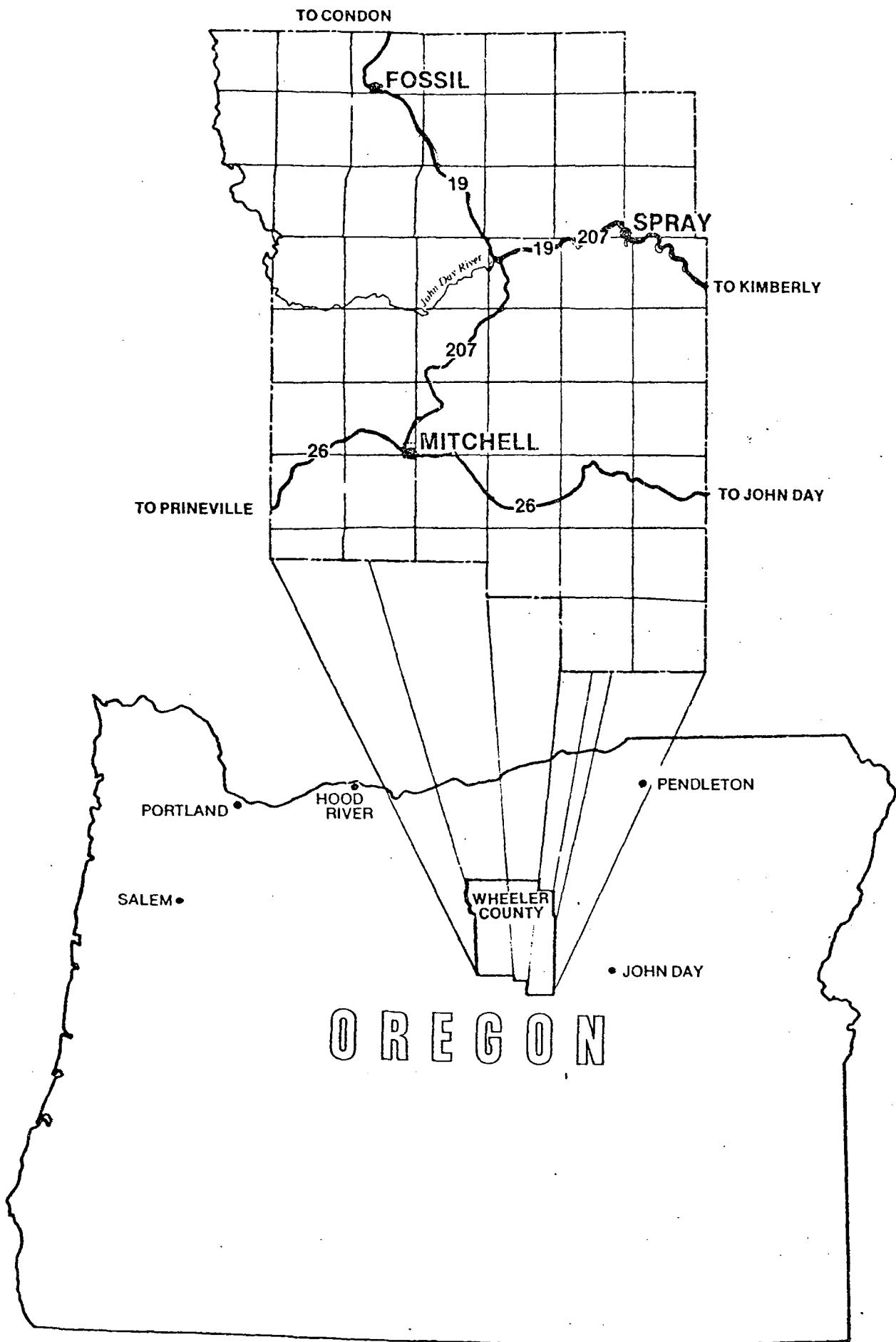
F O R W A R D

This document has been developed to provide background information, facts, and considerations upon which the Comprehensive Plans and Implimentation measures for Wheeler County and the Cities of Fossil, Mitchell, and Spray are based.

Created by the State Legislature in 1899, Wheeler County is located in Central Oregon's high plateau country, midway between the State's east and west borders and fifty miles south of the Columbia River, as shown on the location map.

The preparation of this document was financed in part through Comprehensive Planning Assistance Grants from the Oregon Land Conservation and Development Commission (LCDC).

The preparation of this report was financially aided in part through federal grants from the Department of Housing and Urban Development, under the Comprehensive Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.



LOCATION MAP

INTRODUCTION

COMPREHENSIVE PLAN DESCRIPTION *

I. Comprehensive Plan

The comprehensive plan is the public's conclusions about the development and conservation of the area, adopted by the appropriate City Council or the County Commissioners, and agreed to by all affected governmental units. It is the only, all inclusive, plan for a given geographic area.

Comprehensive means all inclusive in terms of the functional and natural activities in the area, such as:

- The natural resources of land, air, and water that are to be preserved, conserved, managed, or utilized;
- The constraints related to development such as physical limitations of the public and private sectors to provide necessary services; or resource limitations such as inadequate stream flows or ground water resources to provide the water needed to support development, etc.;
- The locations for various types of land and water uses and activities in an area, such as residential, agricultural, commercial, forestry, industrial, etc.;
- The utilities, services, and facilities needed to support the present and contemplated uses and activities; where they will be provided, and upon what conditions;
- Considerations and the special values of the area, such as housing, energy supplies and consumption, improvements of the local economy, recreation needs, scenic areas, and the direction and nature of growth and development, if such is desired.

The term "plan" means the group of decisions made before changes are made in the area. A public plan, like a remodeling plan for a building, shows the present condition as well as any future changes. It shows the direction and nature of changes in land and water uses and what utilities, streets or other public facilities will be provided, etc. When a public improvement will be built or when a change in use is expected it is expressed by an estimated date, or the reaching of a population level or density or, the occurrence of another event such as the installation of a water line or the construction of a school.

The purpose of public planning is to make the public decisions in advance of construction of a facility, or the use of resources, so any differences are resolved prior to starting a project. Unnecessary project delays are avoided when the public and affected agencies have resolved any conflicts well before construction work begins.

* Oregon Land Use Handbook, Oregon Land Conservation and Development Commission, Chapter 70, pages 1 - 12.

The public's plan is a document upon which public agencies, private firms, and individuals must be able to rely so their decisions and investments can be made with confidence. People buying homes can do so, assured that the neighborhood they have selected won't change adversely. Farmers can make capital investments, certain that the adjacent areas will not be developed and preclude them from continuing their farming practices, causing them to be unable to pay for and use needed improvements.

Businesses can invest in new sites, confident that they can be used for their intended purpose, and that the needed services will be provided.

Public investments in water, sewer systems, schools, etc. can be made in an orderly manner, in keeping with the ability to pay for them.

The plan is the basis for other public implementation actions, such as zoning and subdivision decisions. These must be made in the total context of the overall need reflected in the plan.

When adopted, the plan expresses the coordination decisions of the public (individuals, groups, and organizations), incorporated with those of public agencies. In addition to setting forth the public's choices about how conservation and development will occur in their geographic area, the plan also incorporates the plans of all other governmental jurisdictions in that area. Fitting them together harmoniously, it interrelates needs, constraints, and services with natural resources. When completed, the comprehensive plan relates all decisions directly to the air, water, and land resources of the local area in a coordinated manner.

The plan is a statement of the choices made by the public, enacted by their City Council or County Commissioners. These are choices that are made consciously, and are not merely self-fulfilling prophecies of trends and projections. These choices can be made contrary to trends if the changes necessary to affect the trends are made too. These trends must be considered, but only as factors to be taken into account. The choices also reflect a consideration of the area's problems and needs, as well as social, economic, and environmental values. Practical and possible alternative solutions, providing the range of options available, must be considered in making the choices. This assures that the best possible solutions will be developed for the area.

II. Format of the Comprehensive Plan

The public's planning document consists of two parts. The first part is the adopted comprehensive plan, which contains the decisions about the uses of resources, and the provisions of services and facilities. The plan shows the decisions in the form of maps and policy statements. These are equivalent to a broad blueprint for the area: a blueprint that is interpreted when it is applied to specific situations through zoning and other implementation measures. The general plan is adhered to, but some designations, like "residential-single family", may be further refined into several single family residential classifications, depending on the needs of the area. For some jurisdictions the plan will be only a few pages in length; for others, it will take more space to set down the essence of the decisions.

The second part of the planning document consists of the background information, facts, and considerations that served as the basis for the conclusions. This background includes such items as the inventories showing the extent, characteristics, values and limitations of the planning area's resources. It also shows the use of property, property ownership lines and factors related to population and growth trends. The background information describes the nature of the economic base; its development and conservation implications. It also sets out the process that was followed to arrive at the choices made in the plan.

Although not a part of the legally adopted plan document, the background material is essential to understand why and how the plan's conclusions were reached. Whether included after the summation, or provided as a separate appendix, the background information affords the user of the plan more detailed information when it is needed to interpret the plan. It also serves as the basis for consideration of requests for changes and revisions. It provides the basic information needed to understand how the facts were used to reach the conclusions made in the plan. This can be important to assure continuity in the review and updating of the plan.

The plan may cover all of the area within a jurisdiction; it may be composed of plans for subareas, or parts, of the jurisdiction. When area plans are used, they are consolidated through, and fit within, a more generalized, overall plan. The nature of the plans of adjacent areas, and the responsible governing bodies, should be noted also.

The amount of detail needed depends on the nature of the area involved; its size, character and pace of change. The level of detail may not need to be uniform throughout the plan. Some areas within the jurisdiction may need more precision than others. The plan may be fairly general in large homogeneous areas, such as agricultural and forested regions. However, it will need to be detailed in situations where it is important to recognize a boundary between areas, or to identify property lines that will be specific in concentrated areas so that the level of needed services can be determined reliably.

Traditionally, comprehensive plans were supposed to be long range, encompassing twenty plus years, and were quite general. A long-term plan is still necessary to provide a general idea of how growth is to take place; what services will be needed and the management required to conserve resources. However, a short-term plan is more specific in areas that are being urbanized, renewed, or where change is occurring at such a rate that confident decisions cannot be made beyond five to ten years.

The plan is adopted by:

- a. The City Council for an incorporated area;
- b. Both the County Board of Commissioners and the City Council for an unincorporated portion within an urban growth boundary;
- c. The County Board of Commissioners for an unincorporated portion of the county.

The completed plan incorporates the plans of all units of government in the area, and provides a common basis for decisions regarding conservation and development in each city and county; all affected agencies are expected to use it. Each comprehensive plan provides a place for each governmental unit affected by the plan to sign, expressing their agreement with the plan. This signature is a commitment to use the plan and not an agreement to take any actions inconsistent with the plan.

The plan is agreed to by:

- a. Each special district having any land related responsibilities within the plan area, such as water, sewer, solid waste, schools, roads, ports, irrigation, fire, soil conservation, etc.;
- b. Each state and federal agency having responsibilities for regulations, standards, services, property, or the operation and maintenance of facilities in the area;
- c. Optimally, semi-public agencies, such as electric and telephone companies should also be asked to sign the plan, since they are directly affected by the public's decision.

III. Responsibilities for Preparation and Revision

The fitting together smoothly of all parts of the plan is one of the most important features of a comprehensive plan. Coordination occurs primarily during the preparation of the plan by involving all affected people and agencies throughout the development of the plan. These plan and development coordination responsibilities include:

- a. Each city and county is responsible for the preparation of the plan for its jurisdiction. However, both the city and county have the responsibility for working together to jointly prepare the plan for an urban growth area.
- b. The County, under ORS Chapter 197, is charged with the responsibility of coordinating the plans of cities and special districts. CRAG has been designated by the Legislature to perform these functions in the area covered by Clackamas, Multnomah and Washington Counties. Other areas may select an alternative Coordination Body under the procedures of ORS 197.190.
- c. Each special district is also responsible for working with the city and county, to make sure the functional part of their area is consistent with the comprehensive plan for the area.
- d. Each state and federal agency has the responsibility of working with each city and county to incorporate the agency's plans into the comprehensive plan.

To achieve the objective of public understanding and support of the plan, as well as assuring that the plan reflects the desires and needs of the people it is designed to serve, it is essential that the public be

involved throughout the entire process of the making of the plan. Real, useable, involvement opportunities must be created during every phase of the plan development. The public includes:

- The general citizenry of the area;
- All property owners;
- Groups; clubs and organizations;
- Firms; businesses; corporations; private agencies, such as associations, firms, partnerships, joint stock companies; any group of citizens.

The plan development process must also include:

- All affected local, state, and federal agencies;
- Public utility and public service groups and organizations.

Further opportunities for input must include those not living in the area, so they can participate in discussions concerning issues of more than local interest, such as areawide, regional, state, and national concerns.

The plan is not cast in concrete. It is a public plan by a changing society in a developing and renewing, dynamic situation. The plan must be reviewed periodically to assure that it reflects the desires and needs of the people it is designed to serve; that the plan is achieving the desired stated objective. However, it must not be changed dramatically or capriciously at each review if individuals, organizations, and public agencies are to be able to rely on it. If the review takes place with reasonable frequency, then most adjustments will be small and easily accommodated. It is essential that those people and agencies, as well as the general public who were involved with the preparation of the plan, be given the opportunity to be included in any review so their understanding and support of the plan will continue.

SUMMARY OF
FINDINGS AND CONCLUSIONS

CHAPTER II

SUMMARY OF FINDINGS AND CONCLUSIONS

The Wheeler County Comprehensive Plan and Comprehensive Plans for Fossil, Mitchell, and Spray will be the primary land use plans for the incorporated and unincorporated portions of the County after:

1. Adoption by the County Court and each of the City Councils, and;
2. Acknowledgement of Compliance with Applicable Statewide Planning Goals, pursuant to ORS. 197, by the Land Conservation and Development Commission.

Following plan adoption and acknowledgement, the plans and activities of all special districts, State and Federal agencies which will have an impact on Wheeler County or its cities must be consistent with the County and Cities Comprehensive Plans.

What follows is a brief discussion of some conclusions from the plan development process for Wheeler County and a listing of the County and City findings.

Data Inventories

Detailed soil surveys and forest productivity information have not yet been developed for Wheeler County. Without such data it is possible to make only very general statements concerning the allocation of land uses in the unincorporated portions of the County. Availability of the data, in addition to being useful for planning purposes, would also enable private landowners and governmental agencies to increase productivity and assist in protection of the environment.

Economic Conditions

The economy of Wheeler County is resource oriented with agriculture and forest production being the major components. As such, fluctuations in consumer demand and changes in government policies have had profound effects on the condition of Wheeler County's economy in the past. As a means of offering some insulation from fluctuations which are beyond local control, diversification of the County commercial and industrial base should be an important consideration in future development.

Population and Land Use

Population projections for Wheeler County covering the next twenty years indicate either a slight increase or decline in County population. Since only slight population changes are expected it is likely that any growth which does occur can be accommodated within the existing urban areas of Fossil, Mitchell, and Spray. This trend is already noticeable with the unincorporated areas of the County losing population between 1972 and 1978 while the incorporated areas experienced a slight increase. The unincorporated portions of the County should still provide for necessary farm-related residential development in the future.

Public Facilities and Services

The provision of basic governmental and community services are the primary concerns of Wheeler County residents and elected officials. Given the population of the County (below 2,000 persons) and the fact that tax revenues from these residents must provide services to over 1,701 square miles, it will be necessary in the future to encourage development which will not further tax already strained resources. For these reasons development should be encouraged to locate in existing urban areas, for which zoning, subdivision and mobile home park ordinances have been developed providing design requirements and policies for funding of improvements.

In summary, Wheeler County occupies a rather unique position in relation to other Counties in Oregon regarding protection of agricultural and forest resources. Unlike other counties, there are few non-farm or non-forest uses located outside existing urban areas. Given this situation it is possible for Wheeler County to protect its agricultural and forest resource base simply by preserving its present rural character.

The unincorporated portions of the County should be designated for Exclusive Farm Use while future non-farm residential, commercial, and industrial development should be encouraged to locate in existing urban areas. This strategy will reduce the development costs for both the developer and Wheeler County residents, since required services will either already exist or can be economically provided, while protecting rural areas until detailed agricultural and forest productivity data becomes available.

Summary of Findings

Wheeler County

Citizen Involvement

The Wheeler County Planning Commission has served as the Committee for Citizen Involvement.

All County Court and Planning Commission meetings were open to the public.

A County Land Use Planning Survey was conducted in August of 1977 to which 426 residents returned surveys representing approximately half of the population of the County of all ages.

Work sessions with the Wheeler County Court and Planning Commission were conducted on April 10, 1980, on the draft Technical Report, Comprehensive Plan and Implementation Measures.

The draft Technical Report, Comprehensive Plan and Implementation Measures were made available to interested parties and affected government units in April, 1980. Comments on the documents are included in the Appendix of the Technical Report.

Notice of hearings on the Technical Report, Comprehensive Plan and Implementation Measures were mailed to County property owners, affected governmental units, and other interested parties on April 22, 1980.

Notices of hearings on the Technical Report, Comprehensive Plan and Implementation Measures were published and posted prior to the hearings. Copies of the Notices are included in the Citizen Involvement Chapter.

Hearings on the Technical Report, Comprehensive Plan and Implementation Measures were held as follows:

Wheeler County Planning Commission and County Court, May 29, 1980 in the County Courthouse, Fossil, at 7:30 p.m.

Wheeler County Planning Commission, June 19, 1980 in the County Courthouse, Fossil, at 7:30 p.m.

Wheeler County Court, June 24, 1980 in the County Courthouse, Fossil, at 7:00 p.m.

Wheeler County Planning Commission and County Court, July 8, 1980 in the County Courthouse, Fossil, at 2:00 p.m.

Wheeler County Planning Commission, August 5, 1980 in the County Courthouse, Fossil, at 7:30 p.m.

Wheeler County Court, August 6, 1980 in the County Courthouse, Fossil, at 2:00 p.m.

Land Use Planning

Oregon Revised Statutes Chapters 92, 197, and 215 provide the basis for planning and development regulations affecting county land use.

The Statewide Planning Goals as adopted by the Land Conservation and Development Commission provide the framework for local planning.

Statewide Planning Goals 15-19 are not applicable to Wheeler County.

No exceptions to Goal 3 Agricultural Lands or Goal 4 Forest Land can be justified at this time.

Almost all land within Wheeler County is presently utilized for farming, livestock grazing, forest management, or is in open space as indicated on the existing land use map.

At the present time detailed soil surveys or forest productivity information has not been developed for the entire county.

Sixty-four percent (64%) of the total land area within the County is managed by eighty major farms with the average Wheeler County farm estimated to be 8,719 acres.

Twenty-six percent (26%) of the total land area within Wheeler County is under public ownership.

Inventories of natural resources, socio-economic characteristics, man made structures and utilities were completed for Wheeler County.

A Comprehensive plan for the County was prepared to provide a framework for future growth and economic development.

Agricultural Lands

A county-wide soils survey has not been completed and consequently capability classes and limitation ratings are not available.

The majority of Wheeler County's better cropland lies along the John Day River and other narrow creek valleys, as indicated on the existing land use map.

Cattle ranching has been the backbone of the County agricultural economy, comprising over 80% of gross farm income in recent years.

Intensive agricultural development in Wheeler County is dependent on adequate irrigation water, storage facilities, and transportation.

Much of the range land within the County is in a deteriorated condition and suffers erosion in the steep and water-spout prone areas.

Summer range on National Forest land provides a valuable resource for the County Stockmen and is crucial to cow/calf operators.

Several reservoir sites have been identified in Wheeler County and feasibility studies, if initiated, could demonstrate that existing surface water supplies might be more effectively utilized over the water year.

Forest Land

Wheeler County forest land has been inventoried by ownership, general productivity class and special management needs.

The Oregon Department of Forestry has defined the East Central Oregon Fire District Boundary in terms of productivity and potential for commercial timber utilization. For this reason, the land within the East Central Oregon Fire District warrants protection for future timber production.

Commercial stands of timber on private, non-industrial land could contribute significantly to future timber production in Wheeler County.

Timber management operations are severely hampered when commercial timber land is broken into parcels of less than 160 acres and recreational structures are interspersed through land managed for commercial timber production.

Much of Wheeler County's forest land suffers from overstocking while other areas could benefit from forestation or reforestation efforts.

The Forest Practices Act, timber sales administrative rules, slash piling requirements and logging road construction requirements all offer protection for the soil, water, wildlife and timber resources of the County if fully administered and could help maintain the long-term productivity of all woodland resources.

Recent infestations of mountain pine bark beetle have seriously eroded the supply of merchantable saw timber and increased fire danger while simultaneously enhancing the supply of wood for chipping, shaking, and small wood products manufacture.

Utility and road easements and rights-of-way can remove significant amounts of land from timber production.

Land and timber management plans currently under development by the Forest Service for the Umatilla and Ochoco National Forests will have a substantial impact on the supply of timber available to sustain future employment in logging and wood processing.

Open Spaces, Scenic and Historic Areas, and Natural Resources

Wheeler County is characterized by large open vistas of sparsely settled timber, farm, and grazing land.

An abundance of archaeological, geological and historical sites are found on public and private land throughout Wheeler County. Some are protected while others are not.

Wheeler County has a variety of fish and wildlife habitat including the John Day River and tributaries, high forest lands, and plateau areas where many fish and wildlife species are found.

The John Day River from Service Creek to its junction with the Columbia River has been declared a Scenic Waterway by the State of Oregon and has been under study by the U.S. Department of the Interior for National Scenic River Status.

Recent attempts to develop coordinated resource planning for areas of the County through cooperation and negotiation among private landowners, the SCS and extension agency promises to improve all resource output and sporting recreation opportunities in Eastern Oregon.

Overgrazing of commercial stock on private and public range and forest land has been a problem in much of Wheeler County.

Private landowners have suffered financial losses by permitting wild game species to forage on their farm and range land.

The Oregon Department of Fish and Wildlife, Heppner District prepared Fish and Wildlife Management Recommendations, in September, 1978, which are included in the appendix of this report.

The Ochoco Divide Research Natural Area located in southwest Wheeler County, provides important baseline data for comparison with non-RNA lands, a gene pool for plants and animals and sites for scientific and educational study.

Deposits of Pumice/Pumicite and clays suitable for red-firing brick and tile may occur at economically significant levels in portions of the County. Mercury, uranium, chromite, potassium feldspar, coal and zeolite deposits have also been identified in Wheeler County, through low purities, small deposits and distance to markets have discouraged development.

Mineral aggregate, used primarily for road building and construction, is found at numerous sites in Wheeler County and the protection of these sites from the impacts of adjacent conflicting development is a concern expressed by the Oregon Department of Transportation in a letter included in the appendix of this report.

Air, Water, and Land Resources Quality

Air quality in Wheeler County is usually high and constitutes a recreational and health resource on which County residents have come to rely.

Degradation of water quality in Wheeler County rivers, streams and ground reserves could adversely affect all users by reducing acceptable water supplies or be requiring improved water treatment.

Most Wheeler County residents rely on individual septic tanks for sewerage disposal, as Fossil maintains the only sewerage system and treatment facilities in the County.

Solid wastes from all sources pose a significant and growing problem for Wheeler County residents and the 1974 Solid Waste Disposal Plan for the County presents the most recent data available for impacts on land quality.

Wheeler County, as a whole, has experience few problems relating to excessive noise.

Areas Subject to Natural Disasters and Hazards

Portions of Wheeler County are prone to water spouts while land along the County's rivers and creeks is subject to flooding from high spring run-off. Flood plain areas have been mapped by the Federal Insurance Administration for the Cities of Fossil, Mitchell, and Spray only.

Some areas in Wheeler County have severe limitations for construction of buildings, roads, and drainfields.

Range and forest fires pose a threat to life and property, especially in outlying, relatively isolated forest and range land areas.

Recreational Needs

Wildlife and fisheries resources provided over 48,000 recreational days to sport persons and over \$3 million gross economic impact to the state. It is estimated that about 25% of this amount, or \$769,000, accrued to Wheeler County businesses.

The County's state and national parks attract many visitors to the area and if more facilities were provided, overnight camping would be enhanced.

Highway 26, a Trans-America bike route, passes through Mitchell and provides opportunity for bikers to enjoy the County's scenery.

The County has few restaurants and motels to serve overnight tourists, though overnight facilities are available in Fossil and Mitchell.

The John Day River provides a valuable recreational resource to white water rafters who have enjoyed about 5000 recreation days annually in the past few years.

Economic Development

The economy of Wheeler County is a resource oriented one, tied directly to agriculture and forest production.

Mineral and aggregate resources have been discovered in Wheeler County but low purities, small deposits, and distance to market have discouraged development.

Fluctuation in domestic and international demand and chronically depressed grain and beef prices argue for further diversification of Wheeler County agriculture where economically feasible.

The wood products industry has been an important source of basic industry employment, payroll and revenue in Wheeler County and has supported secondary employment in the trade, finance, transport, service and government sectors.

Over-reliance on a limited number of wood products such as lumber and plywood has rendered the County industrial economy vulnerable to economic fluctuations beyond local control.

In 1977, the Kinzua Corporation, employing approximately 100 persons, closed its sawmill and dismantled the company owned townsite of Kinzua.

Housing

The indications from housing data supplied by the Oregon Department of Commerce for new non-subsidized housing for Wheeler County for April, 1978, through June, 1980, is not encouraging. Little construction is expected.

Over half of all 1978 occupied dwellings in Wheeler County were built prior to 1939 which serves as a general indicator of inadequate housing within the County.

Public Facilities and Services

The majority of municipal water supply facilities in Wheeler County are dependent on ground water sources located outside municipal boundaries. The effects of continued withdrawal from these sources has not been documented.

A majority of the residents of Wheeler County rely on individual septic tanks for sewerage disposal.

Transportation

Wheeler County is served by a highway oriented transportation system. The state highway system and funding policies of the Oregon Department of Transportation will have a key role in determining the effectiveness of this system in the future.

The County road system for Wheeler County serves as a local collector of market and residential traffic for the state highway system. Maintenance and improvement of the system will depend on the availability of funds as well as the relative importance of each particular road to the system.

The U.S. Forest Service road system provides transportation and access for a number of uses which are of considerable importance to the Wheeler County economy. Timber management and grazing support services, residential access and recreational uses are all facilitated by the forest road system.

Funding available for construction and improvement of both state and local roads will be limited in the future requiring development of a strategy for preservation of the existing road system and utilization to it's highest potential.

Regularly scheduled air service, commuter and emergency medical evacuation services are not available within Wheeler County at this time. The provision of these services or connections to them are dependent on development of all weather airport or helicopter facilities within the County.

Availability of truck service to Wheeler County provides a means for the shipment of local goods to markets.

Regularly scheduled bus service by Pacific Trailways through Wheeler County was terminated on May 10, 1979. Connections to an interstate bus route can now be made only through John Day, in Grant County, which is about 70 miles from Mitchell. The new schedule has resulted in the loss of passenger and express package service for County residents.

Continued railroad service on Arlington-Condon Branch Line will preserve the opportunity for future containerized truck service to Wheeler County. Currently such service is only available through the Hood River and Hinkle yards.

Encroachment of incompatible land uses on transportation facilities can seriously impact the efficiency of these facilities in the future and require relocation of facilities at great public and private cost.

Transportation facilities can have a serious impact on adjacent land uses, of particular concern in Wheeler County are effects on adjacent agricultural and forest lands.

Two programs, administered by the Area Agency on Aging (AAA), are presently providing transportation for the low-income elderly of Wheeler County. The needs of other transportation disadvantaged persons, the poor, disabled, and young, are being addressed by an informal ridesharing system, but other solutions to the problem will be examined for the future.

Energy Conservation

The use of passive solar systems, shade trees, energy efficient building techniques, site design and weatherization of existing buildings could contribute to the efficiency of energy utilization in Wheeler County.

Urbanization

In 1979, unincorporated portions of Wheeler County showed a slight decline in population while the incorporated areas showed a slight increase over 1972 population figures.

Available population projections for Wheeler County indicate a gradual increase in population over the next twenty-year period.

Any growth experienced in Wheeler County can be adequately handled within existing city limits and through farm related housing in unincorporated portions of the County.

Inclusion of three small areas contiguous to the City of Spray within the urban growth boundary would resolve possible conflicts resulting from application of two differing sets of development regulations to a parcel under single ownership and allow annexation upon application of the property owners without the necessity of a plan amendment.

Fossil, Mitchell and Spray

In general all the findings derived for the unincorporated portions of Wheeler County will also apply to its cities. In instances of particular importance some county findings are repeated.

Citizen Involvement

The Fossil Planning Commission and the City Councils of Mitchell and Spray have served as the Committees for Citizen Involvement.

All Planning Commission and City Council meetings were open to the public.

A County Land Use Planning Survey was conducted in August, 1977 to which 426 residents responded representing approximately half of the County population of all ages.

Work sessions with the Fossil Planning Commission and the City Councils of Mitchell and Spray were conducted in April 7-11, 1980 on the draft Technical Report, Comprehensive Plans and Implementation Measures.

The draft Technical Report, Comprehensive Plans and Implementation Measures were made available to interested parties and affected governmental units in April, 1980.

Notice of hearings on the Technical Report, Comprehensive Plans, and Implementation Measures were mailed to affected governmental units and other interested parties on April 22, 1980.

Notices of hearings on the Technical Report, Comprehensive Plans, and Implementation Measures were published and posted prior to the hearings. Copies of the notices are included in the Citizen Involvement Chapter.

Hearings on the Technical Report, Comprehensive Plans and Implementation measures were held as follows:

Mitchell City Council, May 27, 1980 in the Community Hall, Mitchell,
at 7:00 P.M.

Fossil Planning Commission and City Council, May 28, 1980 in the City Hall,
Fossil, at 7:00 P.M.

Spray City Council, May 30, 1980 in the City Hall, Spray, at 7:30 P.M.

Fossil Planning Commission and City Council, June 16, 1980 in the City
Hall, Fossil, at 7:00 p.m.

Spray City Council, June 17, 1980 in the City Hall, Spray, at 7:30 p.m.

Mitchell City Council, June 20, 1980 in the Community Hall, Mitchell,
at 7:00 p.m.

Land Use Planning

Oregon Revised Statutes Chapters 92, 197 and 257 provide the basis for planning and development regulations affecting city land use.

The Statewide Planning Goals as adopted by the Land Conservation and Development Commission provide the framework for local planning efforts.

Statewide Planning Goals 3,4, and 15-19 are not applicable to the Cities of Fossil, Mitchell, and Spray.

Inventories of natural features, socio-economic characteristics, man made structures and utilities were completed for the Cities of Fossil, Mitchell and Spray.

Condition and level of public facilities and services were evaluated.

Comprehensive plans for the three cities were prepared to provide a framework for future growth and economic development.

An existing land use survey for the Cities of Fossil, Mitchell, and Spray was completed in 1979 by the East Central Oregon Association of Counties.

Agricultural Lands

While a county-wide soils analysis has not been completed for the unincorporated portions of Wheeler County, the Soil Conservation Service has surveyed the area within and immediately adjacent to Fossil, Mitchell and Spray.

Agricultural uses presently exist within the city limits of Fossil, Mitchell and Spray which should be encouraged to continue until such time as the lands are required for urban development.

A means of preserving the resource oriented economy of Wheeler County is encouraging the location of residential, commercial and industrial development within the urban growth boundaries of Fossil, Mitchell and Spray.

Forest Lands

There is no forest land located within the planning areas for the Cities of Fossil, Mitchell and Spray.

Open Spaces, Scenic and Historic Areas, and Natural Resources

Archaeological, fossil, and historical sites are located within and adjacent to the Cities of Fossil, Mitchell and Spray. Some of these sites are protected while others are not.

Three areas within the City of Mitchell, the mountain located in the northern section of town, that land along the bottom of the canyon to the east of downtown and south of the Ochoco Highway, and land adjacent to the South Side of Bridge Creek along the Ochoco Highway are not generally suitable for development due to natural hazards, and should be protected by an Open Space designation.

The area south of the city reservoir is sloped in such a manner that any run-off or septic tank infiltration could enter the city water system. In order to protect water quality, this area should be protected by an Open Space designation.

The John Day River, flowing through Spray offers a water, as well as, fish and wildlife resource.

Potentially usable energy resources within the Cities of Fossil, Mitchell and Spray include: solar energy, wind energy, solid waste and non-commercial grade wood products.

Air, Water and Land Resource Quality

Fossil maintains the only sewerage treatment plant, while Mitchell and Spray rely on individual septic tanks for sewerage disposal.

The air quality for the Cities of Fossil, Mitchell and Spray is usually high and constitutes a resource that residents have come to rely upon.

Degradation of municipal water sources could adversely affect all users by reducing acceptable water supplies or by requiring improved water treatment.

Solid waste disposal sites are located within or adjacent to each of the cities.

The Cities of Fossil, Mitchell, and Spray have experienced few problems relating to excessive noise levels.

Areas Subject to Natural Disasters and Hazards

Flood plain areas have been mapped for the Cities of Fossil, Mitchell and Spray by the Federal Insurance Administration.

Slopes of greater than or equal to twelve percent (12%) exist in portions of each city.

The Soil Conservation Service has developed Soil Surveys for each of the cities with soil classification and limitation tables outlining developmental restrictions for various soil types found within each city.

Recreational Needs

Parks and recreational areas exist within and adjacent to the Cities of Fossil, Mitchell and Spray.

The John Day River adjacent to Spray, provides a recreational resource to residents and visitors to that city.

Overnight and other tourist commercial facilities are located in Fossil and Mitchell, additional facilities may be needed to serve visitors to Wheeler County.

The development of multi-purpose, community-oriented, recreational facilities, in conjunction with school facilities would allow provision of facilities at a much lower cost to city residents.

Economic Development

Past economic activity has been largely resource oriented in nature.

The establishment of diversified industrial development in areas of Fossil, Mitchell and Spray where necessary facilities are available and undesirable effects can be minimized will be necessary to revitalize the Wheeler County economy.

Potential industrial sites have been identified for the Cities of Fossil and Spray but due to topographic problems no sites have been identified for the City of Mitchell.

Housing

Various sources of housing data indicate much of the existing housing in the County is inadequate and very little new, non-subsidized construction is expected in the near future.

Programs by public agencies and private investment for the development of housing for low and moderate income residents of Fossil, Mitchell and Spray offer possible solutions to current housing problems.

It will be necessary for the Cities of Fossil, Mitchell and Spray to serve as the primary residential areas of the County if the resource oriented economy and rural nature of Wheeler County are to be preserved.

Public Facilities and Services

The existing water distribution system for the City of Fossil is geared mainly for the supply of domestic water rather than production of pressure necessary for fire protection purposes.

Since a portion of Mitchell's watershed is located within the Ochoco National Forest, management practices undertaken on Federal lands could result in impacts to the quality and quantity of water available to the City.

The U.S. Environmental Protection Agency (EPA) has identified a high level of turbidity in the Mitchell water supply which is in violation of National Drinking Water Standards. An application has been made for Federal funding to assist in establishing a new supply source.

Mitchell has established a Local Improvement District to deal with extensions of the municipal water system within the City's extensive geographical boundaries.

The existing water storage capacity for the City of Spray does not appear adequate in the event of a system failure. An expansion of storage capacity to 100,000 gallons, a more adequate amount is planned.

The majority of municipal water supply facilities in Wheeler County are dependent on groundwater sources. The effects of continued withdrawal from these sources has not been documented.

The Department of Environmental Quality (DEQ) has documented several violations of the waste discharge permit for the City of Fossil. It is not clear whether the problem involves the age of the facility or the manner in which it is operated, but the City is attempting to improve the system with the addition of a Chlorine Contact Tank.

The Cities of Mitchell and Spray are dependent on individual septic tanks and disposal fields which, according to available engineering data, are working well at the present time.

In Wheeler County, as in other rural areas, the development of storm drainage systems for smaller communities has been neglected due to funding limitations and the more pressing need for provision of basic sewer and water services.

Transportation

Funding available for construction and improvement of both state and local roads may be limited in the future requiring development of a strategy for preservation of the existing system and utilization to its highest potential.

Involvement is necessary by the citizens of Fossil, Mitchell, and Spray in the planning process to suggest improvements and assign priorities to County and State projects contributing to a transportation system which is efficient and responsive to their future needs.

Two programs, administered by the Area Agency on Aging (AAA), are presently providing transportation for the low-income elderly of Wheeler County. The needs of other transportation-disadvantaged persons, the poor, disabled, and young, are now being addressed by an informal ridesharing system, but other solutions to the problem will be examined for the future.

Energy Conservation

The use of passive solar systems, shade trees, energy efficient building techniques, site design, and weatherization of existing buildings, could contribute significantly to more efficient energy utilization in the Cities of Fossil, Mitchell, and Spray.

Urbanization

The factors considered in identifying urbanizable land and the urban growth boundary for the Cities of Fossil, Mitchell, and Spray included: existing city limits lines, flood plain and water prone areas, soil classifications and limitations, steep slopes topography, growth potential, access and ability to provide water and sewer service.

Annexations to cities is limited to that land included within the urban growth boundary under LCDC Administrative Rule "City Annexations and Applications of Goals Within Cities" adopted February 19, 1978 and the Oregon Court ruling in Peterson V. Klamath Falls 279 OR 247 (1977).

Available population projections for Wheeler County indicate a gradual increase in population over the next twenty-year period.

Any growth experienced by Wheeler County can be adequately handled within existing city limits and by farm related housing in unincorporated portions of the County.

Inclusion of three small areas contiguous to the City of Spray within the urban growth boundary would resolve possible conflicts resulting from application of two differing sets of development regulations to a parcel under single ownership and would allow annexation upon application by the property owners without the necessity of a plan amendment.

The location of Urban Growth Boundaries for Fossil, Mitchell, and Spray has been justified based on both population projections, public service capabilities, and natural limitations.

The LCDC Administrative rule "Acknowledgement of Compliance" requires an urban growth area joint management agreement between Spray and Wheeler County (if the Urban Growth Boundary is jointly adopted).

CITIZEN INVOLVEMENT

Chapter III

Citizen Involvement

On April 5, 1976 Wheeler County entered into a formal agreement with the Oregon Land Conservation and Development Commission (LCDC) for a Planning Assistance Grant. Wheeler County's work toward compliance with LCDC planning goals started early in 1977 with the hiring of James Shapland to write the Comprehensive Plan. He worked to involve high school students during the summer of 1977 in conducting a county land use planning survey (Oregon Research Institute). Two other high school students were hired that summer to gather resource data and contact various agencies for the planning effort. Unfortunately Mr. Shapland left before the draft was approved.

Bea Donnelly, then secretary for the County Planning Commission was appointed Planning Coordinator and was charged with the responsibility of completing the Comprehensive Plan. Peg Ashmead was hired at that time to do the drafting work on necessary resource data maps.

Early in 1978 a series of ranch house meetings were conducted as a means of finding out the feelings of county citizens regarding the County Plan and to serve as education on the planning process. Eleven such meetings were conducted together with conferences with large corporate owners such as Kinzua Corporation and Brooks Resources. In all it is estimated that over 95% of the property owners within Wheeler County were contacted and contributed to the Plan. (See map and related materials)

In the fall of 1978 Wheeler County contracted with the East Central Oregon Association of Counties (ECOAC) to provide staff support for the planning effort. Beginning in November, 1978, and continuing through the present time, the East Central Oregon Association of Counties Staff met with the City Councils of Fossil, Mitchell, and Spray and County-City Planning Commissions on several occasions to discuss and review planning data.

Briefly summarized, the Citizen Involvement effort has included:

The Wheeler County Planning Commission, Fossil Planning Commission and the City Councils of Mitchell and Spray have served as the Committees for Citizen Involvement.

All County Court, Planning Commission and City Council meetings were open to the public.

A County Land Use Planning Survey was conducted in August of 1977 to which 426 residents returned surveys representing approximately half of the population of the county of all ages.

Work sessions with the Wheeler County Court and Planning Commission, Fossil City Council and Planning Commission, Mitchell and Spray City

Councils were conducted on April 7-11, 1980 on the draft Technical Report, Comprehensive Plans and Implementation Measures.

The draft Technical Report, Comprehensive Plans, and Implementation Measures were made available to interested parties and affected governmental units in April, 1980.

Notice of hearings on the Technical Report Comprehensive Plans, and Implementation Measures were mailed to county property owners, affected governmental units, and other interested parties on April 22, 1980.

Notices of all hearings on the Technical Report, Comprehensive Plans, and Implementation Measures were published and posted prior to the hearings. Copies of the notices are included in this chapter.

Hearings on the Technical Report, Comprehensive Plans, and Implementation Measures were held as follows:

Wheeler County Planning Commission and County Court, May 29, 1980
In the County Courthouse, Fossil, At 7:30 P.M.

Mitchell City Council, May 27, 1980, in the Community Hall, Mitchell
at 7:00 P.M.

Fossil Planning Commission and City Council, May 28, 1980, in the
City Hall, Fossil, at 7:00 P.M.

Spray City Council, May 30, 1980, in the City Hall, Spray at 7:30 P.M.

Fossil Planning Commission and City Council, June 16, 1980, in the
City Hall, Fossil, at 7:00 P.M.

Spray City Council, June 17, 1980, in the City Hall, Spray, at 7:30 P.M.

Wheeler County Planning Commission, June 19, 1980, in the County
Courthouse, Fossil, at 7:30 P.M.

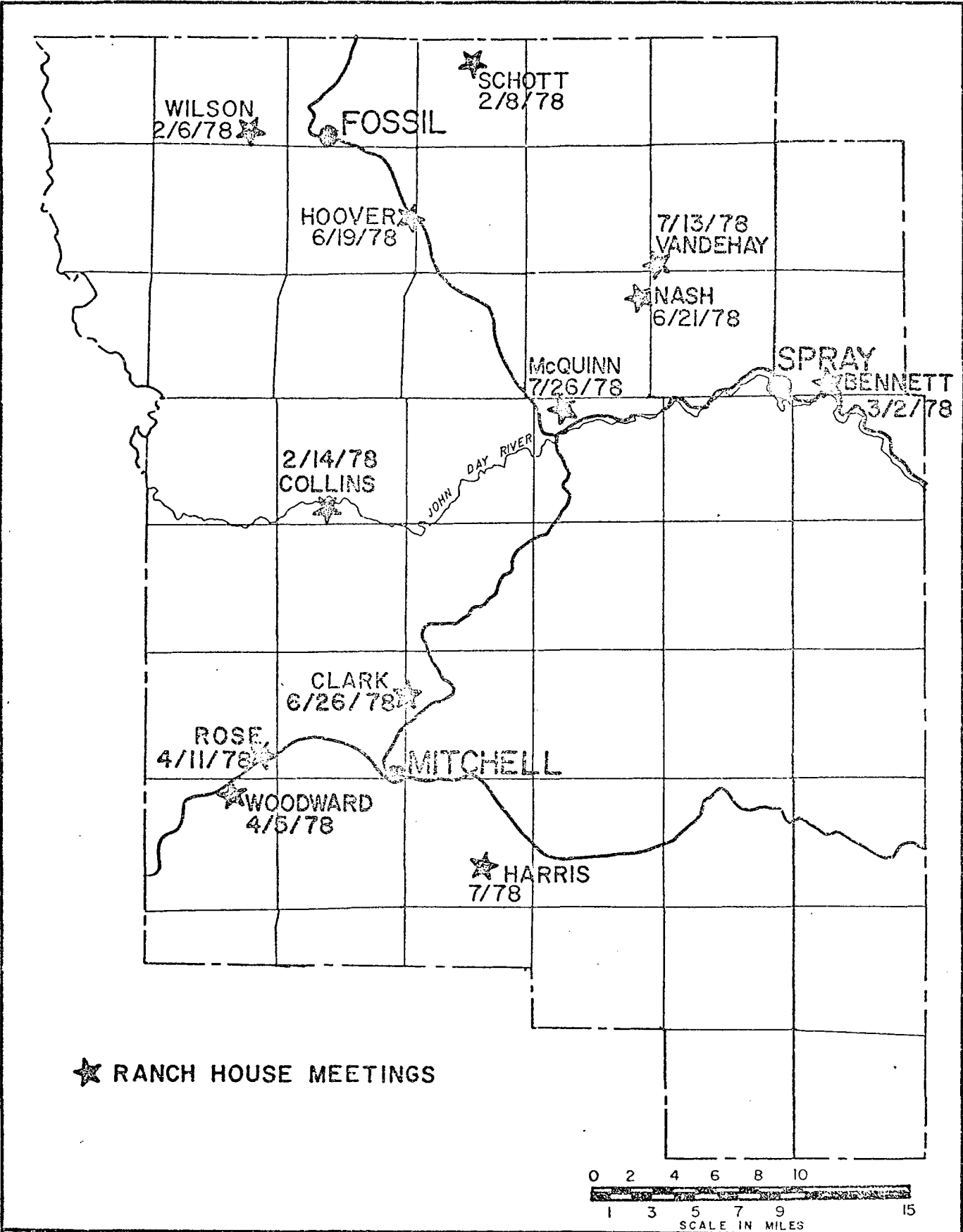
Mitchell City Council, June 20, 1980, in the Community Hall,
Mitchell, at 7:00 P.M.

Wheeler County Court, June 24, 1980, in the County Courthouse,
Fossil, at 7:00 P.M.

Wheeler County Planning Commission and County Court, July 8, 1980j
in the County Courthouse, Fossil, at 2:00 P.M.

Wheeler County Planning Commission, August 5, 1980, in the County
Courthouse, Fossil, at 7:30 P.M.

Wheeler County Court, August 6, 1980, in the County Courthouse,
Fossil, at 2:00 P.M.



CITIZEN INVOLVEMENT
WHEELER COUNTY, OREGON



Questions asked at ranch house meetings:

- 1 Do you have to give access to someone so they can cross your property to get to theirs?

No, except for "way of necessity" to an owner of existing residence or farmer, who then must pay for access. See ORS 376.105 to 376.120. Or "prescriptive easements" to the public who have used the route for years and who need not pay for such access.

2. If you buy a piece of property that had a house on it previously, can you build another house without a conditional use from the planning commission?

No, See Wheeler Zoning Ordinance 5.010-5.050.

3. Can I sell two non-farm home sites off my property without having to file something the county? If I sell the 3rd one, am I subdividing?

- a) Yes, if no road is created. See ORS 92.010(8) and 92.014.
b) Yes. See ORS 92.010(12), 92.016 and 92.025.

4. Does the county automatically take over a road in a subdivision as a county road? Would or could the county take over any road if 2 or more people lived on it and it presently wasn't a county road?

- a) No. See ORS 368.095(g) and 368.405.
b) Yes. It could if at least 12 persons or majority living on road petitioned County. See ORS 368.405 and 368.620.

5. I would like to give each of my children a piece of property for a home for themselves if they come back to Wheeler County to retire. Do I have to file a plat as a subdivision?

Yes, if you give 3 or more children land within the same year and you retain a piece for yourself. See ORS 92.010(12) and 92.016.

6. Is there a state law or county law that says before I can sell a piece of ground for a home that it has to have DEQ approval, access?

No, but before the buyer can put in a septic system he must get DEQ approval. See ORS 454.655 and he may be required to get DEQ approval before he can build a house. See Wheeler County Zoning Ordinance 6.010 and 3.080.

7. What's the difference between EFU Zone and an F-2 zone?

EFU - allows as "permitted uses" farm, school, churches, timber-growing and cutting, and utilities and limits "conditional uses", while F-2 allows as "permitted use" everything permitted in EFU plus fishing and hunting for fee and expands "conditional uses". See Wheeler County Zoning Ordinance 3.010- 3.080. For short discussion of differences for zoning and tax purposes, See "1000 Friends v. Benton County" 32 or App. 413 (1978) at pages 428-429.

their future commercial productivity. The incorporation in Goal 3 of the statutory prerequisite of ORS 215.203 that the lands be capable of "obtaining a profit in money" does not change the meaning of the basic Goal 3 planning objective. Indeed it is clear that marginally productive land can qualify for exclusive farm use zoning under ORS 215.203.

We held in *Rutherford v. Armstrong, supra*, that even though a five-acre parcel "could not support an economically profitable farm unit," it nevertheless could be sufficiently profitable to qualify for "farm use" under ORS 215.203. In that case we traced the legislative history of ORS 215.203, pointing out that from 1967 to 1973 the statute required only that "the whole parcel" produce a "gross income from farm uses of \$500 per year" to satisfy the requirements of "obtaining a profit in money." The \$500 test was deleted from the statute in 1973. In 1977 the legislature enacted ORS 308.372, Oregon Laws 1977, ch 399,⁴

⁴ORS 308.372 provides in part:

"(1) For purposes of ORS 215.203, 215.213 and 308.345 to 308.403, farmland that is not within an area zoned for farm use under ORS 215.010 to 215.190 and 215.402 to 215.422, is not used exclusively for farm use unless in three out of the five calendar years immediately preceding the assessment date the farmland was operated as a part of a farm unit that has produced a gross income from farm uses in the amount provided in subsection (2) of this section. As used in this section, 'gross income' includes the value of any crop or livestock that is used by the owner personally or in his farming operation, but shall not include the value of any crop or livestock so used unless records accurately reflecting both value and use of the crop or livestock are kept by the owner in a manner consistent with generally accepted accounting principles. The burden of proving the gross income of the farm unit for the years described in this subsection is upon the person claiming special assessment for the land.

"(2) (a) If the farm unit consists of less than five acres, the gross income amount required by subsection (1) of this section shall be at least \$500.

"(b) If the farm unit consists of five acres but does not consist of more than 20 acres, the gross income amount required by subsection (1) of this section shall be at least equal to the product of \$100 times the number of acres and any fraction of an acre of land included.

"(c) If the farm unit consists of more than 20 acres, the gross income amount required by subsection (1) of this section shall be at least \$2,000.

"* * * *"

which reinstated a gross income test based upon acreage in a parcel. But that test applies only to unzoned "farm use" land, i.e. unzoned farm land which is entitled to the "farm deferral" tax under ORS 308.370(2).⁵ ORS 308.380 also provides that the Department of Revenue shall "provide by regulation for a more detailed definition of farm use * * * for determining eligibility of unzoned farm land under ORS 308.307(2)." The statutes have remained silent since 1973 with respect to specific standards for determining what is meant by "obtaining a profit in money" for land placed in exclusive farm use zones under ORS 215.203.

The legislative history of ORS 215.203 indicates that the use of the term "profit" in that statute does not mean profit in the ordinary sense, but rather refers to gross income inasmuch as this was the test under the former \$500 standard and is the present statutory standard for unzoned farm land. Since the legislature did not specify a gross dollar amount required for lands to qualify for exclusive farm use zones under ORS 215.213, it intended that this be a matter of discretion for the counties. LCDC may as part of its goals impose limits on that discretion. Thus, if the lands meet the definition of "agricultural lands" as provided in Goal 3, and are capable of current employment for agricultural production for the purpose of earning money receipts, Goal 3 is applicable and the County is required to address the considerations set forth in the operative provisions of that goal.

We are unable to determine from the County's findings whether the proposed subdivision lands are

⁵ORS 308.370 provides for two types of property tax treatment for farm lands. If lands are contained within an exclusive farm use zone under ORS 215.203, then they are taxed at "the true cash value for farm use." ORS 308.370(1). Owners of non-zoned farmland may apply for farm tax deferral. If the land is "farm-use" land as defined in ORS 215.203, as modified and further defined by ORS 308.372 and 308.380, then the land is taxed as "the true cash value for farm use." However, if the owner of non-zoned farm land changes the use to a non-farm use, then under ORS 308.395 he is liable for a substantial additional assessment.

Wheeler County Planning Commission

WHEELER COUNTY COURT HOUSE

W H E E L E R

Fossil, Oregon 97823

March 31, 1978

Dear Ranch Owner:

Wheeler County is working to revise their Comprehensive Plan as directed by LCDC. You, as a land owner outside city limits, will be most effected by new rules and regulations.

So you will be better informed and have a chance to express your ideas, a small ranch house meeting will be held at the Bob & Jane Woodward home, 7 or 7:30 p.m., Wednesday, April 5. This will be informal and I'm hoping you will let us know your ideas on how you would like to see Wheeler County develop.

Subdivisions, recreation, ranching, can they all exist together?

It is a short distance. I hope you will make the effort to attend.

Sincerely,

Bea Donnelly, Planning Coordinator

Wheeler County Planning Commission

WHEELER COUNTY COURT HOUSE

W H E E L E R
Fossil, Oregon 97823

April 6, 1978

Dear Ranch Owner:

Wheeler County is working to revise their Comprehensive Plan as directed by LCDC. You, as a land owner outside city limits, will be most effected by new rules and regulations.

So you will be better informed and have a chance to express your ideas, a small ranch house meeting will be held at the Mrs. Iva Rose home, 7 or 7:30 p.m., Tuesday, April 10. This will be informal and I'm hoping you will let us know your ideas on how you would like to see Wheeler County develop.

Subdivisions, recreation, ranching, can they all exist together?

It is a short distance. I hope you will make the effort to attend.

Sincerely,

Bea Donnelly/mk

Bea Donnelly, Planning Coordinator

BD/md

Wheeler County Planning Commission

WHEELER COUNTY COURTHOUSE
W H E E L E R
Fossil, Oregon 97823

Mr. and Mrs. Tom Wright

Denzil White

David Hunt

Larry Brown

Bob Wehrli

Billy Joe Cobb

Jim Humphrey

Milt Boring

Lyle Ostrander

Edgar Myers

Lee Hoover

§ Alva Hunt
Edwin Derrick
§ Orva Dyer
Dick Allen
Edwin Asher

June 14, 1978

A ranch house meeting will be held in your area at the Lee and Patsy Hoover ranch, Monday, June 19th, 7:30 P.M. to 9 P.M. I would like your views and ideas on how you would like to see Wheeler County develop over the next 10 to 15 years. Your Comprehensive Plan is suppose to be sort of guidelines for our development.


You are a ranch owner. It is your land that is being planned and zoned. You should make your views known before the plan is finalized.

Some of the questions will be: should we stay in agriculture and forestry? Want more 40-160 acre subdivisions? should we have a minimum acreage size that can be sold? What about home sites around the county? Do you understand Exclusive Farm Use zoning (EFU). Should we set aside some land for recreation? I need your help.

Please try to come to this meeting. We are also going to be concerned with a Urban Growth Boundary around the town of Fossil. Some of you are going to be interested in that.

If you have any questions before the meeting, I can be reached at the Planning Commission office, 763-2911 or my home number is 763-2130. I welcome any interest you have.

Sincerely,



Bea Donnelly, Coordinator
Comprehensive Plan

Wheeler County Planning Commission

WHEELER COUNTY COURT HOUSE

Fossil, Oregon 97823

Mr. & Mrs. Bud Nash
Mr. & Mrs. Art Robison
Mr. & Mrs. Ray Davis
Mr. & Mrs. Tom Landweir
Mr. & Mrs. Leonard Collins
Mr. & Mrs. Mike Fleischer

June 15, 1978

A ranch house meeting will be held in your area at the Bud and Ellen Nash ranch, Wednesday, June 21, 7:30 to 9 P.M. I would like your views and ideas on how you would like to see Wheeler County develop over the next 10 to 15 years. Your Comprehensive Plan is suppose to be sort of guidelines for our development.

You are a ranch owner. It is your land that is being planned and zoned. You should make your views known before the plan is finalized.

Some of the questions will be: should we stay in agriculture and forestry. Want more 40-160 acre subdivisions. should we have a minimum acreage size that can be sold. What about home sites around the county. Do you understand Exclusive Farm Use Zoning (EFU). Should we set aside some land for recreation? I need your help.

Please try to come to this meeting. If you have any questions before the meeting, I can be reached at the Planning Commission office, 763-2911 or my home number is 763-2130. I welcome any interest you have.

Sincerely,



Bea Donnelly, Coordinator
Comprehensive Plan

Wheeler County Planning Commission

WHEELER COUNTY COURTHOUSE

W H E E L E R
Fossil, Oregon 97823

June 23, 1978

✓ Mr. and Mrs. Lyle Cole	✓ Elmer Jackson
✓ Mr. and Mrs. Dale Cole	✓ Audrey Jackson
✓ Mr. and Mrs. Fran Cherry	✓ Bob Collins
✓ Mr. and Mrs. Fred Hanson	✓ Bill Smith
✓ Mr. and Mrs. Charles Maxwell	✓ Charley Miller
✓ Mr. and Mrs. Bill Clark	✓ Charles Mecartea

Ranch house meetings are being held in local areas to get more of your views on how you would like to see Wheeler County develop over the next ten years. Your ideas will go into the development of Wheeler County's Comprehensive Plan.

A ranch house meeting in your area will be held Monday evening, June 26, 7:30 p.m. to 9 p.m. at the Bill Clark home. I hope you will be able to attend on this short notice.

As a ranch owner you are being planned for. Make your views known before the plan is finalized. Some of the questions will be: should we stay in agriculture and forestry; want more 40-160 acre subdivisions, if so should they be in a certain area, located close to towns for services, What about home sites around the county? Do you understand Exclusive Farm Use Zoning (EFU). Should we set aside some land for recreation? I need your help.

Please try to come to this meeting. If you have any questions before the meeting, I can be reached at the Planning Commission office, 763-2911 or my home, 763-2130. I welcome any interest you have.

Sincerely,



Bea Donnelly, Coordinator
Wheeler County's Comprehensive Plan

Wheeler County Planning Commission

WHEELER COUNTY COURT HOUSE
W H E E L E R
Fossil, Oregon 97823

/ Charley Miller
/ o Humphreys
/ Jim Collins
/ Zack T. Keys
/ Bob Helms
/ Bob Keys
/ Lou Bratten
/ Charles Maxwell, Jr.
/ Fran Cherry
/ Bill Clark
/ A. G. Clark
/ Bob Collins
/ Clint Harris / Fred Murrell

July 31, 1978

Dear Ranch Owner in Richmond/Waterman/Antone areas:

A ranchhouse meeting will be held at the Jim and Georgia Collins home in Waterman on Thursday, August 3, 7:30 P.M.

A series of ranchhouse meetings have been held around the county to gather information on how the landowners of Wheeler County would like to see the county develop for the next 10 years or so. I am interested in your views about the county. Would you please make the effort to try to attend? I realize this is one of your busy, more busy, time of the year but your ideas are of real value in writing the Comprehensive Plan for Wheeler County.

Should we try to maintain our present ranches and forestry growth? Subdivisions? Located anywhere or should they be planned for? Do we need more recreational areas set aside for public use? Do we need to protect scenic and historic areas? Should we have Exclusive Farm Use Zones where, if it didn't bother farming, non-farm homes could be built? As you can see, your ideas will be welcome.

These meetings usually last about 2 hours. I hope you will find the time to make your feelings known.

Sincerely,

Ben Dannelly,
Coordinator

REPORT ON
WHEELER COUNTY LAND-USE PLANNING SURVEY
AUGUST 1977

Prepared for the Wheeler County Planning Commission by
Joseph S. Olexa
Oregon Research Institute
1059 Willamette Street
Eugene, Oregon
(503) 484-2123

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Introduction

The Wheeler County land-use survey is an effort to engender citizen participation in the development of the comprehensive county plan required by the Land Conservation Development Commission (LCDC). This is in keeping with the legislative intent for providing avenues for citizen involvement in the planning process.

At the local level, the cities and counties are the bodies given the paramount responsibility for the preparation of coordinated comprehensive plans which are in accord with state wide planning goals and guidelines promulgated by LCDC. LCDC does not itself do any comprehensive planning except when a city or county is in default. The planning scheme envisioned by the legislature consists of state wide planning goals expressing the state's interests administered by the LCDC. The goals impose planning objectives as standards for all state agencies, cities, counties, special districts and regional planning districts to follow in developing their respective comprehensive plans and in taking actions effecting land-use. Compliance with the goals must be achieved by the various planning agencies.

The state wide planning goals constitute the basic authority at the state level for assuring coordinated comprehensive planning in Oregon. "Guidelines" are suggested directions that would aid local governments in activating the "Goals." They are intended to be instructive, directional and positive and not limiting local government to a single course of action when some other locally conceived course would achieve the same result.

The first planning Goal requires the local planning body: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." The guidelines for citizen involvement goals requires that the general public "have the opportunity to be involved in inventorying, recording, mapping, describing, analyzing and evaluating the elements necessary for the development of the plans."

The intent of this land-use planning survey is two-fold. First, it is intended to convey information to the citizens of Wheeler County about the state-wide planning goals and secondly, it is designed to provide a vehicle whereby citizens could express their opinions about the planning process and provide information to the planning commission which could be used in the development of the comprehensive plan.

An effort was made by the Wheeler County Planning Commission to distribute copies of the questionnaire as widely as possible throughout the county. The 426 returned questionnaires represent about half of the population of the county of all ages (see appendix for age distribution). Respondents were asked to provide their opinions and other data which would be useful to the Planning Commission in developing the comprehensive plan. An attempt was made to ask questions about each of the required goals and also about planning concerns specific to Wheeler County. Space was provided for respondents to comment generally on the idea of land-use planning and about their perception of problems current in Wheeler County. A copy of the questionnaire is contained in the appendix.

Summary

Land-use planning is a very controversial issue in Wheeler County. One-third favor the idea while somewhat less than half (43%) oppose it. One out of four persons have yet to form an opinion.

Persons with an opinion whether for or against tend to feel strongly about the subject as the comments in appendix A demonstrates. Those who favor land-use planning (33%) tend to see it as a means of keeping Wheeler County as it is or at least avoiding some of the worse aspects associated with uncontrolled population growth and industrial development in other areas of the country. Those who oppose land-use planning (43%) see it as an infringement on their property rights, their assumed fundamental freedom to do as they wish with their land. There appears on either side to be little understanding or concern with details of the land-use planning law. Instead, the issue is cast in terms of whether or not to do any planning at all. Residents of Wheeler County appear to be arguing basic concepts and questions already decided by the State Legislature in the 1975 session when they voted to establish the Land Conservation and Development Commission.

Land-use planning as developed by LCDC assumes citizen involvement and participation in the planning process. The state, acting through its elected and appointed officials, has promulgated general goals to be sought for in various areas such as environment, housing and industry and guidelines by which these goals are to be achieved. Planning at the local level is to be done by citizen bodies organized by city and county units. This approach to planning assumes active citizen involvement in controlling the environment in which they live and work. In Wheeler County, about one respondent in four (23%) said they would be willing to involve themselves in such a process one evening per month. However, one-third of the respondents (34%) said they might be interested given more information. Another third (36%) said they would not be interested in participating and one out of four (28%) have not yet made up their minds.

Among those who have made up their minds about land-use planning majorities favor even less restriction than now exists in building permits (72%) and septic tank approvals (57%). Fifty percent opposed the idea of minimum lot sizes in towns and 62% are against similar restrictions in rural areas.

A majority (53%) favor park development along the John Day River but even stronger majorities opposed including the river in the Federal Scenic River system both above the Service Creek Bridge (66%) and below it (61%).

A majority (55%) opposes the idea of encouraging non-residents from recreating in Wheeler County but favor the idea (73%) of encouraging new industry.

Half (50%) of the respondents have lived in Wheeler County over ten years and 28% of them are retired. They are almost unanimous (91%) in seeing little or no choice of housing in the county.

However, a majority (52%) oppose the idea of doing anything that would encourage land developers to buy large ranches and subdivide them into smaller parcels for retired people and summer homes.

In conclusion, for most people in Wheeler County land-use planning is a controversial issue discussed at the level of first principals. The question is not so much how to plan or what to plan as it is whether or not planning itself is a legislative function to be carried out by the state.

The Survey

Question A

The first survey question sought to determine people's attitudes toward the idea of land-use planning. The responses show that 43% of the respondents opposed the idea of land-use planning as expressed by the question, one-third favored it, while one out of four respondents had no opinion. This county wide distribution varies considerably by area with a majority of residents in Fossil (42% to 30%) supporting land-use planning and a majority of those in Spray (69% to 14%) opposing it. Residents of Kinzua are evenly divided with one-third for, and one-third against and one-third holding no opinion. A majority of responses from Mitchell oppose land-use planning by a margin of 49% to 36%. Note that 66% of the support for land-use planning in the county comes from Fossil while 39% of the opposition comes from Spray.

" Land-use planning is a process to determine policies for community, county, and state growth and to establish means for implementing these policies.

Some people think land-use planning infringes on their property rights while others think it is a means of protecting their property rights by insuring rational county development. What do you think about land-use planning? "

33% Favor

43% Oppose

24% No opinion

For or Against Land-Use Planning by Area - Question A-1

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Favor	66% (42%)	10% (14%)	11% (33%)	9% (36%)	4% (33%)	33%
Oppose	37% (30%)	39% (69%)	9% (33%)	9% (49%)	6% (67%)	43%
No Opinion	61% (28%)	18% (17%)	16% (33%)	5% (15%)	0% (0%)	24%
Column Total	53%	25%	11%	8%	3%	N=421 100%

(Figures in parentheses should be read down, others across)

Respondents were also asked why they felt as they did about land-use planning. This question brought a variety of responses all of which are listed in appendix A. The gist of the negative responses seems to be a fear that land-use planning will infringe on individual property rights. Those favoring the concept of land-use planning seem to advocate it as a means of avoiding various detrimental excesses associated with growth elsewhere. Few of those with an opinion either way seemed to have much familiarity with the requirements and processes of the Oregon land-use planning law and a number of those with no opinion admitted having very little concrete information. Land-use planning as an issue tends to evoke strong emotional responses based on greatly simplified notions of the issues involved. The comments in Appendix A tend to reflect this propensity.

A majority of respondents appear to be curious about land-use planning, however, and willing to become more involved in the process. Twenty three per cent said yes and another 34% said maybe when asked "would you be willing to spend one evening a month helping a citizens advisory committee develop the Wheeler County plan?" Only one out of three (36%) said they would not be interested in helping to develop the county plan. Seven percent said they had no opinion.

Willingness to Serve on Citizens Advisory Committee - Question A-2

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Yes	61% (28%)	18% (16%)	6% (11%)	11%(29%)	4% (27%)	23%
No	46% (33%)	31% (45%)	12% (34%)	7%(29%)	4% (33%)	36%
Maybe	44% (30%)	25% (34%)	18% (47%)	9%(36%)	4% (40%)	34%
No Opinion	61% (9%)	18% (5%)	14% (8%)	7%(6%)	0% (0%)	7%
Column Total	50%	25%	13%	8%	4%	N=369 100%

(Figures in parentheses should be read down, others across)

Question B

This question sought to identify perceptions of problems within the county. The responses mentioned a wide range of problems all of which are contained in Appendix B. The lack of job opportunities, particularly for young people, was mentioned most often. Water and housing were distant seconds in the problem area. The scarcity of land available in small plots suitable for housing was frequently mentioned as was the practice of holding large tracts of land out of production for tax benefits to the absentee owner.

Problems Facing Wheeler County

Jobs	116	Mentioned
Water	29	"
Housing	24	"
Roads	14	"
Medical	9	"
Planning Comm.	7	"
Too few people	10	"
Too many people	3	"

Question C

This question sought information regarding basic growth issues such as lot sizes, building permits and septic tank approval. Majorities of 72 percent wanted fewer restrictions on building permits and 57 percent wanted fewer restrictions on septic tank approvals. Again, support for these measures varied widely with considerably less demand for fewer restrictions in Fossil as compared to Spray.

"Do you think more restrictions or fewer restrictions should be placed on issuing building permits and septic tank approvals in some parts of Wheeler County?"

Building Permits - Question C-4

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
More Restriction	73% (17%)	11% (5%)	7% (6%)	7% (10%)	2% (6%)	12%
Less Restriction	44% (63%)	30% (86%)	12% (65%)	9% (83%)	5% (94%)	72%
No Opinion	60% (20%)	13% (9%)	23% (29%)	4% (7%)	0% (0%)	16%
Column Total	50%	25%	13%	8%	4%	N=372 100%

Septic Tank Approvals - Question C-5

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
More Restriction	73% (35%)	10% (10%)	9% (17%)	7% (21%)	1% (6%)	24%
Less Restriction	36% (42%)	36% (82%)	11% (48%)	10% (72%)	7% (94%)	57%
No Opinion	61% (23%)	11% (8%)	24% (35%)	4% (7%)	0% (0%)	19%
Column Total	50%	25%	13%	8%	4%	N=369 100%

Minimum lot size is one means of controlling population density in both urban and rural areas. The survey asked about both. Fifty percent of the respondents opposed minimum lot sizes in towns while 62 percent opposed them in rural areas. Note that a plurality (45%) of respondents from Fossil favored minimum lot sizes in towns.

Minimum Lot Size in Towns - Question C-6

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Yes	61% (45%)	16% (25%)	11% (33%)	8% (39%)	4% (38%)	38%
No	39% (38%)	35% (69%)	14% (58%)	8% (52%)	5% (56%)	50%
No Opinion	71% (17%)	13% (6%)	8% (9%)	6% (9%)	2% (6%)	12%
Column Total	51%	25%	12%	8%	4%	N=393 100%

(Figures in parentheses should be read down, others across)

Minimum Lot Size in Rural Areas - Question C-8

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Yes	60% (33%)	16% (18%)	12% (27%)	8% (29%)	4% (25%)	28%
No	43% (52%)	31% (77%)	13% (63%)	9% (68%)	4% (75%)	62%
No Opinion	73% (15%)	13% (5%)	13% (10%)	9% (3%)	0% (0%)	10%
Column Total	51%	25%	12%	8%	4%	N=386 100%

With regard to minimum lot sizes in towns 32 percent of those responding would require lots to be something less than a quarter of an acre while 28% would require lots to be between one quarter and one half acre in size.

Town Lot Size - Question C-7

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Less Than Quarter Acre	56% (34%)	20% (27%)	15% (37%)	8% (33%)	1% (8%)	32%
Quarter to Half	48% (26%)	27% (33%)	10% (21%)	12% (41%)	3% (23%)	28%
Over Half Acre	40% (5%)	30% (8%)	5% (2%)	10% (7%)	15% (23%)	6%
No Opinion	54% (35%)	22% (32%)	15% (40%)	4% (19%)	5% (46%)	34%
Column Total	52%	23%	13%	8%	4%	N=335 100%

(Figures in parentheses should be read down, others across)

Of those favoring minimum lot sizes in rural areas, 16 percent prefer lots under one acre, 48 percent preferred one acre or larger lots, and 36 percent had no opinion.

Rural Lot Size - Question C-9

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Under One Acre	34% (10%)	34% (24%)	19% (23%)	13% (25%)	0% (0%)	16%
One to Five Acres	60% (24%)	25% (21%)	9% (14%)	3% (7%)	5% (36%)	21%
Six to Ten Acres	42% (8%)	36% (16%)	6% (5%)	15% (18%)	1% (0%)	10%
Over Ten Acres	51% (17%)	21% (16%)	11% (14%)	11% (21%)	6% (36%)	17%
No Opinion	60% (41%)	15% (23%)	16% (44%)	7% (29%)	2% (28%)	36%
Column Total	52%	23%	13%	8%	4%	N=332 100%

(Figures in parentheses should be read down, others across)

Question D

LCDC 's goal eight requires that counties take measures to satisfy the recreational needs of the citizens of the state and visitors. This goal requires the identification of recreation needs and opportunities in the area. The following questions are intended to identify attitudes and opinions regarding recreation in Wheeler County.

Question D-10: What sort of outdoor recreation activities do you participate in?

Yes answers (totals more than 100% because of multiple responses)

- 70% Hunting/Fishing
- 10% River Rafting
- 57% Camping/Picnicing
- 10% Other
- 6% No opinion

With 70 percent of the respondents saying they participate in hunting and fishing activities and 57 percent participating in camping and picnicing it is not surprising that a majority of 53% say they would favor the development of recreational facilities along the John Day River.

Question D-11: "The John Day River is a popular recreation area. Do you think accomodations such as parks and camps should be developed along the John Day?"

53% Yes
 41% No
 6% No opinion

Although on overall majority of respondents support the idea of parks and camps along the John Day we note that this support varies throughout the county. The strongest majorities in favor come from Kinzua, Fossil and Spray in that order. In Mitchell 71 percent of the respondents opposed the idea.

Parks/Camps Along the John Day - Question D-11

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Yes	50% (52%)	23% (49%)	18% (75%)	5% (29%)	4% (73%)	53%
No	50% (40%)	27% (45%)	7% (23%)	14% (71%)	2% (20%)	41%
No Opinion	67% (8%)	25% (6%)	4% (2%)	0% (0%)	4% (7%)	6%
Column Total	51%	24%	13%	8%	4%	N=378 100%

Although a majority of respondents support parks along the John Day they do not favor its inclusion in the Federal Scenic Rivers System. This question was asked in two parts to measure opinion both above and below the Service Creek Bridge.

(Figures in parentheses should be read down, others across)

Question D-12: "The John Day River is being considered for inclusion in the Federal Scenic Rivers System. Would you favor or oppose this for the portion below the Service Creek Bridge?"

25% Favor
61% Oppose
14% No opinion

Scenic Rivers System Below Service Creek - Question D-12

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Favor	50% (26%)	19% (19%)	17% (34%)	9% (26%)	5% (31%)	25%
Oppose	45% (57%)	32% (74%)	10% (49%)	10% (71%)	3% (44%)	61%
No Opinion	60% (17%)	14% (7%)	16% (17%)	2% (3%)	8% (25%)	14%
Column Total	48%	26%	13%	9%	4%	N=366 100%

(Figures in parentheses should be read down, others across)

Would you favor or oppose this for the portion above the Service Creek Bridge?"

19% Favor
66% Oppose
15% No opinion

Scenic Rivers System Above Service Creek - Question D-12

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>	<u>Row Total</u>
Favor	52% (21%)	15% (11%)	16% (24%)	15% (32%)	2% (13%)	19%
Oppose	44% (60%)	33% (84%)	11% (54%)	9% (65%)	3% (60%)	66%
No Opinion	63% (19%)	9% (5%)	19% (22%)	2% (3%)	7% (27%)	15%
Column Total	49%	26%	13%	9%	3%	N=359 100%

(Figures in parentheses should be read down, others across)

Wildlife is one of Wheeler County's natural resources. The survey sought to determine if people favored the comprehensive plan taking into account the needs of particular kinds of wildlife. Only a minority felt special attention ought to be paid to deer, geese, elk and wild fowl generally. About half (47%) felt the plan

should take into account the particular problems of all species of wildlife. Some respondents who answered "other" volunteered the opinion that existing agencies and commissions were doing an adequate job of dealing with wildlife. It is not known to what extent these respondents are aware that the comprehensive plan is required to incorporate these existing plans into whatever plan is developed.

Question D-13: "Do you think the comprehensive plan should take into account ---

(Yes Answers)

31%	Deer herd wintering grounds
20%	Resting grounds for Canadian geese
25%	Elk herd
19%	Wild fowl
47%	The particular problems of all species of wildlife
12%	Other
10%	No opinion

(totals more than 100% because of multiple responses)

Although the state goal requires the county plan to "satisfy the recreational needs of citizens of the state and visitors" a majority of Wheeler County respondents do not think more people from outside the county should be encouraged to seek recreation here.

Question D-14: "Do you think special measures should be taken by the plan to encourage more people from outside Wheeler County to enjoy outdoor recreation here?"

32%	Yes
55%	No
13%	No opinion

Several respondents volunteered the comment that it made no sense to encourage more outsiders to recreate in Wheeler County when there are no gas stations open on Sunday anyway.

Question E

Goal nine seeks to diversify and improve the economy of the state. As a basis for planning the goal requires an inventory of both human and natural resources. Respondents were heavily in favor of encouraging new industry to locate in Wheeler County.

Question E-15: "Would you favor or oppose the development of county policies to encourage new industry to locate here?"

73% Favor
17% Oppose
10% No opinion

Respondents were also asked "where in the county do you think industry should locate?"

1.	Fossil	68	mentions
2.	Any Place	54	"
3.	Spray	50	"
4.	On the River	21	"
5.	Kinzua	21	"
6.	Around Towns	16	"
7.	Mitchell	16	"

As part of the procedure of developing the state-required inventory of human resources the survey sought to determine the types of skills represented in the Wheeler County work force and the location of their occupation. The lumber industry represented the largest employer in the county with 30 percent of heads of households listing this as their primary occupation. Note that over one-quarter of respondents are retired.

Question E-17: Present Primary Occupation of Head of Household

30% Lumber industry
28% Retired
10% Agriculture
7% Professional/ Managerial
4% Clerical/Retail trade
3% Education
3% Construction
1% Mechanic
1% Unemployed
9% Other
4% No opinion

Question E-18; Present Occupation of Second Wage-Earner

21%	Retired
21%	Unemployed
12%	Education
8%	Lumber Industry
8%	Clerical/Retail Trade
4%	Agriculture
1%	Construction
10%	Other
7%	No Opinion

Question E-19: "In or nearest to what area does the head of the household work?"

32%	Kinzua
24%	Fossil
13%	Spray
7%	Mitchell
2%	Twickenham
1%	Service Creek
1%	Kimberly
1%	Prineville
9%	Other
6%	Unemployed
4%	No opinion

Question E-20: "If there is a second wage-earner in the household, where does he/she work?"

32%	Fossil
12%	Spray
8%	Kinzua
4%	Mitchell
1%	Twickenham
7%	Other
27%	Unemployed
9%	No opinion

With regard to spending patterns it appears that Wheeler County residents buy most of their furniture (96%), clothes (86%), hardware and building supplies (81%) from outside the county. About half the automobiles and one third the groceries are also bought from out of the county.

Question E-21; "In what town do you buy most of the following?"

	<u>Spray</u>	<u>Fossil</u>	<u>Mitchell</u>	<u>Kinzua</u>	<u>Other</u>
Clothes	2%	10%	2%		86%
Gasoline	17%	56%	8%	8%	11%
Groceries	11%	38%	6%	9%	36%
Furniture		3%	1%		96%
Hardware & Bldg. Supp.	3%	12%	3%	1%	81%
Autos	1%	45%	1%		53%

Question F

Goal ten requires the comprehensive plan to provide for the housing needs of the county. It asks for a description of existing housing and " a comparison of the distribution of the existing population by income with the distribution of available housing units by costs." To meet this goal, the planners must know the average income per household unit and preferences for more and/or lower cost housing. The survey ask a series of questions relating to income, housing, family size and ownership patterns. Note that a majority of respondents (58%) report combined household incomes of \$10,000 and over. One household in ten reports less than 4,000 per year.

Question F-22: "What was your combined household income last year?"

10%	less than \$4,000
11%	\$4,000 - \$5,999
13%	\$6,000 - \$9,999
25%	\$10,000 - \$14,999
28%	\$15,000 and over
13%	No opinion

With regard to housing the survey finds that 67% are owners rather than renters (31%) and that most are in houses (83%) or mobile homes (13%). Forty six percent of the respondents prefer new houses to buy for under \$20,000, 27 percent prefer houses to rent, and only a few prefer apartments (5%), duplexes (3%), mobil homes (7%) or houses to buy for over \$20,000 (6%). Almost all agree (91%) there is little or no choice of housing for new residents in Wheeler County. Half (50%) of the respondents

have lived in their present location for over ten years and half (51%) say they plan to remain where they are for at least another ten years. Fifty seven percent say they either own or are buying land in Wheeler County of which 47 percent consists of less than one acre. Fifteen percent of the respondents report they own over 500 acres.

In terms of actual numbers, survey respondents accounted for 1012 Wheeler County residents. Age distribution was fairly even between young and old people. However, given the number of comments to the problems question (B-3) regarding the exodus of young people because of the lack of jobs it might be expected that Wheeler County population would become increasingly older over time.

Question F-22: "Please describe your living quarters."

67%	Owner
31%	Renter
2%	No opinion
83%	House
1%	Apartment
1%	Duplex
13%	Mobile Home
1%	Other
1%	No opinion

Question F-25: "In your opinion, what kind of new housing is most needed in Wheeler County?"

21%	Houses to buy under \$15,000
24%	Houses to buy from \$15,000 to \$20,000
6%	Houses to buy over \$20,000
5%	Apartments
27%	Houses to rent
3%	Duplexes
7%	Mobile Homes
7%	No opinion

Question F-25: "How much choice of housing is there for new residents in Wheeler County?"

0%	Quite a bit
4%	A moderate amount
30%	Little
61%	Almost no choice
5%	No opinion

Question F-27: "How many years have you lived in your present location?"

8%	Less than one year
9%	One to two years
18%	Three to five years
12%	Six to ten years
50%	Over ten years
3%	No opinion

Question F-28: "How long do you plan to remain in your present location?"

5%	Less than one year
3%	One to two years
7%	Three to five years
4%	Six to ten years
51%	Over ten years
30%	No opinion

Question F-29: "How many people living in your household now fall into each of the following age groups?"

141	Age under 10	14%
158	10 - 17	16%
56	18 - 22	6%
173	23 - 35	17%
172	36 - 50	17%
151	51 - 64	15%
146	65 and over	14%
15	No opinion	1%
<u>1012</u>		<u>100%</u>

Question F-30: "Do you own land or are you now buying land in Wheeler County?"

57%	Yes
39%	No
4%	No opinion

Question F-31: "If yes to the above question, how many acres do you own?"

47%	Less than one
19%	1 to 10
4%	11 to 50
1%	51 to 100
6%	101 to 500
15%	Over 500

Question G

Goal eleven requires a plan for the provision of public facilities and services to meet expected growth. This includes developing plans for the extension of sewer and utility lines and solid-waste disposal sites. Ordinances are required to plan for the extension of these services and tax policies to pay for them. The survey found that half the respondents are now on a septic tank and only one in five is willing to pay additional property taxes for an extension and hook-up.

Question G-32: "Is your household presently on a sewer line, septic tank, or other?"

46%	Sewer line
50%	Septic tank
2%	Other
2%	No opinion

Question G-33: "If you are not on a sewer line now, would you be willing to pay additional property taxes for an extension and hook-up?"

19%	Yes
53%	No
28%	No opinion

Question H

Goal twelve calls for the development of a transportation plan which considers all modes of transportation including mass transit, air, water, pipeline rail, highway, bicycle, and pedestrian. Question 34 asked respondents to estimate how far they drove each day to work, shopping, and recreation. Unfortunately most respondents were unable or unwilling to make the necessary approximations and the question was uncodeable. A second question asked about public transportation versus highways. Seventy percent of the respondents favored better highways.

Question H-35: "Assuming each could be provided at about the same cost, would you prefer to see money spent to improve heavily traveled routes, or develop a public transportation system?"

70% Better Highways
 15% Public Transportation System
 15% No Opinion

Question I

Goal thirteen deals with energy conservation and will effect the kinds of uses to which particular land can be put. One of the major forms of energy consumption for households is in heating. The survey sought to determine the kinds of energy sources used in home heating. Electricity (49%), wood (47%), and oil (37%) were the major sources of home heating in Wheeler County and many households reported using a combination of sources.

Question I-36: "What kind of energy sources are you currently using to heat your house?"

Yes Answers
 49% Electricity
 47% Wood
 37% Oil
 6% Bottled Gas
 1% Other
 1% No Opinion

(Totals more than 100% because of multiple answers)

Heating by Area

<u>Fossil</u>		<u>Spray</u>		<u>Kinzua</u>		<u>Mitchell</u>	
Electricity	48%	Electricity	57%	Wood	67%	Wood	68%
Oil	42%	Wood	50%	Electricity	42%	Electricity	47%
Wood	37%	Oil	21%	Oil	38%	Oil	44%
Bottled Gas	4%	Bottled Gas	0%	Bottled Gas	0%	Bottled Gas	6%

Heating by Area, Cont.

Other
 Wood 75%
 Oil 56%
 Electricity 25%
 Bottled Gas 19%

Question J

Goal fourteen seeks to achieve an orderly and efficient transition from rural to urban land use. More people means a greater need for public services. The survey sought information on two possible routes by which the population of Wheeler County might increase rapidly in the near future. The first asked about the subdivision of parcels to make land available for retired people and summer homes. A slight majority of respondents were opposed to this option.

Question J-37: "Land developers may buy large ranches and subdivide them into smaller parcels for retired people and summer homes. How do you feel about the comprehensive plan encouraging this possible option?"

31% Favor
52% Oppose
17% No Opinion

Only a plurality from Spray (47%) favored encouraging the above option.

Encourage Subdivisions ?

	<u>Fossil</u>	<u>Spray</u>	<u>Kinzua</u>	<u>Mitchell</u>	<u>Other</u>
Favor	25%	47%	32%	25%	27%
Oppose	56%	40%	51%	61%	60%
No Opinion	19%	13%	17%	14%	13%

The second possible route to a rapidly increasing population is through attracting new industry. The last question asked about various types of industry which might be attracted to Wheeler County.

Question J-38: "New industry might be encouraged to move to Wheeler County. What sorts of industry do you think the comprehensive plan should encourage or do you think the plan ought not to encourage new industry?"

Yes Answers

46%	Light manufacturing
27%	Agricultural
16%	Commercial
23%	Specialized (for example, an atomic power plant or other industry which required a remote location or other condition natural to Wheeler County)
8%	Other types of industry
8%	No industry whould be encouraged to come to Wheeler County
14%	No opinion

(Totals more than 100% because of multiple options)

Appendix A

Comments Regarding Planning

Fossil - Opposed

- " Not interested "
- " I pay sewer & taxes on my land & can't rent it for trailer space "
- " State and federal control land enough already "
- " The foundation of our legal system is persons' property rights - land use planning not only ignores, but tramples this concept "
- " Human nature being what it is - no fair way has been found to administer such a policy "
- " I bought and paid for my property and I pay the taxes so I don't feel anyone has a right to tell me what I can or can't do with it "
- " Infringement in personal rights - not necessary "
- " To many exceptions - deviate from policy for certain people "
- " Land use planning was primarily designed for larger cities with more incoming population and industry. I can't see that it is needed here. "
- " I feel that anything I do to my property is an improvement and I feel that any restriction is an infringement upon my freedoms and not say much for my intellegents "
- " I think the landowner should have the right to manage his land as he sees fit "
- " because I think we should have some rights about are land "
- " too much government "
- " I think folk got along fairly well before all this land use planning ever begun "
- " because the government does the planning "
- " I bought this property and pay taxes on it every year. It's mine so why can't I do with it as I please "
- " if some one pays money for land they shou'd be left alone, after all its there land "

Fossil - Opposed, cont.

- " If we own the land it should be ours to do as we please "
- " we buy the land, pay the taxes (not to mention intrust) then have someone tell us what we can and can't do on our own land. This definitely infringes on our rights. "
- " I oppose government taking away individuals' rights "
- " I'm against having any more government controls over the people "
- " because I think Salem meddles too much in Wheeler Co. business already. Too much government "
- " I think people should be able to do what they prefer with their own land "
- " discriminates against the poor "
- " I feel they have too much control in some areas "
- " I feel every one has a right to do as they please in regards to their own land "
- " I figure you should be able to do what you want with your own property "
- " Taken citizens rights "
- " I feel that a person should be able too do what he wants with his own land "
- " with proper zoning laws we don't need government or a few people in power telling us what we can & can't do. "
- " I feel it infringes on individual rights and gives government one more control over individuals "
- " The planners use the planning for their own profit "
- " sparsely populated like Wheeler County don't need it "
- " I feel that I have a right of my own to decide what I want to do with my land "
- " If older people can only afford a trailor or smaller they should be able to put it where they want "
- " Its there land they should be able to do as they like "
- " We should be able to do as we wish on our own property "
- " It takes away the rights of the private property owner "

Fossil - Opposed, cont.

- " People have little say as to what they want to do on their own property "
- " Interfers with a persons liberty "
- " what you do on or with your property is your own business "
- " Salem gives to much government already "
- " Too much meddling "
- " waste of money- hire people that are inexperienced in many fields such as forestry, agricultural, they do not protect anything "
- " land planning is to some extent infringing on the rights of property owners "
- " Because it encroaches more and more in our personal lives "
- " There is to much interference into the personal lifes of the public "
- " In a small town you don't need all these regulations telling what we can and can't do "
- " it is not fair "
- " If a person buys and pays for something they should have the right to do what they want with it "
- " Too much beaurocatic red tape & not enough " horse sense."
- " It needs a lot of refinements and reorganization "

Fossil - Favor

- " Protect the weak "
- " I'm partial to having too many people too close together having inadequate living space "
- " Prevent individuals from using land to the detriment of other land owners and future generations "
- " To control undesirable building and projects "
- " In order to help our prime agricultural lands all together, we need some planning. "

Fossil - Favor, cont.

- " Since planning ahead is necessary to protect the natural resources of the county for future generations' use let's make the decisions at the local level with state guidance and as little federal interference as possible "
- " Good productive farm land in the past has often been covered with asphalt for roads when the highway could have used other right of ways "
- " Planning is better than haphazardly according to property owners "
- " I believe this protects my property rights by zoning out undesired business or development "
- " If plan is for development of well regulated industries or subdivision and not to maintain status quo so to speak. "
- " Some planning is inevitable and necessary ; the less the better ; and the more local control the better. No planning would result in damages to the county's agricultural and scenic assets "
- " a means to stop subdivision like the 40 acre plots out of Mitchell "
- " It would protect property owners from unwanted developments nearby "
- " It would make little sense to have a steelsmelter established by a nursery that was there perviously. "
- " Land use planning allows residents to participate in planning the future development of their area "
- " I have lived in the East where poor planning or no planning was the rule- thats why I moved ! "
- " We like our property to be nice and would like nice surroundings "
- " To protect against neighbors who do things to suit them "
- " I think while we are restricted some-what the other person is too and we are protected as a result "
- " Some planning is necessary - but in the past LCDC has been completely out of hand "
- " To make better use of marginal land and protect the better farm lands from buildings etc. "

Fossil - Favor, cont.

- " To maintain the orderly development of the available resources. To protect and preserve our way of life. "
- " Normally land use planning is used to provide safe residential areas and wise industrial development " "
- " Overall intelligent planning will enhance esthetic & material values of our land. "
- " Protects the value of adjoining property " "
- " There are good points and bad. I favor it more than oppose it " "
- " The land is too valuable to use only for making money with no reference to using it best. " "
- " Protect investment of my property " "
- " If there was no land use planning you wouldn't be able to stop things on land that good for everyone not just one person " "
- " Everyone has their land to do whatever they wish, not just all the land belonging to one person " "
- " I feel land use planning is a sensible way for the county to plan growth " "
- " Every person should consider his neighbors rights whether a block away or a mile away. " "
- " Because the citizens must become aware and get involved ! ! " "
- " To control spending on services " "
- " Some planning is needed to protect the environment we love. Over regulation & planning causes resentment! " "
- " Because we need help from experts to insure our agricultural areas " "
- " Because restrictions are needed to keep property values up and to protect the homeowners from shabby mobil homes and houses that would devalue ours " "
- " So growth is planned and organized to maintain a better quality of life " "
- " I feel no planning could result in harming our countys' beauty and liveability. "

Fossil - Favor, cont.

- " It gives equal protection to all "
- " because it can stop the growth of the area so those who live here because of the small town can keep it that way "
- " we have to plan for future generations - - this is a fair way "
- " It would make a lot of worthless land valuable "
- " must have some local control "
- " I feel all of our agricultural land is going to be needed to feed our people. If people want to move from big cities they should move to small towns. "
- " With reservations: When you've owned the land for years and have paid all taxes due on it, it doesn't seem right to be told you 'can't build an access road' -- or whatever. Why not take it over ? "
- " In certain locations "
- " But with restrictions. Each case should be judged separately - people on the planning commission should represent all occupations in Wheeler County "
- " Needed, tho some things don't agree on "
- " common sense "

Fossil - No opinion

- " Uninformed "
- " rules not followed "
- " Because the rules are for only a few "
- " I don't know enough about the pros and cons "
- " Don't know enough about it "
- " I am not at all sure that the planning commission helps that much! "
- " Part of the program is o.k., part isn't. Local control is sometimes lost. "
- " Because I don't even actually understand it "
- " I don't know enough about it to feel any other way "

Spray - Opposed

- " I feel a person has a right to do anything with their own property they want too "
- " Too much government "
- " I don't see how it could be any other way "
- " Because I believe one should be able to do what they want to with their property "
- " To much authority given to too few to make the decisions "
- " People should be allowed to make their own decisions "
- " Because it has not been proven to be rational "
- " I feel property owners have a right to do as they wish with their own property "
- " I think the people is just giving up more of their freedom and will not gain anything "
- " Too much intereference with property owners plans. If other people want to run your place, let them buy it. "
- " we don't need it "
- " The way the bill is worded it leaves no control to the city or county "
- " Too much state and gov. interference in privet lives "
- " Infringes on property rights "
- " I don't like anyone telling me what I can and can't do with my property "
- " To many restrictions for people coming in. To much running around trying to get all permits needed "
- " It seems to have cause more ruchus amongst people than doing any visible good. "
- " You are taking the rights from the property owner to sell as he wishes, plus the amount that a poor person can afford to buy. "
- " I don't think they have the right to tell the people what to do with their land "
- " I feel that it is the right of each individual to do with their property as they see fit. "

Spray - Opposed, cont.

- " already too many restricitons "
- " a person should be avle to do with his own land as he wishes, he pays the taxes."
- " because I do not consider the planning in this county actually rational. By attending the planning board and seeing it run by one mouthpiece and one head. "
- " Too well controlled. People can't build on own property "
- " It takes away our personal controls of our own land "
- " I don't want anyone telling me what I can or can't do with my property "
- " I think it is a bunch of malarky "
- " I think if they worked with the people instead of against them it would be better "
- " one should be able to do what they please with their land without being dictated to "
- " if LCDC were in everyone's favor there would be no questions asked "
- " when a person buys land and pays taxes on it they should be able to do with it as they please. It is doubtful this county will ever be over-populated. In fact we could use a few more people. "
- " My land belongs to me. "
- "Protection is fine but here it appears that control is the goal. "
- " I think when we own property and pay taxes on it we should be able to decide it's use as long as it doesn't infringe on our neighbors rights."

Spray - Favor

- " So that shacks won't be built to run down neighbors property "
- " Ecology "
- " Stop junk yards. Better houses. "
- " Uncontrolled usage is no longer possible without adverse effect to the environment, our heritage, and what we leave for our progeny."

Spray - Favor, cont.

- " for ecology reasons - halting further pollution of the John Day river etc."
- " I like Wheeler Co. just as is"
- " I have seen what happens when there is no planning and an increase in population occurs"
- " must be some sort of reasonable and logical control over county expansion or growth"
- " Its needed"

Kinzua - Opposed

- " I pay taxes in this county for my freedom"
- " I feel I have the right to do as I please with my own ground. That right is what my taxes buy, as long as I don't infringe on anyone elses freedom"
- " If you are unable to purchase a large plot of land you don't purchase any land in Wheeler Co."
- " I don't like to be told what I can and can't do with any land I may own"
- " A person should be able to do as he/she pleases with their own land. The State has no business trying to tell people how to run people's own land."
- " more important ways to spend our tax dollars"
- " Some planning is needed but too much government infringement on private rights - can't live where you wanted"
- " better ways to spend taxes"
- " I feel its no ones' business what I do with what is mine as long as it doesn't infringe on others rights"
- " opposed to the way it is set up now- if moderated to suit a less populated area, instead of trying to follow regulations set down for much more populated areas it would work out much better"
- " Too much control of how you can use your own property"

Kinzua - Favor

- " land is not in itself owned, but its use is. The "owner" of land may not infringe upon the rights of others, either in the present or as future citizens would be affected"

Kinzua - Favor, cont.

- " planning is an essential tool to arrive at a goal in an orderly manner. However no plan should be "locked in" nor without alterations."
- " land use planning protects the use of land by land owner and by non land owner"
- " we need our land to be used at its best advantage and planning could be a way to deal with land"
- " we need some rules and regulations otherwise some people would take unfair advantage of others"
- " should be done as a group to be fair. Needs done b/4 complications arise"
- " a better more constructive long range use of land can be achieved - providing it has input from large % of residents"
- " because of population growth- now is the time to use our land right"
- " if not, anything could and would be built anywhere"

Kinzua - No opinion

- " I feel both the owner and county should have certain rights. The majority going to owner"
- " I don't understand what it all means"
- " don't know pros and cons"
- " I'm not familiar with bill"
- " I do not own any land"

Mitchell - Opposed

- " Counties should determine their own policies"
- " I think it should be left up to the individual. But I am for building requirements"
- " because all counties in the state are not the same just as the peoples life styles are not the same"
- " If a person owns land he should be able to do what he wants with it."
- " because it is at times an infringement on property owners rights when a few people make the decisions for several thousand"

Mitchell - Opposed, cont.

- " If we are subject to land-use property we are never really the "owners" of that land and cannot do as we choose with it"
- " I feel people have a right to do as they "see fit to do" with their own property"
- " no one should have the authority to tell someone else what to do with the property he or she owns"
- " feel we should decide for our self"
- " I think if a person buys and pay for his land within reason can do what they want"
- " it infringes on property rights"

Mitchell - Favor

- " to insure a progressive and successful county"
- " I favor it to a certain extent. I feel they should do some planning but shouldn't go overboard"
- " we should protect our agriculture area"
- " we had better protect our agricultural lands, instead of subdividing them"
- " because some people are not responsible enough to do things which are good for the land and others"
- " I think some planning would keep it to a decent standard"
- " we need to plan ahead - even if it is unconstitutional"
- " we have to have some goal as long as it is above board and fair for everyone"
- " I favor controlling commercial growth but oppose the restrictions of private individuals."
- " avoids chicken house structures to spoil area you want to build in"

Appendix B

Problems Facing Wheeler County

- " too many environmentalists that don't know what they are doing"
- " no county organization"
- " land developers seem to be giving trouble elsewhere and will do so here"
- " some people are holding large ranges for tax shelters and tax deductions"
- " ranchers are having to pay a high rate of county taxes to support schools - high in relation to depressed cattle prices which put us 70% of parity. Sub-division of some lands on which homes would be built would help on this situation. I do not favor subdividing good farmland. Wheeler County has a lot of marginal land - its highest and best use may be subdivisions and more tax revenue from retirement homes on it."
- " state and federal lands should be taxed the same as private land"
- " fees should be charged for holders of grazing permits"
- " too many people moving in with no place to work"
- " attitude of so many people that they like the county this way and don't want any change"
- " a bus system - even if it only runs 2 to 3 times a week"
- " low agricultural income due to instability of agricultural markets"
- " prevent poorly planned and underfinanced subdivisions"
- " maintain agriculture in land use"
- " public transportation"
- " becoming a senior citizen - welfare community"
- " too much supervision already"
- " people in this country are unwilling to change there way"
- " school equalization"
- " subdividing good productive farm land"
- " too many people trying to live without working"
- " no industry or work for our young people, they are forced to leave their

Problems Facing Wheeler County, cont.

home for work thus creating a non-building community and helping to create a retirement community. Older people are not able to keep their homes and yards up and cannot buy new homes so we have lower priced homes and nothing new or constructive. Mobil homes need restrictions 100% because they are all most people can afford."

- " to many people coming into area for hunting season"
- " to many farmers own too much land"
- " people paying inflated prices for ranches forcing up the valuation of property"
- " too many hunters damaging deer herds and forest lands. They make a mess ! !
- " more merchants than consumers forcing people to shop out of county because of high prices"
- " to many regulations and restrictions"
- " local agencies too eager to exercise power given by state"
- " too many deer ruining gardens"
- " protecting privacy"
- " not overextending counties ability to provide services"
- " preservation of forest lands"
- " big city people moving to the county then getting on planning com. to tell people no-one else can move here"
- " overgrazing"
- " to many people either on welfare or unemployed"
- " much agricultural land bought by speculators or non-agricultural people and taken out of production"
- " strangulation by EPA restrictions in an area that for the time being at least should be considered unique"
- " the large farms control the land and it is considered nearly illegal for a person to buy a few acres to put a home on and to run a small herd"
- " lack of land for sale"
- " strict law on kids riding motor cycles"

Problems Facing Wheeler County, cont.

- "inflated selling price of land"
- "too many small trees being cut"
- "increase in population when there is lack of sufficient resources"
- "subdivisions in marginal lands"
- "lack of leadership in present county government in relationship to peoples' needs and desires"
- "selfishness and apathy of our people"
- "too much dependence on state and federal govt for money, jobs, etc."
- "too much state meddling in county affairs"
- "depletion of timber"
- "too much B. S. "
- "dumps along county and city highways"
- "trashy buildings within city limits"
- "need to keep land suitable for agriculture and timber"
- "too much red tape on rural areas by state and county"
- "too much land being held as tax shelters and out of productivity"
- "high priced land"
- "high prices in stores"
- "family farms being sold for tax shelters"
- "zoning restrictions"
- "lack of proper sewers"
- "few small plots (1-20 acres) available for private ownership"
- "too much state interference"
- "lack of land in small plots"
- "growth"
- "as far as I know we have none but we are soon to have one with the land planning commission"
- "eliminate: zoning, building permits, sewer permits, scenic river system,

Problems Facing Wheeler County, cont.

- etc. and let the person use his own land as he damn well see fit."
- " conservation of natural resources"
 - " Wheeler County should not be interfered with from any outside beaurcrats"
 - " big business buying out small ranchers"
 - " accepting give away money"
 - " too many people on welfare"
 - " apathy"
 - " absentee land owners"
 - " newcomers presuring "natives" with their far-out thinking"
 - " the hard-nosed, archaic, short-sighted attitude seemingly prevalent which says: "ain't nobody gonna tell me what to do with my land."
 - " proliferation of "mobile homes"
 - " too many California people"
 - " logs being hauled out of county"
 - " garbage disposal"
 - " do away with open range laws- get livestock off the highways"
 - " we don't need ridged environmental laws as heavily populated western oregon"
 - " the state of Oregon and conservationists- a few people don't want people to move to this area and are setting up these rules"
 - " to many people on a payroll trying to dictate to other people. Most of them not even owning a home in the county"
 - " requiring more information from "developers"- to avoid the kind of problem that happened in the land fraud case in Lost Valley"
 - " to much taxes and to many people telling you how to run your business"
 - " more
 - " lack of financial backing by banks"
 - " state regulations about advertising in relation to small business"
 - " people are not well enough informed as to what the real issues are. There isn't enough communication between the people and the Planning Commission.

Problems Facing Wheeler County, cont.

- " small pieces of land unavailable for sale"
- " too many outsiders want to stick there nose in our private business"
- " unemployed people moving in, not agricultural people"
- " Russian Kings weed"
- " to many welfare familys"
- " D. E. Q.& O. S. H. A."
- " dread of local citizens for any kind of change"
- " apathy over environmental problems"
- " I know of no major problems other than L.C.D.C."
- " spending too much money on unnecessary items such as this questionnaire"
- " no control over tourists"

Appendix C

Where Should New Industry Locate?

1.	Fossil	68
2.	Any Place	54
3.	Spray	50
4.	On the River	21
5.	Kinzua	21
6.	Around Towns	16
7.	Mitchell	16

Appendix D
The Questionnaire

OREGON RESEARCH INSTITUTE
Wheeler County Land-Use Planning Survey

In 1973, the Oregon Legislature adopted Senate Bill 100 (ORS Chapter 197), otherwise known as the 1973 Land Use Act. To guide local comprehensive planning, this Act directed the Land Conservation and Development Commission (LCDC) to adopt statewide planning goals and guidelines. These fourteen goals and guidelines are to be used by state agencies, cities, counties, and special districts in preparing, adopting, revising and implementing comprehensive plans. The goals are intended to carry the full force of authority of the state to achieve the purposes of the Act. Goals are regulations and the bases for all land use decisions related to that goal subject.

In order to meet the requirements of the Act and develop a comprehensive land-use plan for Wheeler County, citizen involvement is needed. This survey seeks to identify attitudes and opinions of the citizens of Wheeler County as well as other types of data needed to comply with the requirement and develop the plan.

All information is confidential. The results of the survey will be tabulated by computer and no individual respondent will be identified. Please take a few moments now to complete the questionnaire and return it in the enclosed postage-paid envelope. If you have any questions about the survey, please call collect to the Oregon Research Institute in Eugene (503) 484-2123. Identify yourself as a Wheeler County resident and ask for Joseph Olexa, the coordinator of the study. Thank you for your cooperation.

Goal number one seeks to "develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process..." To meet this requirement the planners need to know peoples' attitudes and opinions toward land-use planning and their willingness to become involved.

Question A

Land use planning is a process to determine policies for community, county, and state growth and to establish means for implementing these policies.

Some people think land-use planning infringes on their property rights while others think it is a means of protecting their property rights by ensuring rational county development. What do you think about land-use planning?

1-1 33% Favor

1-2 43% Oppose

1-3 24% No Opinion

1-4 Why do you feel this way? _____

See Appendix A

1-5 _____ No Opinion

Would you be willing to spend one evening a month helping a citizens advisory committee develop the Wheeler County Plan?

2-1 23% Yes

2-2 36% No

2-3 34% Maybe

2-4 7% No Opinion

Question B

Goal number two requires counties to develop a land-use plan which includes identification of issues and problems current in the county. It also requires factual information relevant to developing solutions to them. In your opinion, what are some of the major problems or issues facing Wheeler County today?

3-1 See Appendix B

3-2 _____

3-3 _____

3-4 No Opinion

Question C

Goals number three through six require that counties develop plans to preserve and maintain agricultural lands for farm use, forest lands for forest use, conserve open space, protect natural and scenic resources, and maintain and improve the quality of air, water, and land resources of the county. Goal seven relates to flood controls. To meet these goals Wheeler County must develop zoning ordinances which will restrict land to a designated use only. The guidelines to these goals allow for the development of procedures by which restricted land can be converted to urban usage. The issuance of building permits and septic tank approvals are ways of controlling land use. Requiring minimum lot size is another means of regulating development.

Do you think more restrictions or fewer restrictions should be placed on issuing building permits and septic tank approvals in some parts of Wheeler County?

Building Permits

- 4-1 12% More Restrictions
- 4-2 72% Fewer Restrictions
- 4-3 16% No Opinion

Septic Tank Approvals

- 5-1 24% More Restrictions
- 5-2 57% Fewer Restrictions
- 5-3 19% No Opinion

Do you think lot sizes should be required in Wheeler County towns?

- 6-1 38% Yes
- 6-2 50% No
- 6-3 12% No Opinion

What minimum lot sizes should be required in towns?

- 7-1 32% Less than one-quarter acre (under 11,000 Sq. Ft.)
- 7-2 28% One-quarter to one-half acre
- 7-3 6% Over one-half acre
- 7-4 34% No Opinion

Do you think minimum lot sizes should be required in rural areas of Wheeler County?

- 8-1 28% Yes
- 8-2 62% No
- 8-3 10% No Opinion

In your opinion, what minimum lot or parcel sizes should be required in rural areas?

- 9-1 16% Under one acre
- 9-2 21% One to five acres
- 9-3 10% Six to ten acres
- 9-4 17% Over ten acres
- 9-5 36% No Opinion

Question D

Goal eight requires that counties take measures to satisfy the recreational needs of the citizens of the state and visitors. This

goal requires the identification of recreation needs and opportunities in the area. The following questions are intended to identify attitudes and opinions regarding recreations in Wheeler County.

What sort of outdoor recreation activities do you participate in?

- 10-1 70% Hunting/fishing
- 10-2 10% River rafting
- 10-3 57% Camping/picnicing
- 10-4 10% Other (Please describe) _____

Totals more than 100% because of multiple responses

- 10-5 6% No Opinion

The John Day River is a popular recreation area. Do you think accommodations such as parks and camps should be developed along the John Day?

- 11-1 53% Yes
- 11-2 41% No
- 11-3 6% No Opinion

The John Day River is being considered for inclusion in the Federal Scenic Rivers System. Would you favor or oppose this for the portion below the Service Creek Bridge?

- 12-1 25% Favor
- 12-2 61% Oppose
- 12-3 14% No Opinion

Would you favor or oppose this for the portion above the Service Creek Bridge?

- 12-4 19% Favor
- 12-5 66% Oppose
- 12-6 15% No Opinion

Wildlife is one of Wheeler County's natural resources. Do you think the comprehensive plan should take into account the --

- 13-1 31% deer herd wintering grounds
- 13-2 20% resting grounds of Canadian geese
- 13-3 25% elk herd
- 13-4 19% wild fowl
- 13-5 47% the particular problems of all species of wildlife
- 13-6 12% other (please describe) _____

Totals more than 100% because of multiple responses

- 13-7 16% no opinion

Do you think special measures should be taken by the plan to encourage more people from outside Wheeler County to enjoy outdoor recreation here?

14-1 32% Yes

14-2 55% No

14-3 13% No Opinion

Question E

Goal nine seeks to diversify and improve the economy of the state. Would you favor or oppose the development of county policies to encourage new industry to locate here?

15-1 73% Favor

15-2 17% Oppose

15-3 10% No Opinion

If you favor such a policy, where in the county do you think industry should locate?

16-1 See Appendix C

What is the present primary occupation of the head of the household?

17- 1 30% Lumber industry

17- 2 10% Agriculture

17- 3 3% Education

17- 4 3% Construction

17- 5 4% Clerical/retail trade

17- 6 7% Professional/managerial

17- 7 28% Retired

17- 8 9% Other (Please identify) _____

17- 9 4% No Opinion

17-10 1% Unemployed

1% Mechanic

If there is a second wage-earner in the household, what is his/her present occupation?

18- 1 8% Lumber industry

18- 2 4% Agriculture

18- 3 12% Education

18- 4 1% Construction

- 18- 5 8% Clerical/retail trade
- 18- 6 8% Professional/managerial
- 18- 7 21% Retired
- 18- 8 10% Other (Please identify) _____
- 18- 9 7% No Opinion
- 18-10 21% Unemployed

In or nearest to what area does the head of the household work?

- 19- 1 24% Fossil
- 19- 2 13% Spray
- 19- 3 1% Service Creek
- 19- 4 32% Kinzua
- 19- 5 -- Richmond
- 19- 6 19% Kimberly
- 19- 7 -- Dayville
- 19- 8 1% Prineville
- 19- 9 2% Twickenham
- 19-10 7% Mitchell
- 19-11 -- Antone
- 19-12 9% Other (Please specify) _____
- 19-13 6% Unemployed
- 19-14 4% No Opinion

If there is a second wage-earner in the household, where does he/she work?

- 20- 1 32% Fossil
- 20- 2 12% Spray
- 20- 3 -- Service Creek
- 20- 4 8% Kinzua
- 20- 5 -- Richmond
- 20- 6 -- Kimberly
- 20- 7 -- Dayville
- 20- 8 -- Prineville
- 20- 9 1% Twickenham
- 20-10 4% Mitchell
- 20-11 -- Antone
- 20-12 7% Other (Please specify) _____
- 20-13 27% Unemployed
- 20-14 9% No Opinion

In what town do you buy most of the following?

	<u>Spray</u>	<u>Fossil</u>	<u>Mitchell</u>	<u>Service Creek</u>	<u>Kinzua</u>	<u>Other</u>
21-1 Clothes	<u>2%</u>	<u>10%</u>	<u>2%</u>	_____	_____	<u>86%</u>
21-2 Gasoline	<u>17%</u>	<u>56%</u>	<u>8%</u>	_____	<u>8%</u>	<u>11%</u>
21-3 Groceries	<u>11%</u>	<u>38%</u>	<u>6%</u>	_____	<u>9%</u>	<u>36%</u>
21-4 Furniture	_____	<u>3%</u>	<u>1%</u>	_____	_____	<u>96%</u>
21-5 Hardware & Building Supplies	<u>3%</u>	<u>12%</u>	<u>3%</u>	_____	<u>1%</u>	<u>81%</u>
21-6 Autos	<u>1%</u>	<u>45%</u>	<u>1%</u>	_____	_____	<u>53%</u>
21-7 _____ No Opinion						

Question F

Goal ten requires the comprehensive plan to provide for the housing needs of the county. It asks for a description of existing housing and "a comparison of the distribution of the existing population by income with the distribution of available housing units by cost." To meet this goal, the planners must know the average income per household unit and preferences for more and/or lower-cost housing.

What was your combined household income last year?

- 22-1 10% Less than \$4,000
- 22-2 11% \$4,000 - \$5,999
- 22-3 13% \$6,000 - \$9,999
- 22-4 25% \$10,000 - \$14,999
- 22-5 28% \$15,000 and over
- 22-6 13% No Opinion

Please describe your living quarters.

- 23-1 67% Owner
- 23-2 31% Renter
- 23-3 2% No Opinion
- 24-1 83% House
- 24-2 1% Apartment
- 24-3 1% Duplex

- 24-4 13% Mobile Home
- 24-5 1% Other
- 24-6 1% No Opinion

In your opinion, what kind of new housing is most needed in Wheeler County?

- 25-1 27% Houses to buy under \$15,000
- 25-2 35% Houses to buy from \$15,000 to \$20,000
- 25-3 6% Houses to buy over \$20,000
- 25-4 6% Apartments
- 25-5 35% Houses to rent
- 25-6 4% Duplexes
- 25-7 10% Mobile Homes
- 25-8 9% No Opinion

Totals more than 100% because
of multiple responses

How much choice of housing is there for new residents in Wheeler County?

- 26-1 0% Quite a bit
- 26-2 4% A moderate amount
- 26-3 30% Little
- 26-4 61% Almost no choice
- 26-5 5% No Opinion

How many years have you lived in your present location?

- 27-1 8% Less than one year
- 27-2 9% One to two years
- 27-3 18% Three to five years
- 27-4 12% Six to ten years
- 27-5 50% Over ten years
- 27-6 3% No Opinion

How long do you plan to remain in your present location?

- 28-1 5% Less than one year
- 28-2 3% One to two years
- 28-3 7% Three to five years
- 28-4 4% Six to ten years
- 28-5 51% Over ten years
- 28-6 30% No Opinion

How many people living in your household now fall into each of the following age groups?

29-1	<u>141</u>	Age under 10	14%
29-2	<u>158</u>	10 - 17	16%
29-3	<u>56</u>	18 - 22	6%
29-4	<u>173</u>	23 - 35	17%
29-5	<u>172</u>	36 - 50	17%
29-6	<u>151</u>	51 - 64	15%
29-7	<u>146</u>	65 and over	14%
29-8	<u>15</u>	No Opinion	1%

N=1012

Do you own land or are you now buying land in Wheeler County?

30-1	<u>57%</u>	Yes
30-2	<u>39%</u>	No
30-3	<u>4%</u>	No Opinion

If yes to the above question, how many acres do you own?

31-1	<u>47%</u>	Less than 1
31-2	<u>19%</u>	1 to 10
31-3	<u>4%</u>	11 to 50
31-4	<u>1%</u>	51 to 100
31-5	<u>6%</u>	101 to 500
31-6	<u>15%</u>	Over 500
31-7	<u> </u>	No Opinion

Question G

Goal eleven requires a plan for the provision of public facilities and services to meet expected growth. This includes developing plans for the extension of sewer and utility lines and solid-waste disposal sites. Ordinances are required to plan for the extension of these services and tax policies to pay for them.

Is your household presently on a sewer line, septic tank, or other?

32-1	<u>46%</u>	Sewer Line
32-2	<u>50%</u>	Septic Tank
32-3	<u>2%</u>	Other
32-4	<u>2%</u>	No Opinion

If you are not on a sewer line now, would you be willing to pay additional property taxes for an extension and hook-up?

- 33-1 19% Yes
- 33-2 53% No
- 33-3 28% No Opinion

Question H

Goal twelve calls for the development of a transportation plan which considers all modes of transportation including mass transit, air, water, pipeline rail, highway, bicycle, and pedestrian. To meet this requirement, the planners need to know how much Wheeler County residents travel to work, shopping, and recreation.

Approximately how far do you drive each day to --

- 34-1 Work
- 34-2 Shopping Responses uncodeable
- 34-3 Recreation
- 34-4 Other
- 34-5 No Opinion

Assuming each could be provided at about the same cost, would you prefer to see money spent to improve heavily travelled routes, or develop a public transportation system?

- 35-1 70% Better highways
- 35-2 15% Public transportation Systems
- 35-3 15% No Opinion

Question I

Goal thirteen deals with energy conservation and will effect the kinds of uses to which particular lands can be put.

What kind of energy sources are you currently using to heat your house?

- 36-1 49% Electricity
- 36-2 6% Bottled Gas
- 36-3 37% Oil
- 36-4 47% Wood
- 36-5 1% Other
- 36-6 1% No Opinion

Question J

Goal fourteen seeks to achieve an orderly and efficient transition from rural to urban land use. More people means a greater need for public services. Should more people be encouraged to move to Wheeler County? If so, what sort of people? (Job holders vs. retired, skilled vs. unskilled, etc.) Below are two possibilities of how the population of Wheeler County might increase rapidly in the near future. Do you favor or oppose encouraging either or both of them?

Land developers may buy large ranches and subdivide them into smaller parcels for retired people and summer homes. How do you feel about the comprehensive plan encouraging this possible option?

37-1 31% Favor

37-2 52% Oppose

37-3 17% No Opinion

New industry might be encouraged to move to Wheeler County. What sorts of industry do you think the comprehensive plan should encourage or do you think the plan ought not to encourage new industry?

38-1 46% Light Manufacturing Totals more than 100% because
of multiple answers

38-2 27% Agricultural

38-3 16% Commercial

38-4 23% Specialized (For example, an atomic power plant or other industry which requires a remote location or other conditions natural to Wheeler County.)

38-5 8% Other types of Industry (Please give examples) _____

38-6 8% No industry should be encouraged to come to Wheeler County

38-7 14% No Opinion

THANK YOU FOR YOUR COOPERATION!

Wheeler County Planning Commission

WHEELER COUNTY COURT HOUSE
W H E E L E R
Fossil, Oregon 97823

April 3, 1980

NOTICE OF MEETING: Who: Wheeler County Planning Commission Members
Members of the Wheeler County Court
District Attorney, ECOAC Planner, Chip Davis

Where: Mitchell School

When: Thursday, April 10, 1980, 7:30 P.M.

This meeting is for the purpose of the commission members, county court members, DA, to voice any changes, questions, omissions, etc, concerning the first draft of the County Comprehensive Plan. All of the above have received copies of the plan and its technical report.

What comes out of this meeting will be put into the final draft to go before the people of Wheeler County.



Bea Donnelly, Secretary/Coordinator

cc: John Misener, Chairman
Jane Woodward
Charley Miller
Zack Keys
Bob Abbott
Jim Stirewalt
Orval Ladd
Edwin Asher
Denzil White

Buck Leckie, County Judge
Jack Collins, Commissioner
Lee Hoover, Commissioner
Pat Wolke, D.A.
Charles 'Chip' Davis, ECOAC Planner

WHEELER COUNTY

FOSSIL, OREGON 97830

PUBLIC NOTICE

- Hearings on the Proposed Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, Spray Urban Growth Area Joint Management Agreement, and Technical Report of Wheeler County, Oregon.

This notice was sent by first class mail to all Wheeler County Property Owners (outside cities) on April 22, 1980.

Public hearings will be held by the Wheeler County Planning Commission and County Court on May 29, 1980 at 7:30 PM, in the County Courthouse, Fossil, Oregon. The purpose of the hearing is the review and adoption of proposed Wheeler County Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, Spray Urban Growth Area Joint Management Agreement, and Technical Report. Copies are available for review at the County Planning Commission office, Wheeler County Courthouse, Fossil, beginning April 22, 1980. If you would like to comment on these documents, please attend the public hearing or send your written comments to Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, Oregon, 97830; or call Bea at 763-2911 if you have any questions.

The technical report presents the background information, facts, and considerations upon which the proposed comprehensive plan, zoning, and subdivision ordinances are based.

The purpose of the Comprehensive Plan is to establish County policy in the areas of citizen involvement, land use planning, agricultural lands, forest lands, open spaces, scenic and historic areas and natural resources, air/water/land resource quality, areas subject to natural disasters and hazards, recreational needs, economic development, housing, public facilities and services, transportation, energy conservation, and urbanization.

- The plan is intended to protect the County's resource based economy and encourage residential, commercial, and industrial development to locate in the Cities of Fossil, Mitchell, and Spray. New County Zoning and Subdivision Ordinances have been prepared to implement the plan.

An urban growth area joint management agreement has been developed for use by the City of Spray and Wheeler County as a means of coordinating land use regulations for those areas outside the city limits but within the urban growth boundary.

All land outside the Cities of Fossil, Mitchell, and Spray is designated as farm, grazing, forest, and open space on the proposed comprehensive plan map and for exclusive farm use or open space on the proposed zoning map. If you feel that other land uses (in addition to those listed below) should be allowed, please testify at the public hearing or submit written comments. The need to allow other land uses must be supported by facts which demonstrate the need.

Exclusive Farm Use Zoning

Farm uses include:

- Crops, livestock, poultry, fur-bearing animals, honey bees, and dairying;
- Preparation, storage and marketing of products raised on farm land;
- Soilbank or land lying fallow for one year;
- Orchards or other perennials prior to maturity;
- Woodlot less than 20 acres contiguous to land in farm use; and
- Cultured Christmas trees.

Land uses permitted outright include:

- a. Public or private schools.
- b. Churches.
- c. The propagation or harvesting of a forest product.
- d. Utility facilities necessary for public service, except commercial facilities for the purpose of generating power for public use by sale.
- e. The dwelling and other buildings customarily provided in conjunction with farm use.
- f. Operations for the exploration of geothermal resources as defined by ORS 522.005.
- g. A site for the disposal of solid waste that has been ordered to be established by the Environmental Quality Commission together with equipment, facilities, or buildings necessary for its operation.

Land uses which require approval by the County Planning Commission include:

- a. Commercial activities that are in conjunction with farm use.
- b. Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005 or exploration, mining, and processing of aggregate and other mineral resources or other subsurface resources.
- c. Private parks, playgrounds, hunting, and fishing preserves and campgrounds.
- d. Parks, playgrounds, or community centers owned and operated by a governmental agency or a non-profit community organization.
- e. Golf courses.
- f. Commercial utility facilities for the purpose of generating power for public use by sale.
- g. Personal use airports for airplanes and helicopter pads, including associated hangar, maintenance, and service facilities.

- h. Home occupations carried on by the resident as an accessory use within their dwelling or other buildings customarily provided in conjunction with farm use.
- i. A temporary (one-year, renewable) facility for the primary processing of forest products.
- j. The boarding of horses for profit.
- k. A site for the disposal of solid waste approved by the governing body of a city or county or both and for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality together with equipment, facilities or buildings necessary for its operation.
- l. Single-family residential dwellings, not provided in conjunction with farm use, may be established in any area zoned for exclusive farm use upon a finding that each such proposed dwelling:
 - 1. 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
 - 2. 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
 - 3. Does not materially alter the stability of the overall land use pattern of the area; and
 - 4. 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
 - 5. Will meet the following conditions:
 - a. Direct access (abutting or adjoining) to an all weather road, and
 - b. Availability of water onsite of sufficient quantity and quality to meet domestic needs, and
 - c. Suitability of the site for disposal of domestic sewage, and
 - d. Availability of phone and electric utility services to the site, and
 - e. Demonstration that the site is not subject to flooding or other hazards, and
 - f. The site is setback at least one-quarter ($\frac{1}{4}$) mile from the John Day River.

Permanent Open Space Zoning

The purpose and intent of the Permanent Open Space Zone is to protect fish and wildlife habitat, maintain scenic qualities, and to permit the establishment of only those new uses which are compatible with preservation activities.

The Permanent Open Space Zone is also intended to allow for continued use of the land for farm and grazing while qualifying the land for special tax treatment under ORS 308 (Assessment of Property for Taxation). The zone will be located for $\frac{1}{4}$ mile on each side of the John Day River from Service Creek downstream.

No permanent structure may be built and the following uses are permitted outright:

- a. Farming, including crop cultivation, truck gardening, or plant nursery enterprises and livestock grazing.
- b. Natural areas, including wildlife refuges.
- c. Outdoor recreational facilities, including restroom facilities.

Division of Land within the County

- a. Land may be subdivided as defined in ORS 92.010(12) when each lot or parcel created will be equal to or greater than 160 acres in size.
- b. Land may be partitioned as defined in ORS 92.010(8) when:
 1. Each lot or parcel created will be equal to or greater than 160 acres in size, or
 2. Each lot or parcel created, if less than 160 acres in size, can and is intended to be used for a permitted use as given in Section 2.050 of this Ordinance, or
 3. Each lot or parcel created, if less than 160 acres in size, is intended to be used for a conditional use as given in Section 2.100 of this Ordinance and such use has been approved by the County Court as given in Article 13 of this Ordinance prior to the consideration of the partition application.

THE WHEELER COUNTY COURT AND PLANNING COMMISSION WANT TO ADOPT A PLAN WHICH WILL SERVE TO GUIDE THE FUTURE OF WHEELER COUNTY. YOUR PARTICIPATION IN THIS PLANNING EFFORT IS ESSENTIAL FOR ITS SUCCESS.

April 22, 1980

WHEELER COUNTY

FOSSIL, OREGON 97830

PUBLIC NOTICE

April 22, 1980

Property:

Dear Property Owner:

Your property has been included in the proposed urban growth boundary for the City of Spray. If the proposed boundary is jointly adopted by the City of Spray and Wheeler County, it will have the following effects on your property:

1. Annexation to the City may be requested without the need to amend the City and County Comprehensive Plans first, and
2. The County will follow the City improvement standards when reviewing future development proposals.

If you would like to comment on this proposal, please attend one of the public hearings listed below or submit written comments to Bea Donnelly, Wheeler County Planning Coordinator at the County Courthouse, Fossil, OR 97830.

City of Spray Public Hearing -

May 30, 1980 at 7:30 PM at Spray City Hall.

Wheeler County Public Hearing -

May 29, 1980 at 7:30 PM at the County Courthouse, Fossil.

Please call me at 763-2911 if you have any questions or would like additional information.

Sincerely,



Bea Donnelly
Wheeler County Planning
Coordinator

BD/CD/mh

WHEELER COUNTY

FOSSIL, OREGON 97830

NOTICE OF PUBLIC HEARING

The Spray City Council and Planning Commission will hold a public hearing at 7:30 P.M., Friday, May 30, 1980, at the City Hall, Spray, Oregon, concerning review and adoption of:

1. Spray Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Wheeler County Technical Report
6. Spray Urban Growth Boundary Joint Management Agreement

The technical report presents the background information, facts, and considerations upon which the proposed comprehensive plan, zoning, subdivision, and mobile home park ordinances are based.

The purpose of the comprehensive plan is to establish city policy in the areas of citizen involvement, land use planning, open spaces, scenic and historic areas and natural resources, air/water/land resource quality, areas subject to natural disasters and hazards, recreational needs, economic development, housing, public facilities, and services, transportation, energy conservation, and urbanization.

The plan is intended to encourage residential, commercial, and industrial development to locate in the City of Spray and new zoning, subdivision, and mobile home park ordinances have been prepared to implement the plan.

The urban grown area joint management agreement has been developed for use by the City of Spray and Wheeler County as a means of coordinating land use regulations for those areas outside the city limits but within the urban growth boundary.

Copies are available for review at the Spray City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503) 276-6732.

Spray City Council
Spray Planning Commission

WHEELER COUNTY

FOSSIL, OREGON 97830

NOTICE OF PUBLIC HEARING

The Fossil City Council and Planning Commission will hold a public hearing at 7:00 P.M., Wednesday, May 28, 1980, at the City Hall, Fossil, Oregon concerning review and adoption of:

1. Fossil Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Wheeler County Technical Report

The technical report presents the background information, facts, and considerations upon which the proposed comprehensive plan, zoning, subdivision, and mobile home park ordinances are based.

The purpose of the comprehensive plan is to establish city policy in the areas of citizen involvement, land use planning, open spaces, scenic and historic areas and natural resources, air/water/land resource quality, areas subject to natural disasters, and hazards, recreational needs, economic development, housing, public facilities and services, transportation, energy conservation, and urbanization.

The plan is intended to encourage residential, commercial, and industrial development to locate in the City of Fossil and new zoning, subdivision and mobile home park ordinances have been prepared to implement the plan.

Copies are available for review at the Fossil City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, PO Box 1207, Pendleton, OR 97801 (503) 276-6732.

Fossil City Council
Fossil Planning Commission

WHEELER COUNTY

FOSSIL, OREGON 97830

NOTICE OF PUBLIC HEARING

The Mitchell City Council and Planning Commission will hold a public hearing at 7:00 P.M., Tuesday, May 27, 1980, at the Community Hall, Mitchell, Oregon, concerning review and adoption of:

1. Mitchell Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Wheeler County Technical Report

The technical report presents the background information, facts, and considerations upon which the proposed comprehensive plan, zoning, subdivision and mobile home park ordinances are based.

The purpose of the comprehensive plan is to establish City policy in the areas of citizen involvement, land use planning, open spaces, scenic and historic areas and natural resources, air/water/land resource quality, areas subject to natural disasters and hazards, recreational needs, economic development, housing, public facilities and services, transportation, energy conservation, and urbanization.

The plan is intended to encourage residential, commercial, and industrial development to locate in the City of Mitchell and new zoning, subdivision, and mobile home park ordinances have been prepared to implement the plan.

Copies are available for review at the Mitchell City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, Oregon 97801 (503) 276-6732.

Mitchell City Council
Mitchell Planning Commission

WHEELER COUNTY

FOSSIL, OREGON 97830

NOTICE

April 22, 1980

Dear Sir:

The Draft Technical Report, Comprehensive Plans, and Implementation Measures for Wheeler County and the Cities of Fossil, Mitchell, and Spray, Oregon are now available for review at the Wheeler County Courthouse, Fossil, the East Central Oregon Association of Counties, Pendleton, and the Department of Land Conservation and Development, Salem. Copies of these five documents may be obtained by contacting Charles Davis, Comprehensive Planner at the East Central Oregon Association of Counties, Pendleton, Oregon 97801 (503) 276-6732.

We are requesting that your agency review these documents to encourage inter-governmental coordination and cooperation. Comments on the activities of your agency which affect land use in Wheeler County, the accuracy and completeness of the technical report, and the appropriateness of the proposed plan policies and implementation measures will be appreciated.

A thirty (30) day period has been reserved for citizen and agency review of the documents. Hearings have been scheduled as follows:

City of Fossil - May 28, 1980 at 7:00 PM, Fossil City Hall
City of Mitchell - May 27, 1980 at 7:00 PM, Mitchell Community Hall
City of Spray - May 30, 1980 at 7:30 PM, Spray City Hall
Wheeler County - May 29, 1980 at 7:30 PM, County Courthouse, Fossil

Please send any written comments to Bea Donnelly, Wheeler County Planning Coordinator at the County Courthouse, Fossil, OR 97830. If no comments are received from your agency by the date(s) of the hearing(s), we shall assume that your agency has determined that the technical report, plan(s), and implementation measures are consistent with the requirements of Oregon Revised Statutes Chapter 197 and the Statewide Planning Goals.

Sincerely,



Bea Donnelly
Wheeler County Planning Coordinator

BD/CD/mh

AGENCY RESPONSE FORM

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE _____

NAME _____

AGENCY _____

PHONE _____

_____ We would like to receive the following documents for review:

_____ Technical Report

_____ Wheeler County Plan and Implementation Measures

_____ Fossil Plan and Implementation Measures

_____ Mitchell Plan and Implementation Measures

_____ Spray Plan and Implementation Measures

_____ We will not be able to review these documents or attend the public hearings.

_____ We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

WHEELER COUNTY

FOSSIL, OREGON 97830

NOTICE

April 22, 1980

Dear Sir:

Please find enclosed for your review the following documents:

- _____ Wheeler County and the Cities of Fossil, Mitchell, and Spray (Draft) Comprehensive Plan Technical Report, April, 1980.
- _____ Wheeler County, Oregon (Draft) Comprehensive Plan and Implementation Measures, April, 1980.
- _____ City of Fossil, Oregon (Draft) Comprehensive Plan and Implementation Measures, April, 1980.
- _____ City of Mitchell, Oregon (Draft) Comprehensive Plan and Implementation Measures, April, 1980.
- _____ City of Spray, Oregon (Draft) Comprehensive Plan and Implementation Measures, April, 1980.

Wheeler County and the Cities of Fossil, Mitchell, and Spray are requesting your review of the documents to encourage intergovernmental coordination and cooperation. Your comments on the activities of your agency which affect land uses in Wheeler County, the accuracy and completeness of the technical report, and the appropriateness of the proposed plan policies and implementation measures will be appreciated.

A thirty (30) day period has been reserved for citizen and agency review of the documents. Hearings have been scheduled as follows:

- City of Fossil - May 28, 1980 at 7:00 PM, Fossil City Hall
- City of Mitchell - May 27, 1980 at 7:00 PM, Mitchell Community Hall
- City of Spray - May 30, 1980 at 7:30 PM, Spray City Hall
- Wheeler County - May 29, 1980 at 7:30 PM, County Courthouse, Fossil

Please return the enclosed response form as soon as possible so we will know what action your agency plans to initiate (if any). If no comments are received from your agency by the date(s) of the hearing(s), we shall

NOTICE
April 22, 1980
Page 2

assume that your agency has determined that the technical report, plan(s), and implementation measures enclosed are consistent with the requirements of Oregon Revised Statutes Chapter 197 and the Statewide Planning Goals.

Please send any written comments to Bea Donnelly, Wheeler County Planning Coordinator, at the County Courthouse, Fossil, OR 97830. If you should have any questions, or require additional information, please contact myself at (503) 763-2911, or Charles Davis at the East Central Oregon Association of Counties, Pendleton, Oregon (503) 276-6732.

Sincerely,



Bea Donnelly
Wheeler County Planning Coordinator

BD/CD/mh

Enclosures

AGENCY RESPONSE FORM

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE _____

NAME _____

AGENCY _____

ADDRESS _____

PHONE _____

____ We will review the following documents:

____ Technical Report

____ Wheeler County Plan and Implementation Measures

____ Fossil Plan and Implementation Measures

____ Mitchell Plan and Implementation Measures

____ Spray Plan and Implementation Measures

____ We will not be able to review these documents or attend the public hearings.

____ Our comments are enclosed.

____ We will send written comments by the May 27-30 meeting deadlines.

____ We will not be able to complete our review and send our written comments until _____.

(Date)

____ We plan to attend the following hearings: _____

_____ Agency activities which affect land use in Wheeler County include
(please specify and attach additional information as necessary):

_____ The following report(s) contain(s) information which should be added
to the technical report (please specify and attach additional infor-
mation as necessary):

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

The Mitchell City Council and Planning Commission will hold a public hearing at 7:00 PM, Tuesday, May 27, 1980 at the Community Hall, Mitchell, Oregon, concerning review and adoption of:

- 1. Mitchell Comprehensive Plan
- 2. Zoning Ordinance
- 3. Subdivision Ordinance
- 4. Mobile Home Park Ordinance
- 5. Wheeler County Technical Report

Copies are available for review at the Mitchell City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, PO Box 1207, Pendleton, OR 97801 (503) 276-6732.

Mitchell City Council
Mitchell Planning Commission

4c

Affidavit of Publication

STATE OF OREGON,)
)
COUNTY OF CROOK,)

I, James O. Smith being first duly sworn, depose and say that I am the owner, editor, publisher, manager, advertising manager, principal clerk of the CENTRAL OREGONIAN, printer or his foreman of the CENTRAL OREGONIAN, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Prineville, in the aforesaid

county and state; that the notice a printed copy of which is hereto annexed, was publish-

ed in the entire issue of said newspaper for one successive and consecutive weeks in the following issues

Issue date May 15, 1980

Issue date _____

Issue date _____

Issue date _____

Issue date _____

The fee charged for the above publication was \$ 7.00

James O. Smith
Publisher

Subscribed and sworn to before me this 15th

day of May, 19 80

Carol Ann Thomas
Notary Public for Oregon

My Commission expires 3-12-83

AFFIDAVIT OF PUBLICATION

STATE OF OREGON

County of Grant

ss.

I, Ted Becher, being first duly sworn, depose and say that I am the owner, editor, publisher, manager, principal clerk of THE BLUE MOUNTAIN EAGLE, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at John Day, in the aforesaid county and state; that

the notice of public hearing for the Mitchell City

Council and Planning Commission

, a printed copy of which is hereto attached, was

published in the entire issue of said newspaper for one

successive and consecutive weeks in the following issues:

May 15, 1980

Ted Becher

Subscribed and sworn to before me this 16th day of May

1980

Karla J. Dalton
Notary Public for Oregon

My commission expires Feb. 1, 1983

Cost of this publication was \$10.83

(Seal)

Public Notices

NOTICE OF PUBLIC HEARING

The Mitchell City Council and Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, May 27, 1980 at the Community Hall, Mitchell, Oregon, concerning review and adoption of:

- 1. Mitchell Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Wheeler County Technical Report

Copies are available for review at the Mitchell City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East

Public Notices

Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler county Planning Coordinator, County Courthouse, Fossil, OR 97830 (503)763-2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503)276-6732.

Mitchell City Council
Mitchell Planning Commission
May 16 and 26, 1980

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO-534 Public hearing mitchell city

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

May 15, 1980

Beverly Krosting

Subscribed and sworn to before me this 11th day of

1980
Patricia O. Carpenter
Notary Public of Oregon

PUBLIC
NOTICES



EO-534
NOTICE OF
PUBLIC HEARING

- The Mitchell City Council and Planning Commission will hold a public hearing at 7:00pm, Tuesday, May 27, 1980 at Community Hall, Mitchell, Oregon, concerning review and adoption of:
1. Mitchell Comprehensive Plan.
 2. Zoning Ordinance
 3. Subdivision Ordinance
 4. Mobile Home Park Ordinance.
 5. Wheeler County Technical Report

Copies are available for review at the Mitchell City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plan, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97530 (503) 753 2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503) 276-6732.

Wheeler County Court
Wheeler County Planning Commission
May 15, 1980

MY COMMISSION
SEPT. 8, 1980

AFFIDAVIT OF PUBLICATION

STATE OF OREGON

County of Grant

ss.

I, Ted Becher, being first duly sworn, depose and say that I am the owner, editor, publisher, manager, principal clerk of THE BLUE MOUNTAIN EAGLE, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at John Day, in the aforesaid county and state; that the notice of public hearing for the Fossil City Council and Planning Commission

....., a printed copy of which is hereto attached, was published in the entire issue of said newspaper for one successive and consecutive weeks in the following issues:

May 15, 1980

[Handwritten signature of Ted Becher]

Subscribed and sworn to before me this 16th day of May, 1980

[Handwritten signature of Karla J. Dalton]
Notary Public for Oregon

My commission expires Feb. 1, 1983

Cost of this publication was \$ 11.70

Public Notices

NOTICE OF PUBLIC HEARING

The Fossil City Council and Planning Commission will hold a public hearing at 7:00 p.m., Wednesday, May 28, 1980 at the City Hall, Fossil, Oregon, concerning review and adoption of:

- 1. Fossil Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Wheeler County Technical Report

Copies are available for review at the Fossil City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon;

Public Notices

and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County courthouse, Fossil, OR 97830 (503)763-2911, or Charles Da Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503)276-6732.

Fossil City Council
Fossil Planning Commission

May 16-26, 1980

(Seal)

The Fossil City Council and Planning Commission will hold a public hearing at 7:00 P.M., Wednesday, May 28, 1980 at the City Hall, Fossil, Oregon, concerning review and adoption of:

1. Fossil Comprehensive Plan
2. Zoning Ordinance.
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Wheeler County Technical Report

Copies are available for review at the Fossil City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, PO Box 1207, Pendleton, OR 97801 (503) 276-6732.

Fossil City Council
Fossil Planning Commission

.....4c

Affidavit of Publication

STATE OF OREGON,)
COUNTY OF CROOK,)

I, James O. Smith, being first duly sworn, depose and say that I am the owner, editor, publisher, manager, advertising manager, principal clerk of the CENTRAL OREGONIAN, printer or his foreman of the CENTRAL OREGONIAN, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Prineville, in the aforesaid

county and state; that the notice a printed copy of which is hereto annexed, was publish-

ed in the entire issue of said newspaper for one successive and consecutive weeks in the following issues

Issue date May 15, 1980

Issue date

Issue date

Issue date

Issue date

The fee charged for the above publication was

\$ 7.00

James O. Smith
Publisher

Subscribed and sworn to before me this 15th

day of May, 19 80

Conf. Pub. Comm.
Notary Public for Oregon

My Commission expires 3-12-83

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss.

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the E0- 532 Public hearing Fossil city Council

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

May 15, 1980

Beverly Krosting

Subscribed and sworn to before me this 16th day of

May, 1980

Patricia A. Casper

Notary Public of Oregon

EO-532
NOTICE OF
PUBLIC HEARING

The Fossil City Council and Planning Commission will hold a public hearing at 7:00pm, Wednesday, May 28, 1980 at the City Hall, Fossil, Oregon, concerning review and adoption of:

1. Fossil Comprehensive Plan.
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance.
5. Wheeler County Technical Report

Copies are available for review at the Fossil City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plan, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763 2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503) 276-6732.

Wheeler County Court
Wheeler County Planning Commission
May 15, 1980

MY COMMISSION EXPIRES
SEPT. 8, 1980

AFFIDAVIT OF PUBLICATION

STATE OF OREGON

County of Grant

ss.

I, Ted Becher, being first duly sworn, depose and say that I am the owner, editor, publisher, manager, principal clerk of THE BLUE MOUNTAIN EAGLE, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at John Day, in the aforesaid county and state; that

the notice of public hearing for the Wheeler County Court and Planning Commission

a printed copy of which is hereto attached, was published in the entire issue of said newspaper for one successive and consecutive weeks in the following issues:

May 15, 1980

Ted Becher

Subscribed and sworn to before me this 16th day of May, 1980

Karla J. Dalton
Notary Public for Oregon

My commission expires Feb. 1, 1983

Cost of this publication was \$11.70

(Seal)

Public Notices

NOTICE OF PUBLIC HEARING

The Wheeler County Court and Planning Commission will hold a public hearing at 7:30 p.m., Thursday, May 29, 1980 at the Wheeler County Courthouse, Fossil, Oregon concerning review and adoption of:

- 1. Wheeler County Comprehensive plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Spray Urban Growth Area Joint Management Agreement
5. Wheeler County Technical Report

Copies are available for review at the County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plan, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503)763-2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503)276-6732.

Wheeler County Court
Wheeler County Planning Commission
May 19 and 28, 1980
20-21

The Wheeler County Court and Planning Commission will hold a public hearing at 7:30 PM, Thursday, May 26, 1980 at the Wheeler County Courthouse, Fossil, Oregon concerning review and adoption of:

- 1. Wheeler County Comprehensive Plan
- 2. Zoning Ordinance
- 3. Subdivision Ordinance
- 4. Spray Urban Growth Area Joint Management Agreement
- 5. Wheeler County Technical Report

Copies are available for review at the County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plan, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, PO Box 1207, Pendleton, OR 97801 (503) 276-6732.

Wheeler County Court
Wheeler County Planning Commission

Affidavit of Publication

STATE OF OREGON,)
COUNTY OF CROOK,)

I, James O. Smith, being first duly sworn, depose and say that I am the owner, editor, publisher, manager, advertising manager, principal clerk of the CENTRAL OREGONIAN, printer or his foreman of the CENTRAL OREGONIAN, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Prineville, in the aforesaid

county and state; that the notice a printed copy of which is hereto annexed, was publish-

ed in the entire issue of said newspaper for one successive and consecutive weeks in the following issues

Issue date May 15, 1980

Issue date.....

Issue date.....

Issue date.....

Issue date.....

The fee charged for the above publication was

\$ 7.40

James O. Smith
Publisher

Subscribed and sworn to before me this 15th

day of May, 19 80

Charles Davis
Notary Public for Oregon

My Commission expires 3-12-83

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss.

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO-535 Public hearing-Wheeler Co. Cat.

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 2 successive and consecutive publication in
the following issues:

May 15, 1980
Beverly Krosting

Subscribed and sworn to before me this 15th day of

May, 1980
Patricia A. Carpenter
Notary Public of Oregon

MY COMMISSION EXPIRES
SEPT. 8, 1980

EO-535
NOTICE OF
PUBLIC HEARING

The Wheeler County Court and Planning Commission will hold a public hearing at 7:30am, Thursday, May 29, 1980 at the Wheeler County Courthouse, Fossil, Oregon concerning review and adoption of:

1. Wheeler County Comprehensive Plan.
2. Zoning Ordinance
3. Subdivision Ordinance
4. Spray Urban Growth Area Joint Management Agreement.
5. Wheeler County Technical Report

Copies are available for review at the County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plan, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503) 276-6732.

Wheeler County Court
Wheeler County Planning Commission
May 15, 1980

AFFIDAVIT OF PUBLICATION

STATE OF OREGON }
County of Grant }

ss.

I, Ted Becher, being first duly sworn, depose and say that I am the owner, editor, publisher, manager, principal clerk of THE BLUE MOUNTAIN EAGLE, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at John Day, in the aforesaid county and state; that the notice of public hearing for the Spray City Council and Planning Commission

....., a printed copy of which is hereto attached, was published in the entire issue of said newspaper for one successive and consecutive weeks in the following issues:

May 15, 1980

[Handwritten Signature]

Subscribed and sworn to before me this 16th day of May, 19 80.

[Handwritten Signature]
Notary Public for Oregon

My commission expires Feb. 1, 1983.

Cost of this publication was \$ 11.70.

(Seal)

Public Notices

NOTICE OF PUBLIC HEARING

The Spray City Council and Planning Commission will hold a public hearing at 7:30 p.m. Friday, May 30, 1980 at the City Hall, Spray, Oregon, concerning review and adoption of:

1. Spray Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Wheeler County Technical Report
6. Spray Urban Growth Boundary Joint Management Agreement

Copies are available for review at the Spray City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503)763-2911, or Charles Davis,

Public Notices

Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503)276-6732.

Spray City Council
Spray Planning Commission
May 16 and 26, 1980
20-21

NOTICE OF PUBLIC HEARING

The Spray City Council and Planning Commission will hold a public hearing at 7:30 PM, Friday, May 30, 1980 at the City Hall, Spray, Oregon, concerning review and adoption of:

1. Spray Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park ordinance
5. Wheeler County Technical Report
6. Spray Urban Growth Boundary Joint Management Agreement

Copies are available for review at the Spray City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ESOAC) office, Pendleton, Oregon; and the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, PO Box 1207, Pendleton, OR 97601 (503) 276-6732.

Spray City Council
Spray Planning Commission

4c

Affidavit of Publication

STATE OF OREGON,)
COUNTY OF CROOK,)

I, James O. Smith, being first duly sworn, depose and say that I am the owner, editor, publisher, manager, advertising manager, principal clerk of the CENTRAL OREGONIAN, printer or his foreman of the CENTRAL OREGONIAN, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Prineville, in the aforesaid

notice

county and state; that the _____ a printed copy of which is hereto annexed, was publish-

ed in the entire issue of said newspaper for one successive and consecutive weeks in the following issues

Issue date May 15, 1980

Issue date _____

Issue date _____

Issue date _____

Issue date _____

The fee charged for the above publication was

\$ 7.80

James O. Smith
Publisher

Subscribed and sworn to before me this 15th

day of May, 19 80

Lois Ann Smith
Notary Public for Oregon

My Commission expires 3-12-83

AFFIDAVIT OF PUBLICATION

STATE OF OREGON, COUNTY OF GILLIAM, ss:

I, Janet L. Stinchfield

being first duly sworn, depose and say that I am the

Publisher of the

GILLIAM-WHEELER TIMES-JOURNAL, a newspaper of general circulation as defined by Sections 1-509, 1-510, Oregon Code; printed and published at Condon in

the aforesaid county and state; that the Notice

of Public Hearing, a printed

copy of which is hereto annexed, was published in the

entire issue of said newspaper for one

successive and consecutive weeks in the following issues:

May 15, 1980

.....
.....
.....
.....

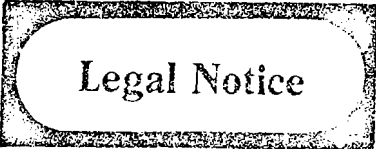
Janet L. Stinchfield

Subscribed and sworn to before me this 27th

day of May, 1980.

William E. Stinchfield
Notary Public for Oregon

(My commission expires February 20, 1982)



NOTICE OF PUBLIC HEARING

The Spray City Council and Planning Commission will hold a public hearing at 7:30 p.m., Friday, May 30, 1980 at the City Hall, Spray, Oregon, concerning review and adoption of:

- 1. Spray Comprehensive Plan
- 2. Zoning Ordinance
- 3. Subdivision Ordinance
- 4. Mobile Home Park Ordinance
- 5. Wheeler County Technical Report
- 6. Spray Urban Growth Boundary Joint Management Agreement

Copies are available for review at the Spray City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plans, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, PO Box 1207, Pendleton, OR 97801 (503) 276-6732.

Spray City Council
Spray Planning Commission
Published May 15, 1980

TJ/101

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss

I, Beverly Knesting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the Public hearing Spray City

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive edition in
the following issues:

May 15th, 1980

Beverly Knesting

Subscribed and sworn to before me this 15th day of

May, 1980

Patricia W. Roberts

Notary Public of Oregon

EO-533
NOTICE OF
PUBLIC HEARING

The Spray City Council and Planning Commission will hold a public hearing at 7:30pm, Friday, May 30, 1980 at the City Hall, Spray, Oregon, concerning review and adoption of:
1. Spray Comprehensive Plan.
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance.
5. Spray Urban Growth Boundary Joint Management Agreement.
Copies are available for review at the Spray City Hall; County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon, and at the Department of Land Conservation and Development office in Salem, Oregon.
Anyone who has questions or comments concerning the draft plan, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503) 276-6732.
Wheeler County Court
Wheeler County Planning Commission
May 15, 1980

MY COMMISSION EXPIRES
SEPT. 8, 1980

WHEELER COUNTY

FOSSIL, OREGON 97830

PUBLIC NOTICE

Hearings on the Proposed Comprehensive Plans, Implementation Ordinances, Spray Urban Growth Area Joint Management Agreement and Technical Report for Wheeler County and the Cities of Fossil, Mitchell, and Spray have been continued to the following dates:

Fossil: June 16, 1980 at Fossil City Hall, 7:00 P.M.

Spray: June 17, 1980 at Spray City Hall, 7:30 P.M.

Wheeler County Planning Commission : June 19, 1980 at the County Courthouse Fossil, 7:30 P.M.

Mitchell: June 20, 1980 at Community Hall, Mitchell, 7:00 P.M.

The meetings have been continued to provide additional time for public review and to allow planning staff to amend the draft documents in response to review comments received.

A public hearing before the Wheeler County Court has been scheduled for 7:00 P.M. at the County Courthouse in Fossil, Oregon concerning the review and adoption of:

1. Wheeler County Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Spray Urban Growth Area Joint Management Agreement
5. Wheeler County Technical Report

Anyone having questions or comments concerning the draft plan, technical report, or ordinances is urged to attend the meetings or contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, Oregon 97830, phone (503)763-2911.

WHEELER COUNTY

FOSSIL, OREGON 97830

NOTICE OF PUBLIC HEARING

The Wheeler County Court will hold a public hearing at 7:00 PM, Tuesday, June 24, 1980 at the Wheeler County Courthouse, Fossil, Oregon concerning review and adoption of:

1. Wheeler County Comprehensive Plan
2. Zoning Ordinance
3. Subdivision Ordinance
4. Spray Urban Growth Area Joint Management Agreement
5. Wheeler County Technical Report

Copies are available for review at the County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plan, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, P O Box 1207, Pendleton, OR 97801 (503) 276-6732.

Wheeler County Court
June 12, 1980

CD/bjb

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss.

I, Kristan Lybecker being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
(and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO-613 Notice of Public Hearing

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertions
the following issues:

June 12, 1980

Kristan Lybecker

Subscribed and sworn to before me this thirteenth day of

June, 1980

Patricia A. Carpenter
Notary Public of Oregon

EO-613
NOTICE OF
PUBLIC HEARING

The Wheeler County Court will hold a public hearing at 7:00pm. Tuesday, June 24, 1980 at the Wheeler County Courthouse, Fossil, Oregon concerning review and adoption of:

- 1. Wheeler County Comprehensive Plan
- 2. Zoning Ordinance
- 3. Subdivision Ordinance
- 4. Spray Urban Growth Area Joint Management Agreement
- 5. Wheeler County Technical Report

Copies are available for review at the County Planning Commission office, Wheeler County Courthouse, Fossil; the East Central Oregon Association of Counties (ECOAC) office, Pendleton, Oregon; and at the Department of Land Conservation and Development office in Salem, Oregon.

Anyone who has questions or comments concerning the draft plan, technical report, or ordinances, may contact Bea Donnelly, Wheeler County Planning Coordinator, County Courthouse, Fossil, OR 97830 (503) 763-2911, or Charles Davis, Comprehensive Planner, ECOAC, P.O. Box 1207, Pendleton, OR 97801 (503) 276-6732.

Wheeler County Court
June 12, 1980

MY COMMISSION EXPIRES
SEPT. 8, 1980

Wheeler County Planning Commission

WHEELER COUNTY COURT HOUSE

W H E E L E R

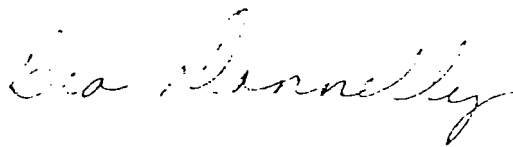
Fossil, Oregon 97823

June 30, 1980

Notice of Joint Meeting with the Wheeler County Court Members and the Wheeler County Planning Commission Members.

A joint meeting has been scheduled for TUESDAY, July 8th, 2:00 P.M.
at the Wheeler County Courthouse, County Court Room, Fossil, Oregon

It is important that you attend.



Bea Donnelly, Secretary

cc: County Court Members
County Planning Commission Members

Affidavit of Publication

STATE OF OREGON, COUNTY OF GILLIAM, ss;

I, Janet L. Stinchfield

being first duly sworn, depose and say that I am the
Publisher of the

Gilliam-Wheeler Times-Journal, a newspaper of
general circulation as defined by Sections 1-509,
1-510, Oregon Code; printed and published at Condon
in the aforesaid county and state; that the Notice

of Public Meeting, a printed
copy of which is hereto annexed, was published in the
entire issue of said newspaper for one

successive and consecutive weeks in the following
issues:

July 31, 1980

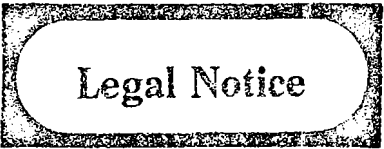
Janet L. Stinchfield

Subscribed and sworn to before me this 31st

day of July, 1980

Michael E. Stinchfield
Notary Public for Oregon

My commission expires February 20, 1982



Legal Notice

NOTICE OF PUBLIC MEETING

The Wheeler County Planning Commission will hold a public meeting to discuss the Wheeler County Comprehensive Plan, the 160 acre minimum lot size and the open zone designation on the John Day River. The meeting will be held Tuesday, August 5, 1980 at 7:30 p.m. at the Wheeler County Courthouse.

John Misener, Chairman
Wheeler County Planning Commission
Published July 31, 1980 TJ/156

NATURAL ENVIRONMENT

Chapter IV Natural Environment

A. Geology

Although some remnants of pre-Tertiary Age (pre-60 million years before the present (MBP)) geology may be found in Wheeler County, the majority of visible geologic formations in the county originated during the Tertiary Age of the Cenozoic Era i.e., 60 MBP to 3 MBP. Two small areas in southern Wheeler County represent metamorphosed, sedimentary rocks of the Paleozoic Era (oldest rocks). Cretaceous marine sandstones of a pre-Tertiary age (Mesozoic Era) lie in the valley of West Branch Creek, and in the Hudspeth and Gable Creek Formations. These marine sandstones are the remains of an ancient sea that once covered portions of the Wheeler County area. Older Tertiary formations of volcanic and continental sedimentary rocks lie in the west and central portions of Wheeler County. These formations resulted from geologic activity during the Eocene Epoch (60 MBP to 40 MBP), the Oligocene Epoch (40 MBP to 25 MBP) and the early Miocene Epoch (25 MBP to 12 MBP). Younger Tertiary formations of Columbia River Basalt, andesite flows and minor continental sedimentary rocks cover older layers along the county's north and south borders and along parts of the John Day River. These younger formations originated during the later Miocene Epoch (25 MBP to 12 MBP) and the Pliocene Epoch (12 MBP to 3 MBP).

Particular points of interest in Wheeler County include geologic formations found in the Clarno Formation between the Ochoco Summit and Clarno (western Wheeler County), the John Day Formation near Mitchell and the Painted Hills State Park (southwest county area) and in the Thomas Condon-John Day State Park (east county), Devil's Post Pile formations found in Columbia River Basalt areas of the county (northern county), the Rattlesnake Formation (extreme eastern edge of county near Picture Gorge) and the Mascall Formation.

The Clarno Formation contains several layers of fossil and plant remains from the late Eocene age. These remains lie in sandstone and siltstone deposited in rivers and lakes. Lava flows, mudflows, volcanic breccias, beds of volcanic ash and flows of the basalt, andesite, dacite and rhyolite type, show evidence of volcanic activity in this formation.

The John Day Formation in Wheeler County is best exposed in the Painted Hills area, northwest of Mitchell. The formation is several thousand feet thick in this area and was exposed by faulting, landslides and erosion. The colorful layers characteristic of the Painted Hills result from the presence of trace minerals. The lower beds are from an early age and are generally colored red from the presence of hematite or iron oxide. The middle, younger layers are green, indicating the presence of clinoptilolite, a mineral. The top, white colored layers are of a more recent age. The presence of fossil remains in this formation makes Wheeler County a good place to study Oligocene and early Miocene Paleontology and Paleobotany.

Portions of both the Clarno Formation and the John Day Formation are now included in the John Day Fossil Beds National Monument.

The Rattlesnake Formation near Picture Gorge is noted mainly for its mammalian fossils (Hipparion, a Pliocene horse). It is composed of alluvial gravel's and dates back about 3 million years. The Mascall Formation shows some signs of local volcanic activity and alluviation. It is most noted for its fossil remains of a three-toed Miocene horse.

B. Minerals and Agregate Resources

Map B-1 summarizes mineral resources found in Wheeler County including chromite, gold, silver, mercury, clay, pumice/pumicite, potassium feldspar, zeolites, coal, petroleum and natural gas. Minerals present in the adjacent counties are numerous, particularly in relatively exotic metals.

Metallic Minerals

1. Chromite, (Cr_2O_3) - most existing prospects are concentrated in Grant County (near John Day and Fields Creek), but the western edge of the known district extends into Wheeler County. Assays test high-chromium (55% Cr_2O_3 ; Cr/Fe ratio of 3.25:1) to high-alumina (32% Cr_2O_3 ; Cr/Fe ratio of 1.75:1). Relatively low purity has discouraged development of this resource in Oregon, although the U.S. is highly dependent on foreign sources.

Uses: Metallurgy (in manufacture of stainless and other ferroally steels) and refractory linings for high-temperature furnances.

2. Gold and Silver - Quartz fissure veins in pre-Tertiary greenstones, argillite, and limestone. The veins contain pyrite, sphalerite, galena, and gold. History of mining activity in Spanish Gulch District (Spanish Peak in the County's southeast corner), but no records of yield are available.

Nearby mines of significance are: Howard District (in Crook County, 15 miles SW of Mitchell) which produced \$80,000 in gold during 1885-1930; and Oregon King Mine (Jefferson County, 35 miles SW of Fossil) that yielded 300,000 ounces of silver, 3,000 of gold. Discovered in 1898, the mine's most recent activity was during 1962-1965.

3. Mercury - Found mostly in the margins of riolitic volcanic plugs and dikes of the Clarno and John Day formations as cinnabar (HgS). A large mercury-rich area centered in Jefferson and Crook Counties overlaps into southwestern Wheeler County.

Other nearby mines are: Horse Heaven Mine (Jefferson County, the second largest producer in Oregon); Ochoco Creek and Johnson Creek Mines (both in Crook County); and Canyon Creek Mine (Grant County).

Uses: Measuring instruments, electronics, paints, fungicides, and as an agent in production of chlorine.

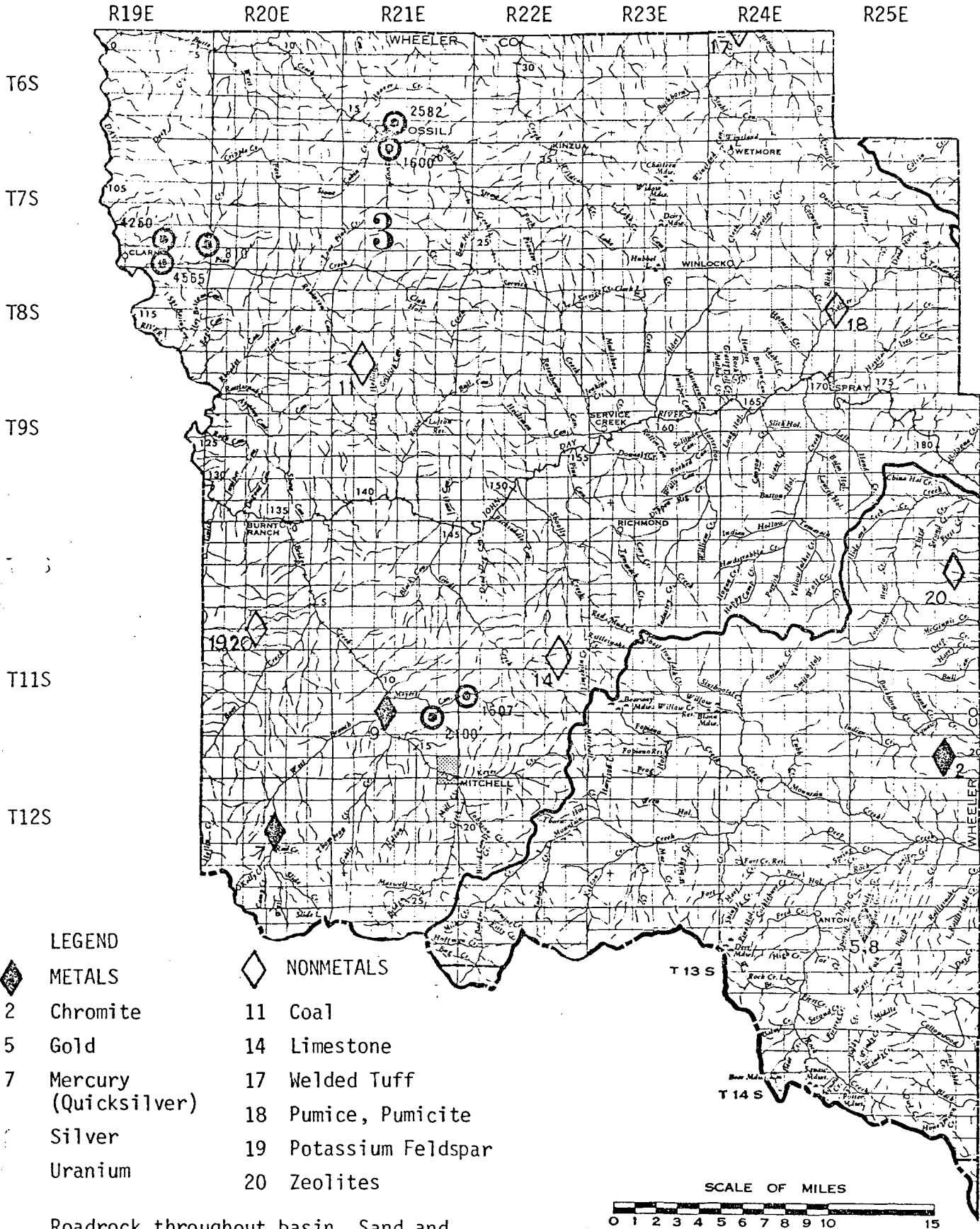
4. Uranium - The map indicates the presence of Uranium just northwest of Mitchell. At present, this site is not known to have large enough amounts of the metal to be of economic value.

Nonmetallic Minerals

1. Clay - Clays suitable for red-firing brick and tile are present in widespread areas of eastern Oregon. Although no clay deposits have been specially located on Map B-1, historical evidence indicates that a pit (red clay) once was located just north of Fossil. Potentials of clays from the John Day Formation need to be evaluated

JOHN DAY DRAINAGE BASIN, WHEELER COUNTY

MINERAL DEPOSITS



LEGEND

- | | | | |
|---|--------------------------|----|--------------------|
| ◆ | METALS | ◇ | NONMETALS |
| 2 | Chromite | 11 | Coal |
| 5 | Gold | 14 | Limestone |
| 7 | Mercury
(Quicksilver) | 17 | Welded Tuff |
| | Silver | 18 | Pumice, Pumicite |
| | Uranium | 19 | Potassium Feldspar |
| | | 20 | Zeolites |

Roadrock throughout basin, Sand and Gravel along major streams.

⊙ Dry hole drilled for oil—numbers indicate depth

STATE WATER RESOURCES BOARD
SALEM, OREGON
Nov. 1960

for suitability as white-firing clays, which are apparently somewhat rare. The presence of high-alumina and high-silica materials such as chromite, pumice, potassium Feldspar, basalt, zeolites, etc. indicates the probable presence of refractory clays.

Uses: Building and decorative brick, refractory brick, pottery tile. Extremely old clays of small particle size (2-5 microns) are used for coating and filling fine papers, and as a filler material to provide stability to molded plastic products.

2. Pumice, Pumicite - A large area of these high-silica volcanic products is located in east central Wheeler County.

Uses: Abrasives, paints, plastics, rubber, refractory brick, soil conditioners, concrete products. Perlite is made by synthetically expanding, or "popping" pumicite. There is a perlite plant in Portland.

3. Potassium Feldspar ($KAlSi_3O_8$) - Found in tuffaceous claystone in the lower parts of the John Day Formation, up to 8% purity, over at least 600 square miles. Relatively low purity has discouraged development to date.

Uses: Glass and ceramics, abrasives, soil conditions, fertilizers.

4. Zeolites - Crystalline hydrated aluminosilicates, occur as bedded deposits of clinoptilolite in the lower part of the John Day Formation near Deep Creek and the Painted Hills.

Uses: Purification and drying of liquids and gases; chemical separation catalysts; decontamination of radioactive wastes; soil conditions.

5. Coal - Widely-scattered exposures of bituminous coal occur in the Clarno Formation across northern Wheeler County and into Morrow County. The coal found near the John Day River in central Wheeler County represents the best quality in the Clarno Formation. Beds are thin and discontinuous, and contain large amounts of impurities,

6. Petroleum and Natural Gas - Surface indications of petroleum have been found in volcanic rocks surrounding unmetamorphosed pre-Tertiary marine rocks in northwest Wheeler County. Several test wells have been drilled in this area, but test results are not available.

Mineral aggregate, used primarily for road building and construction, is extracted at numerous sites throughout the County by private, county and state concerns. Table B-1 lists the mineral aggregate sources within Wheeler County which the Oregon State Highway Division has used or plans to use in the future. The protection of these and other sources for mineral aggregate from encroachment by adjacent development which would prevent future removal is a concern expressed by the Oregon Department of Transportation (refer to appendix).

TABLE B-1

Oregon State Highway Division - Mineral Aggregate Sources

<u>Section, Township & Range</u>	<u>Material</u>	<u>Source Identification</u>
Sec. 8, T. 12S, R. 20E W.M.	Quarry	35-12-4
Sec. 3, T. 12S, R. 20E W.M.	Quarry	35-13-4
Sec. 25, T. 11S, R. 20E W.M.	Quarry	35-14-4
Sec. 21, 22 & 28, T. 11S, R. 21E W.M.	Quarry	Not Assigned
Sec. 33, T. 11S, R. 22E W.M.	Quarry	35-16-4
Sec. 2, T. 12S, R. 22E W.M.	Quarry	35-17-4
Sec. 18, T. 12S, R. 24E W.M.	Quarry	35-21-4
Sec. 4, T. 12S, R. 24E W.M.	Quarry	35-22-4
Sec. 15 & 16, T. 12S, R. 25E W.M.	Quarry	Not Assigned
Sec. 1, T. 10S, R. 22E and Sec. 6, T. 10S, R. 23E W.M.	Quarry	35-29-4
Sec. 32, T. 10S, R. 22E W.M.	Quarry	35-30-4
Sec. 7, 8 & 17, T. 11S, R. 22E W.M.	Gravel	Not Assigned
Sec. 23, T. 11S, R. 21E W.M.	Quarry	35-31-4
Sec. 16, T. 6S, R. 21E W.M.	Quarry	35-1-4
Sec. 20, T. 7S, R. 21E W.M.	Quarry	35-27-4
Sec. 19, T. 7S, R. 21E W.M.	Quarry	35-26-4
Sec. 31, T. 7S, R. 20E W.M.	Quarry	35-24-4
Sec. 2, T. 7S, R. 21E W.M.	Quarry	35-36-5
Sec. 35, T. 6S, R. 21E W.M.	Quarry	35-3-5
Sec. 2, T. 7S, R. 21E W.M.	Quarry	35-4-5
Sec. 29, T. 7S, R. 22E W.M.	Talus	35-37-5
Sec. 4 & 5, T. 8S, R. 22E W.M.	Quarry	35-5-5
Sec. 10 & 11, T. 8S, R. 22E W.M.	Quarry	35-6-5
Sec. 36, T. 8S, R. 22E W.M.	Quarry	35-39-5
Sec. 9, T. 9S, R. 23E W.M.	Gravel	35-38-5
Sec. 18, T. 9S, R. 23E W.M.	Gravel	35-7-5
Sec. 1 & 12, T. 9S, R. 23E W.M.	Quarry	35-8-5
Sec. 35, T. 8S, R. 24E W.M.	Gravel	35-9-5
Sec. 1, T. 9S, R. 24E W.M.	Gravel	35-35-5
Sec. 8, T. 9S, R. 25E W.M.	Gravel	35-41-5
Sec. 4 & 9, T. 9S, R. 25E W.M.	Talus	35-40-5
Sec. 10, T. 9S, R. 25E W.M.	Quarry	35-34-5
Sec. 23, T. 9S, R. 25E W.M.	Quarry	35-10-5
Sec. 10, T. 7S, R. 25E W.M.	Quarry	35-28-5

C. Topography

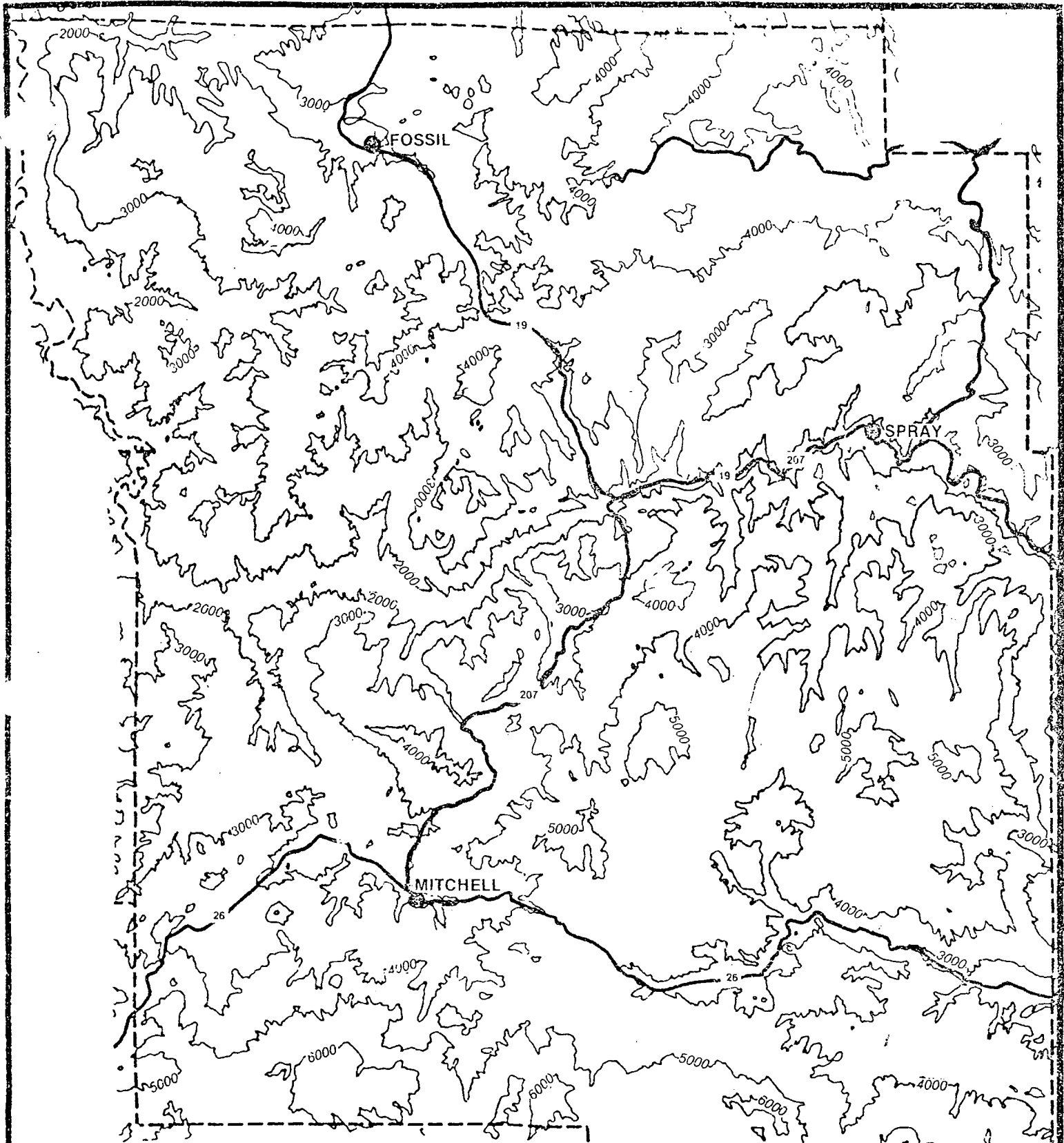
The northern half of Wheeler County is high plateau country, broken by deep canyons along creeks and rivers. It is here that most of the County's dry land agricultural crops are grown and private timber holdings occur.

The County's southern half, from the John Day River to the Ochoco National Forest, is mountainous, with abrupt hills, valleys and ridges, created by massive buckling of the earth's crust during periods of often violent volcanic activity. This area contains the historic geological attractions and mineral deposits, and is devoid of most agricultural activity except cropping along fertile river bottoms and livestock grazing in the uplands.

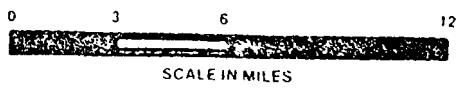
Elevations vary widely, ranging from a high at 6,885-foot Spanish Peak in the County's southeast corner, to a low of approximately 1,100 feet on the John Day River at the northwest corner. Elevations of the County's three incorporated cities are:

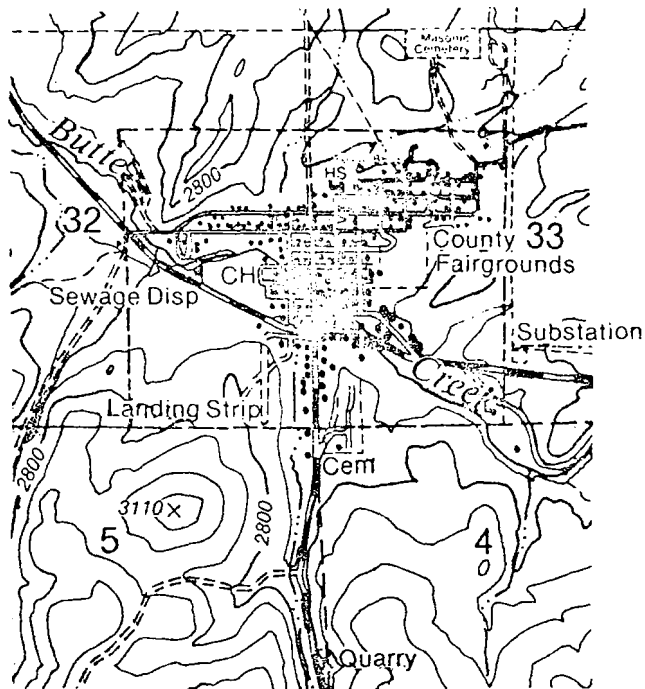
	<u>Feet Above Sea Level</u>
Fossil	2,654
Mitchell	2,785
Spray	1,700

Source: Wheeler County, Oregon, Industrial Development Factbook, Business Economic, Inc., 1978.

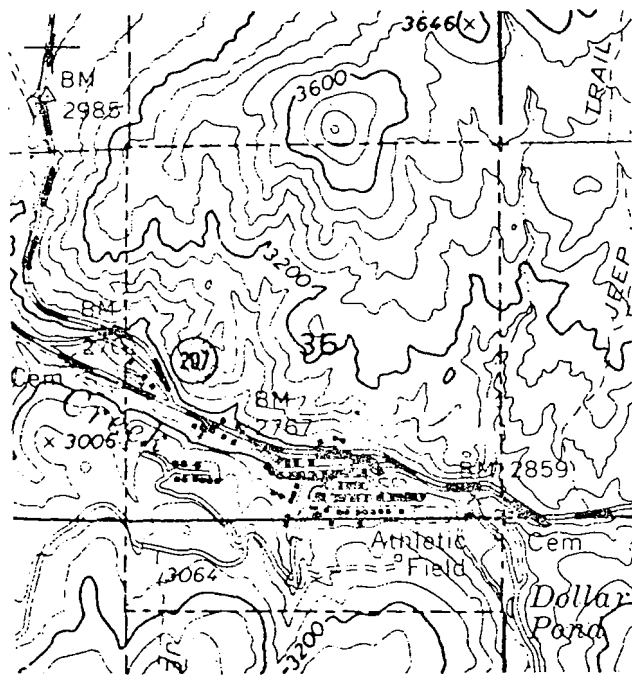


TOPOGRAPHY WHEELER COUNTY, OREGON

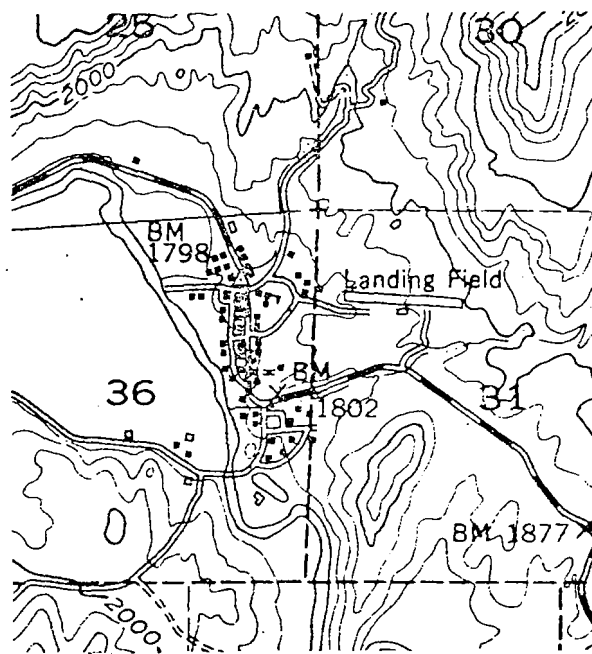




FOSSIL

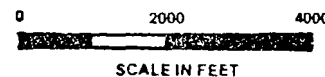


MITCHELL



SPRAY

SOURCE: U.S. GEOLOGICAL SURVEY MAPS.



TOPOGRAPHY OF CITIES
WHEELER COUNTY, OREGON



D. Climate

Wheeler County's climate is characterized by hot, dry summers and cold winters. Most of the precipitation occurs during the winter months (November-March) as snow in higher elevations. Much of this precipitation is available for irrigation in spring runoff or may be stored in impoundments.

Table D-1 summarizes monthly precipitation averages at three Wheeler County locations.

Table D-2 shows monthly average temperatures recorded at the same three stations.

The number of frost free days in Wheeler County varies from the north to the south. The northwestern corner of the County lies in the Columbia Plateau region. The average frost-free period ranges from 140 to 175 days in this region. Fossil, Mitchell and Spray all lie within the Upper Snake River Lava Plains and Hills region which stretches across central Wheeler County. The average frost-free period ranges from 90 to 150 days in this region. Northeastern and southern Wheeler County lie in the Northern Rocky Mountains region. The frost-free period for this area ranges from 60 to 135 days.

No data is now available concerning the number of cloudless days and wind velocities in Wheeler County. In general, many parts of the County experience a large number of sunny days which would make the use of solar energy very feasible in the County.

Table D-1

Monthly Precipitation Averages
 Wheeler County, Oregon
 (Measured in Inches)

<u>Month</u>	<u>Fossil</u>		<u>Mitchell</u>		<u>Spray</u>
	<u>1971</u>	<u>30-Year Average</u>	<u>1971</u>	<u>27-Year Average</u>	<u>1971 Only</u>
January	1.43	1.65	1.28	0.91	2.04
February	0.54	1.24	0.19	0.91	0.87
March	1.31	1.26	1.16	0.97	1.71
April	1.15	1.03	1.14	0.97	1.15
May	2.07	1.25	0.92	1.19	1.62
June	0.45	1.38	0.99	1.13	0.76
July	0.28	0.19	0.64	0.27	0.75
August	0.56	0.09	0.25	0.13	0.20
September	0.59	0.61	0.41	0.56	0.67
October	1.34	1.09	1.32	0.69	2.22
November	2.28	1.92	2.00	0.74	2.92
December	<u>1.35</u>	<u>1.61</u>	<u>1.35</u>	<u>0.85</u>	<u>3.38</u>
Annual Average	<u>13.35</u>	<u>13.32</u>	<u>11.65</u>	<u>9.32</u>	<u>18.29</u>

Source: Wheeler County, Oregon, Industrial Development Handbook
 Business Economics, Inc., August, 1978.

Table D-2

Wheeler County, Oregon

MEAN DAILY TEMPERATURE AVERAGES
BY MONTH

Table 1

	Fossil ^{1/}			Mitchell ^{1/}			Spray ^{2/}		
	Max.	Min.	Avg.	Max.	Min.	Avg.	Max.	Min.	Avg.
January	41.3	22.9	32.1	42.5	24.7	33.6	N.A.	N.A.	37.6
February	46.0	26.2	36.1	46.5	27.0	36.8	"	"	39.9
March	50.5	26.1	38.3	50.7	28.3	39.5	"	"	42.2
April	60.0	30.2	45.1	60.0	33.2	46.6	"	"	50.0
May	68.4	36.0	52.2	67.1	39.2	53.2	"	"	59.4
June	74.5	40.5	57.5	75.5	45.6	60.6	"	"	63.9
July	86.4	53.6	70.0	87.3	51.2	69.3	"	"	74.1
August	83.1	42.0	62.6	82.3	48.6	65.5	"	"	77.7
September	76.8	38.7	57.8	76.5	44.3	60.4	"	"	60.3
October	66.0	33.2	49.6	64.3	36.4	50.4	"	"	50.1
November	50.4	26.7	38.6	49.2	28.2	38.7	"	"	42.5
December	44.6	25.4	35.0	44.0	26.3	35.2	"	"	34.5
Annual Average	<u>62.3</u>	<u>32.6</u>	<u>47.5</u>	<u>62.2</u>	<u>36.1</u>	<u>49.2</u>	<u>N.A.</u>	<u>N.A.</u>	<u>52.7</u>

1/ Ten year average, 1950-1960.

2/ Calendar year 1971 only.

N.A. = Not Available.

E. Soils

Soil conditions are one of the most important features related to land use planning. Soils concerns are twofold: (1) capability or productivity potential, and (2) limitations related to development. These limitations can be overcome, although in many instances substantial expenditures will be required. U.S. Department of Agriculture, Soil Conservation Service definitions for the various soils capabilities are given below.

Capability Classes. Capability classes show the suitability of soils for most kinds of field crops including soil limitations, risk of soil damage, and soil response to various treatments. Roman numerals I through VIII indicate capability classes with progressively greater limitations and narrower choices for practical use. They are defined as follows:

Class I soils have few limitations that restrict their use.

Class II soils have moderate limitations that reduce the choice of plants, require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

Class V soils are not likely to erode, but have other limitations, impracticable to remove, that limit their use largely to pasture, range, woodland, or wildlife.

Class VI soils have severe limitations that make them generally unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife.

Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife.

Class VIII soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife, water supply, or to esthetic purposes.

Letter designations are often added to the capability numerals, and indicate the following:

(e) Shows that the main limitation is risk of erosion unless close-growing plant cover is maintained.

(s) Shows that the soil is limited mainly because it is shallow, droughty, or stony.

- (w) Shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage.
- (c) Shows chief limitation is climate that is too cold, too dry, or too cloudy for production of many crops.

The soil mapping unit boundaries (see soils map) are determined by soil scientists digging pits and auger holes into the soil studying road cuts, measuring slopes and soil depths, estimating percent gravel, cobbles, sand, silt, and clay and considering any limiting or enhancing features of the various soils. A combination of stereoscopic study, aerial photograph interpretation, and walking over the land is used to determine kinds of land forms and soils present.

Limitation Rating

Each soil mapping unit has definite limitations for specific uses. The limitations are rated as follows:

Slight soil limitation is the rating given soils that have properties favorable for the rated use. This degree of limitation is minor and can be overcome easily. Good performance and low maintenance can be expected.

Moderate soil limitation is the rating given soils that have properties moderately favorable for the rated use. This degree of limitation can be overcome or modified by special planning, design, or maintenance. During some part of the year the performance of the structure or other planned use is less desirable than for soils rated slight. Some soils rated moderate require treatment such as artificial drainage, run-off control to reduce erosion, extended sewage absorption fields, extra excavation, or some modification of certain features through manipulation of the soil. For these soils, modification is needed for those construction plans generally used for soils of slight limitation. Modification may include special foundations, extra reinforcements, sump pumps, and the like.

Severe soil limitation is the rating given soils that have one or more properties unfavorable for the rated use, such as steep slopes, bedrock near the surface, flood hazard, high shrink-swell potential, a seasonal high water table, or low bearing strength. This degree of limitation requires major soil reclamation, special design, or intensive maintenance. Some of these soils, however, can be improved by reducing or removing the soil feature that limits use, but in many situations, it is difficult and costly to alter the soil or to design a structure to compensate for a severe degree of limitation.

Some of the specific uses evaluated include:

Dwellings with and without basements, as considered here, are for structures not more than three stories high that are supported by foundation footings placed in undisturbed soil. The features that affect the

rating of a soil for dwellings are those that relate to capacity, to support load and resist settlement under load, and those that relate to ease of excavation. Soil properties that affect capacity to support load are wetness, susceptibility to flooding, density, plasticity, texture, and shrink-swell potential. Those that affect excavation are wetness, slope, depth to bedrock, and content of stones and rocks.

Small commercial buildings, as considered here, have the same requirements and features as described for dwellings. The main difference for commercial buildings is a reduction of slope limits for each limitation class. Canneries, foundries, and the like are not considered here because foundation requirements generally would exceed those of ordinary three-story dwellings.

Local roads and streets, as rated here, have an all-weather surface expected to carry automobile traffic all year. They have a subgrade of underlying material; a base consisting of gravel, crushed rock, or soil material stabilized with lime or cement; and a flexible or rigid surface, commonly asphalt or concrete. These roads are graded to shed water and have ordinary provisions for drainage. They are built from soil at hand, and most cuts and fills are less than six feet deep.

A soils analysis is a basic part of a comprehensive plan. Unfortunately, no complete soil survey has ever been conducted for Wheeler County. Some soils data are available from ranch plans prepared by the Soil Conservation Service, and if persons are interested in a specific site analysis, it is suggested they contact the SCS office in Fossil.

The SCS has completed soil surveys with capability classes and limitation ratings for the Cities of Fossil, Mitchell, and Spray which were initiated at the request of the Wheeler County Planning Commission and ECOAC in 1979. All maps and tables in this section refer to areas within and adjacent to those Cities.

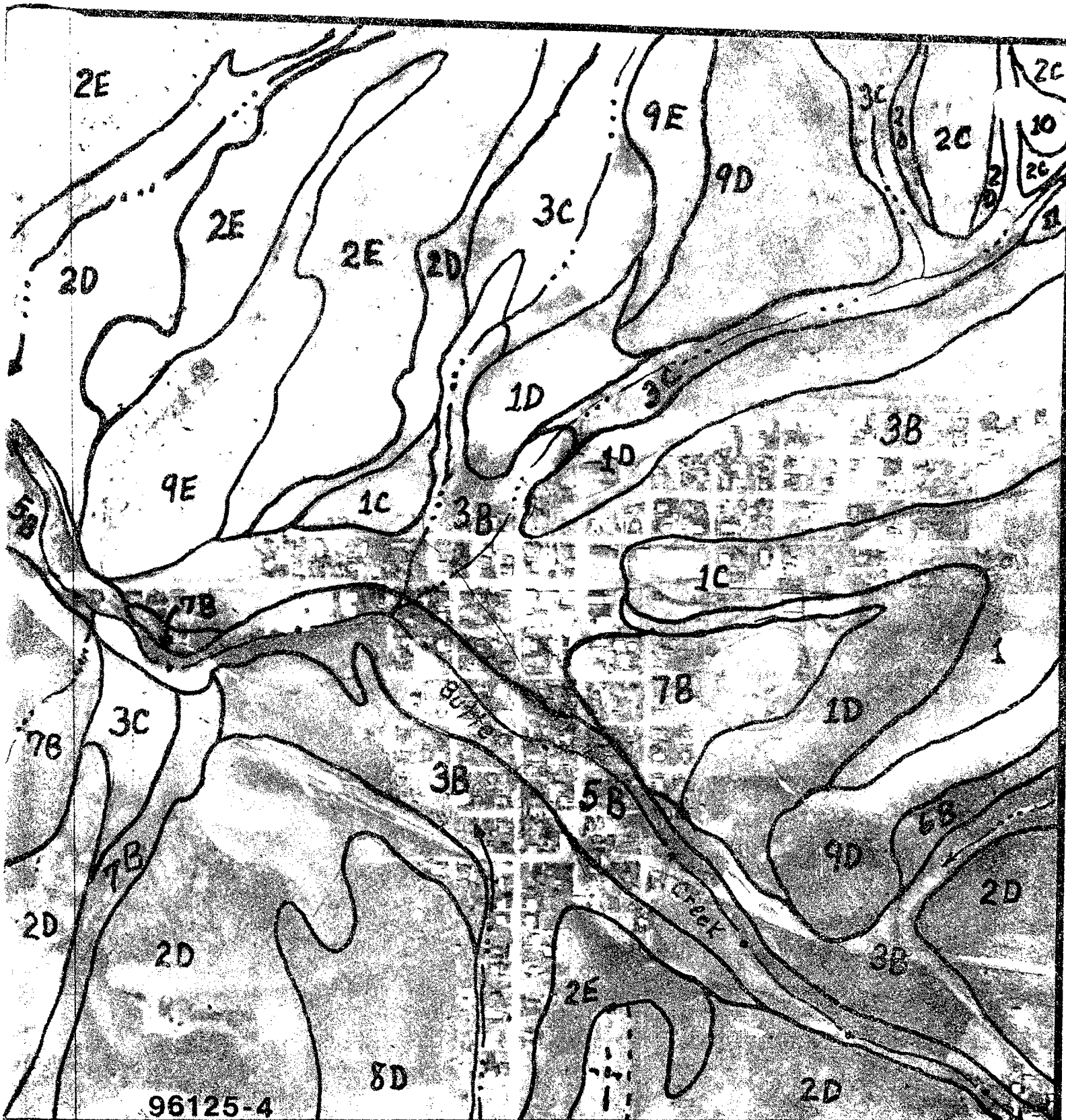
Boundaries delineated by the soil mapping units (maps E-1, E-2, and E-3) are seldom sharp or clear-cut. Since soil type boundaries are transitional or grade into each other, the map delineations shown may include up to 15 percent other soil types

Careful examination of the soils information presented here will aide in general decision making, but does not preclude the need for specific onsite data. Information included here will:

1. Provide preliminary estimates of soil limitations for general planning of buildings sites, highways, drainage systems, and other community developments.
2. Indicate potential sources of topsoil, sand, or gravel.
3. Aid in developing land use regulations.
4. Aid in planning locations for developments:

5. Indicate areas particularly susceptible to erosion or flooding.
6. Supplement the information obtained from other published maps and reports.

The soil survey tables summarize information associated with each soil mapping unit is shown on the soil map (Tables E-1, E-2, and E-3)



SOURCE: U.S. Dept. of Agriculture, Soil Conservation Service, 1979.

SOILS

CITY OF FOSSIL, OREGON



Map No. E-1

TABLE 1
City of Fossil Soil Station Ratings

	Septic Tank and Absorption Fields	Dwellings Without Basements	Dwellings With Basements	Small Commercial Buildings	Local Streets and Roads	Land Capability Class
1C Ukiah Cobbly Silty Clay Loam 8-15% slopes	Severe (6,1)	Severe (5,7)	Severe (1, 5, 7)	Severe (1, 5, 7)	Severe (5, 7)	IV _e
1D Ukiah Cobbly Silty Clay Loam, 15-30% slopes	Severe (1, 6, 8)	Severe (8, 5, 7)	Severe (8, 1, 5)	Severe (8, 1, 5)	Severe (8, 5, 7)	VI _e
2C Ukiah Stony Silty Clay Loam, 8-15% slopes	Severe (6, 1)	Severe (5, 7)	Severe (1, 5, 7)	Severe (1, 5, 7)	Severe (5, 7)	IV _e
2D Ukiah Stony Silty Clay Loam, 15-30% slopes	Severe (1, 6, 8)	Severe (8, 5, 7)	Severe (8, 1, 5)	Severe (8, 1, 5)	Severe (8, 5, 7)	VI _e
2E Ukiah Stony Silty Clay Loam, 30-60% slopes	Severe (1, 6, 8)	Severe (8, 5, 7)	Severe (8, 1, 5)	Severe (8, 1, 5)	Severe (8, 5, 7)	VI _e
3B Hack Loam 2-8% slopes	Moderate (6)	Moderate (3)	Slight	Moderate (8, 3)	Moderate (3, 5)	III _e
3C Hack Loam 8-15% slopes	Moderate (8, 6)	Moderate (8)	Moderate (8)	Severe (8)	Moderate (8, 3, 5)	IV _e
5B Powder Silt Loam 0-3% slopes	Moderate-severe (2)	Severe (2)	Severe (2)	Severe (2)	Severe (3)	II _c -II _w
6B Tub Clay Loam 2-8% slopes	Severe (6)	Severe (7)	Severe (7)	Severe (7)	Severe (7)	III _e
7B LaGrande Silt Loam 0-3% slopes	Severe (9)	Severe (2)	Severe (2, 9)	Severe (2)	Severe (5, 3)	II _c
8D Day-Simas Complex 15-30% slopes (a)	Severe (6, 8, 4)	Severe (8, 7)	Severe (8, 7)	Severe (8, 7)	Severe (8, 7)	VII _e -VII _s
9D Gwin-Rockly Complex 15-30% slopes (b)	Severe (8, 1, 6)	Severe (8, 1)	Severe (8, 1)	Severe (8, 1)	Severe (8, 1)	VII _s
9E Gwin-Rockly Complex 30-60% slope (b)	Severe (8, 1, 6)	Severe (8, 1)	Severe (8, 1)	Severe (8, 1)	Severe (8, 1)	VII _s
10 Cut and Fill Land (c)	--	--	--	--	--	--
11 Dump (d)	--	--	--	--	--	--

IV-13

LIMITATION FACTOR KEY

Depth to Rock	(1)
Floods	(2)
Frost Action	(3)
Large Stones	(4)
Low Strength	(5)
Percolates Slowly	(6)
Shrink-Swell	(7)
Slope	(8)
Wetness	(9)

- NOTES: (a) This unit consists of approximately 60% Day Clay, and 40% Simas very stony clay loam. These soils were so intermingled that it was not practical to separate them in mapping. The interpretations for both soils are similar.
- (b) These mapping units consist of approximately 50% Gwin very cobbly silt loam, 40% Rockly very cobbly loam, and 10% rock outcrop. The interpretations for both soils are similar with severe limitations for most uses on the entire unit.
- (c) This mapping unit consists of land which has been disturbed by man's activities. The natural soil is so altered that identification is not feasible.
- (d) This mapping unit consists of the Fossil City Dump. The soils have been so altered that identification is not feasible.

SOURCE: 1979 Soil Survey, Soil Conservation Service, U. S. Department of Agriculture, Fossil, Oregon.



96125-6

SOURCE: U.S. Dept. of Agriculture, Soil Conservation Service, 1979.

SOILS CITY OF MITCHELL, OREGON



Map No. E-2

City of Mitchell Soil Limitation Ratings

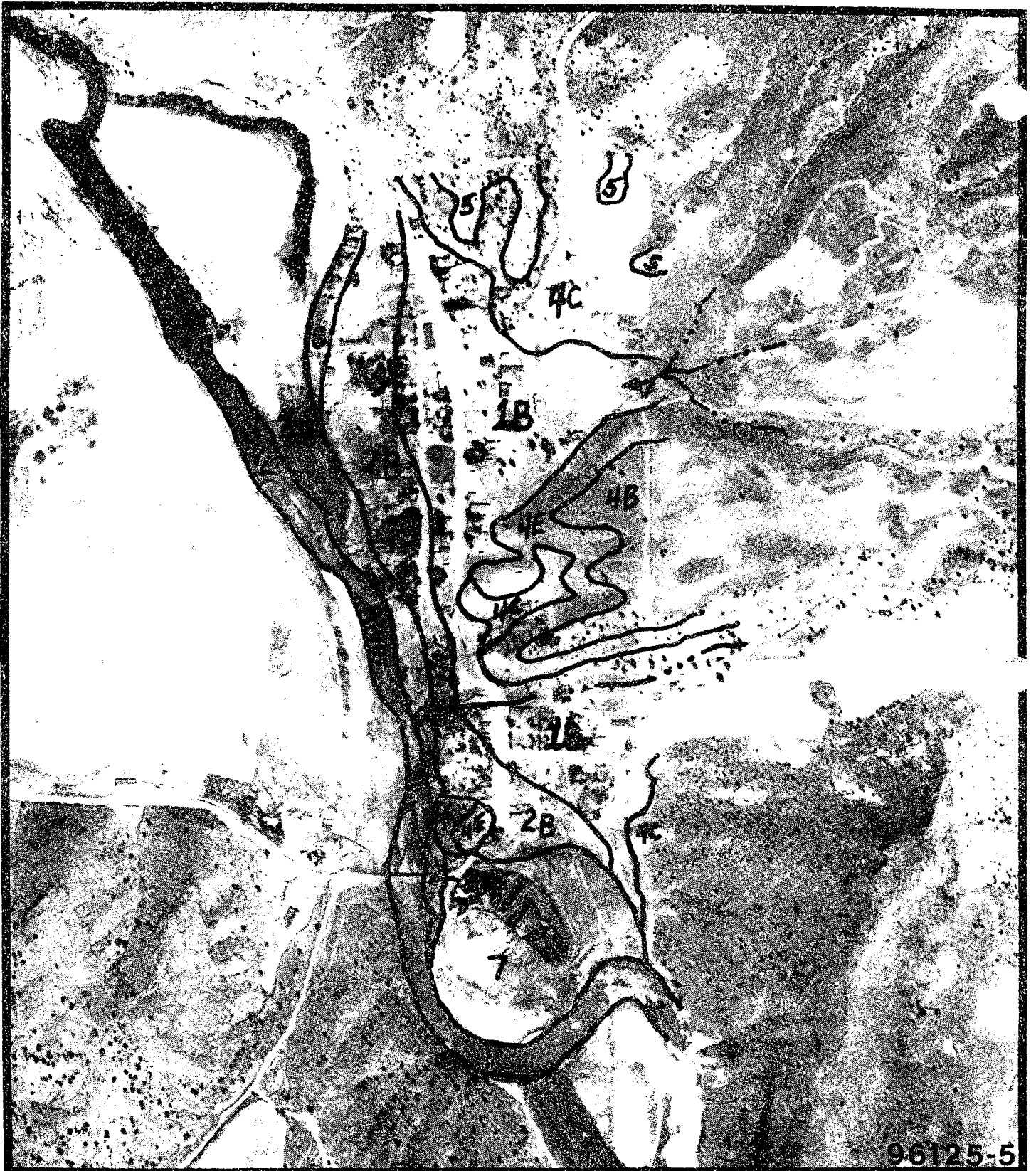
	Septic Tank and Absorption Fields	Dwellings Without Basements	Dwellings With Basements	Small Commercial Buildings	Local Streets and Roads	Land Capability Class
1C Fopiano, Silty Clay Loam, 8 to 15% Slopes	Severe (6,1)	Severe (1)	Severe (1)	Severe (1)	Severe (1,5)	VIe
2C Ukiah Cobbly Silty Clay Loam, 8 to 15% Slopes	Severe (6,1)	Severe (5,7)	Severe (5,7,1)	Severe (5,1,7,8)	Severe (5,7)	IVe
2D Ukiah Cobbly Silty Clay Loam, 15 to 30% Slopes	Severe (6,1,8)	Severe (8,5,7)	Severe (8,1,5)	Severe (8,1,5)	Severe (8,5,7)	VIe
2E Ukiah Cobbly Silty Clay Loam, 30 to 60% Slopes	Severe (6,1,8)	Severe (8,5,7)	Severe (8,1,5)	Severe (8,1,5)	Severe (8,5,7)	VIe
3B Tub Clay Loam, 2 to 8% Slopes	Severe (6)	Severe (7)	Severe (7)	Severe (7)	Severe (7)	IIIe
3C Tub Clay Loam, 8 to 15% Slopes	Severe (6)	Severe (7)	Severe (7)	Severe (8,7)	Severe (7)	VIe
3D Tub Clay Loam, 15 to 30% Slopes	Severe (8,6)	Severe (8,7)	Severe (8,7)	Severe (8,7)	Severe (8,7)	VIe
3E Tub Clay Loam, 30 to 60% Slopes	Severe (8,6)	Severe (8,7)	Severe (8,7)	Severe (8,7)	Severe (8,7)	VIIe
4F Terrace Escarpment, 45 to 70% Slopes (a)	-	-	-	-	-	-
5B Yeazie Loam, 2 to 8% Slopes (b)	Severe (2)	Severe (2)	Severe (2)	Severe (2)	Severe (2)	-
6B Hack Loam, 2 to 8% Slopes	Moderate (6)	Moderate (3)	Slight	Moderate (8,3)	Moderate(3,5)	IIIe
7E Ventor Very Shaly Loam, 15 to 45% Slopes	Severe (8,1)	Severe (8,1)	Severe (8,1)	Severe (8,1)	Severe (8,1)	VI _s -VII _s
8F Ventor - Rock Outcrop Complex, 45 to 70% Slope (c)	-	-	-	-	-	-

LIMITATION FACTOR KEY

Depth to Rock	(1)
Floods	(2)
Frost Action	(3)
Large Stones	(4)
Low Strength	(5)
Percolates Slowly	(6)
Shrink-Swell	(7)
Slope	(8)
Wetness	(9)

- NOTES: (a) This mapping unit consists of variable soil materials and rock outcroppings. The map unit is not suitable for urban uses mainly due to very steep slopes.
- (b) This map unit includes fill material on which construction has occurred.
- (c) This map unit consists of approximately 60% Ventor very shaly loam, 30% rock outcropping and 10% inclusions of deeper soil on foot slopes and in drainage ways.

SOURCE: 1979 Soil Survey, Soil Conservation Service, U. S. Department of Agriculture, Fossil, Oregon.



96125-5

SOURCE: U. S. Dept. of Agriculture, Soil Conservation Service, 1979.

SOILS

CITY OF SPRAY, OREGON



Map No. E-3

TABLE E-3
City of Spray Soil Limitation Ratings

	Septic Tank and Absorption Fields	Dwellings Without Basements	Dwellings With Basements	Small Commercial Buildings	Local Streets and Roads	Land Capability Class
1B Court Rock Gravelly Loam, 2 to 8% Slopes	Slight	Slight	Slight	Slight-Moderate (8)	Moderate (5)	IVc
2B Court Rock Loam, 2 to 8% Slopes	Slight	Slight	Slight	Slight-Moderate (8)	Moderate (5)	IVc
3A Kimberly Loam, 0 to 3% slopes	Severe (2)	Severe (2)	Severe (2)	Severe (2)	Moderate (5)	IIw
4B Simas Clay Loam 2 to 8% Slopes	Severe (6)	Severe (7)	Severe (7)	Severe (7)	Severe (7,5)	VIe
4C Simas Clay Loam 8 to 15% Slopes	Severe (6)	Severe (7)	Severe (7)	Severe (7)	Severe (7,5)	VIe
4E Simas Very Stony Clay, 30 to 60% slopes	Severe (6,4)	Severe (7,8)	Severe (7,8)	Severe (7,8)	Severe (7,5,8)	VIIc
5 Raw Sediments (a)	-	-	-	-	-	-
6 Rock Outcrop (b)	-	-	-	-	-	-
7 Filled Land, 9 to 3% Slopes (c)	-	-	-	-	-	-
8 Terrace Escarpment, 30 to 60% Slopes (d)	-	-	-	-	-	-

LIMITATION FACTOR KEY

Depth to Rock	(1)
Floods	(2)
Frost Action	(3)
Large Stones	(4)
Low Strength	(5)
Percolates Slowly	(6)
Shrink-Swell	(7)
Slope	(8)
Wetness	(9)

- NOTES: (a) This map unit consists of exposed sediments of the John Day Formation. No soil has formed in these areas or has been eroded away.
 (b) This map unit consists of outcrops of hard basalt. Little or no soil has formed. The map unit is not suitable for urban development.
 (c) This map unit consists of fill material. The original soil surface is so obscured that the soil is not identifiable. The area is probably subject to rare or occasional flooding.
 (d) This map unit consists of stratified silty, sandy and gravelly water laid materials or terrace scarps. It is severely limited by steep slopes.

SOURCE: 1979 Soil Survey, Soil Conservation Service, U. S. Department of Agriculture, Fossil, Oregon

F. Natural Vegetation

Natural vegetation refers to the vegetative species that become dominant under "normal natural conditions - that is, in the absence of major human disturbance," according to the Atlas of Oregon. Natural vegetation reflects climate, topography, soils, biotic interaction, incidence of fire and evolutionary history of an area. Because mans activities have altered the natural cover through agriculture, logging, livestock operations and burning, the naturally dominant species may not be the presently dominant species.

Oregon contains three vegetation provices - Forest, Shrub-Steppe and Alpine that include thirteen vegetation zones. A zone may occupy a broad area of relatively level land or may extend finger-like projections into other zones at different elevations. Various plant associations are found in each zone depending on local site conditions.

Wheeler County includes two Forest Province Zones, the Ponderosa Pine (*Pinus ponderosa*) zone and the Grand Fir (*Abies grandis*) Zone. The Ponderosa Pine Zone, the larger of the two, is found in three parts of Wheeler County, in the north east portion, an east central area, and in a wide band along the southern boundary of the county. This zone is the most drought tolerant of the forest types in Oregon. Understory cover is primarily dense or open mats of bitterbrush and ceanothus with some meadows of Idaho fescue and bluebunch wheatgrass.

The Grand Fir Zone is located in a narrow strip within the wider Ponderosa Pine Zone along the County's southern border, south of Mitchell. It is a coniferous zone found where moisture and temperatures are not extreme. Douglas fir is found on the warmer, drier sites while western larch and lodgepole pine are the early successional species, particularly following fires.

Wheeler County also contains three Shrub-Steep zones, the Big Sagebrush (*Artemisia tridentata*), Western Juniper (*Juniperous occidentalis*) and Steepe zones. The Big Sagebrush zone is probably the most widespread zone in Oregon and includes several other subspecies of sage. Other shrubs or grasses include rabbit brush, spiny hopsage, Idaho fescue and bluebunch wheatgrass. This zone extends from the northwest corner of the county along the John Day River, south along Wheeler County's western border, to the Jefferson/Crook County boundary, and then east across the county in a wide belt that extends from Spray to south of Mitchell. The central Ponderosa Pine zone described earlier, lies like a kidney shaped island near the center of this broad belt.

The second Shrub-Steep zone, the Western Juniper zone, lies like an elongated "c" along the southern edge of this Ponderosa pine area and reaches southeast towards the John Day Fossil Beds State Park. The Western Juniper zone is primarily open woodland and is dominated by big sagebrush usually with an understory of Idaho fescue. Juniper may grow in open stands or in rimrock habitats in the zone.

The third Shrub-Steppe zone is the Steppe zone that covers the northern county boundary (and nearly all of Gilliam County). It narrows to form a rough triangle near Twickenham and then extends east as a narrow finger along the John Day River (and north of Spray) to Grant County. This zone encompasses drought tolerant grasslands that once mantled much of north central and eastern Oregon. Under pristine conditions, this area was dominated by Idaho fescue, bluebunch wheatgrass, Sandberg's bluegrass and several non-grassy herbs. However, since the area is suited to dryland farming, much of the original steppe has been altered and undisturbed regions are difficult to find today.

Maps that more clearly portray Wheeler County's natural vegetative cover can be obtained from the USDA Soil Conservation Service or are found in the Atlas of Oregon.

G. Land Resource Management

Introduction

Land resource management deals with land and the four broad categories of land use in Wheeler County: cropland, grazing land, timberland, and urban or developed land. The county has 1,092,480 acres of land area with about 710,000 acres (65%) held in farms. A breakdown of total acreage by land ownership is discussed first in this chapter and is followed by a discussion of land use.

Land Ownership

Table G-1 shows Wheeler County land ownership.

Table G-1
Land Ownership, January 1977

<u>Owner or Agent</u>	<u>Acres</u>	<u>Percent of Total</u>
Federal Government	264,439	24%
Forest Service	166,209	15%
Bureau of Land Mgt.	87,200	8%
National Park Service	2,867	--
Other	8,163	1%
State Government	13,498	1%
County Government	2,043	--
City Owned Land	115	--
School District	31	--
Municipal Corps	90	--
TOTAL Public Land	280,216	26%
TOTAL Private Land	812,203	74%
TOTAL Land Area	1,092,480	100%

Source: Wheeler County Assessor, January 1, 1977, and the Soil Conservation Service, Inventory and Monitoring Division, 1977.

The U.S. Forest Service is by far the largest public land owner in Wheeler County. Parts of two national forests lie within the county boundary; the Umatilla National Forest extends into the northeast corner of the county and the northern edge of the Ochoco National Forest lies along the southern edge of the county. These two areas are included in the Heppner, Ochoco-Crooked River and South Fork John Day Planning Units and are being planned according to Forest Service procedures. About 127,450 acres of the Ochoco-Crooked River Planning Units and about 17,970 acres of the South Fork John Day unit are in Wheeler County.

The Bureau of Land Management has holdings distributed throughout the county. Most of its largest holdings are located in the west central and east central parts of the county and most parcels are one section or less in size. The BLM owns about 8% of the total land in Wheeler County. (See Map G-1)

The State of Oregon owns about 13,500 acres in Wheeler County, most of which is found in six relatively large parcels. Two parcels are located at Painted Hills State Park and one west of the park, near Pass Gulch. The other three units are located north of the John Day River at the base of the Sourdough Ridge. These are on Mathas Creek, Rock Creek and Harper Creek, and near Massacre Mountain. Other smaller parcels are scattered throughout the county.

Private land owners own about three quarters of the land in Wheeler County. Of the total 812,203 acres of private land, about 706,191 acres (or 87%) were held in farms in 1974 according to the Census of Agriculture. About 61 acres were owned by charitable, fraternal or cemetary organizations and churches. Most, if not all of the remaining privately held land is comprised of farms having a significant portion of their sales from forest products.

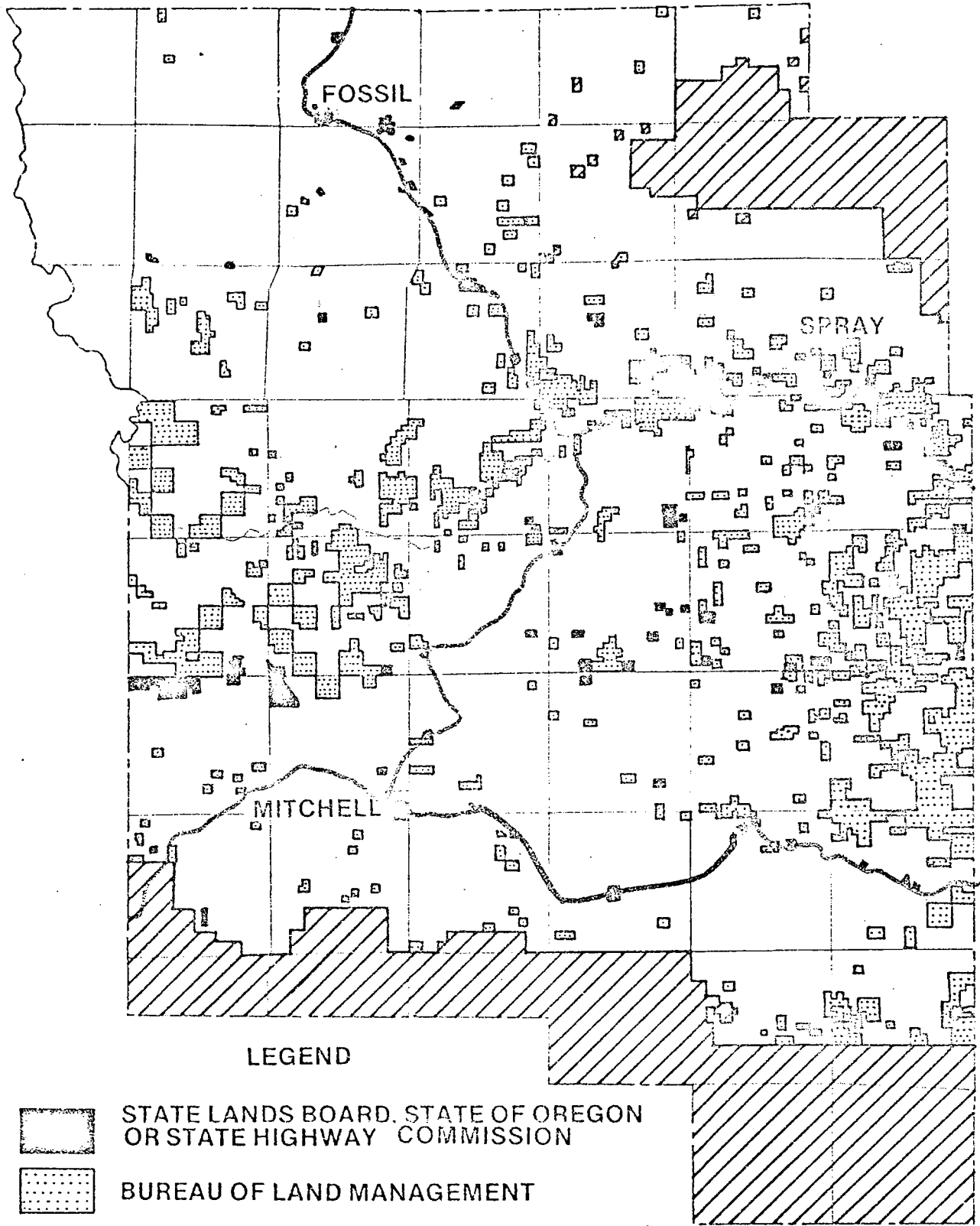
Land Use

Generally, Wheeler County land can be classified in four broad land use categories. These are cropland, timber land, grazing land and urban or developed areas. The latter category comprises the least amount of land in the county.

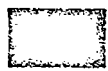
Crop and Grazing Land

According to the 1974 Census of Agriculture, about 29,223 acres in Wheeler County were used as cropland with about 17,308 acres harvested. Of the 11,915 acres not harvested, about 3,150 acres were used only for pasture or grazing and 8,765 acres were classified as "other cropland" and were in cultivated summer fallow, soil improvement crops, or were idle. Table G-2 provides a profile of Wheeler cropland, the existing land use map shows the approximate location of this land.

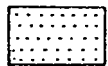
It should be noted that the "total woodland" category is the amount of woodland located on places that meet the requirements of the 1974 census definition of a farm and also derive less than half of their income from the sale of forest products. Consequently, industrial tree farms are not included in this category, but are counted as part of "Other Land".



LEGEND



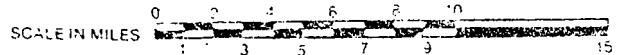
STATE LANDS BOARD, STATE OF OREGON
OR STATE HIGHWAY COMMISSION



BUREAU OF LAND MANAGEMENT



U.S. FOREST SERVICE



PUBLIC LANDS
WHEELER COUNTY, OREGON



Table G-2
1974 Farms, Land in Farms, and Land Use
Wheeler County

Farm Category	(ALL FARMS)		(FARMS WITH SALES OF \$2500 AND OVER)	
	No. of Farms	Acres	No. of Farms	Acres
Total Land Area	--	1,092,480	--	1,092,480
Land in Farms	98	706,191	80	697,542
Total Cropland	94	29,223	77	28,411
Harvested Cropland	88	17,308	74	17,083
Cropland used only for pasture or grazing	33	3,150	29	2,937
Other Cropland	40	8,765	36	8,391
Cropland in cover crops, legumes, etc., and not harvested or pastured	--	--	5	373
Cropland on which all crops failed	--	--	5	369
Cropland in cultivated summer fallow	--	--	32	6,703
Cropland idle	--	--	8	946
Total Woodland	39	69,627	37	69,329
Woodland Pasture	--	--	34	60,375
Woodland not Pastured	--	--	8	8,954
Other Land	89	607,341	72	599,802
Pastureland & rangeland other than cropland and woodland pasture	--	--	68	593,882
Improved pastureland & rangeland	--	--	12	29,608
Unimproved pastureland and rangeland	--	--	61	564,274
Land in houselots, barnlots, ponds, roads, wasteland, etc.	--	--	46	5,920

Source: 1974 Census of Agriculture Oregon State and County Data, U.S. Department of Commerce Bureau of Census

Table G-3 shows the amount of land irrigated and water applied in 1974 and 1969 in Wheeler County. It seems that somewhat fewer acres were irrigated in 1974 than in 1969 (6,010 and 6,631 acres respectively), with more water applied per acre (3.1 ac. ft. in 1974 compared to 2.2 ac. ft. in 1969). Most of the irrigated land in the County is located along streams where land is relatively level and soils are deep. (See Map H-4, Chapter H, Hydrologic Resources.) Areas along Butte Creek near Fossil, Bridge Creek, West Branch Creek, Mountain Creek and parts of the John Day River provide most of the county's irrigated cropland though irrigated land is found in other parts of the county as well.

Table G-3
Irrigated Land
Wheeler County

	<u>1974</u>	<u>1969</u>
Total Land Irrigated (acres)	6,010	6,631
Average per Farm (acres)	125.2	112.3
Cropland Irrigated (Farms)	48	59
(Acres)	6,010	6,631
Harvested Cropland Irrigated (Farms)	48	57
(Acres)	5,335	5,701
Cropland Pasture Irrigated (Farms)	10	12
(Acres)	675	625
Other Cropland Irrigated (Acres)	0	3
Pasture Irrigated other than Cropland Pasture (acres)	0	302
Estimated Quantity of Irrigation Water Applied (ac. ft.)	18,828	14,292
Average per acre Irrigated (ac. ft.)	3.1	2.2
Land Irrigated by Furrows or Ditches (Farms)	8	NA
(Acres)	622	NA
Land Irrigated by Self Propelled Sprinklers (Farms)	2	NA
(Acres)	130	NA
Land Irrigated by other Sprinkler Systems (Farms)	29	NA
(Acres)	1,981	NA

Source: 1974 Census of Agriculture.

Grazing land is dispersed throughout the county. Much of the range land in the county is in deteriorated condition and would benefit from range improvement programs. Sheet and rill erosion are critical problems in much of this area.

Table G-4 shows farm land use for Wheeler County and several of its neighboring counties. Only 4 percent of total land in farms is cropland in Wheeler County. This is comparable with Gilliam and Grant Counties, but is much less than Jefferson (19%) and Morrow Counties (37%). About 84% of Wheeler County's farm land is pasture and rangeland, a substantially higher proportion than any of the other counties shown in the table experience. This high percentage of pasture and rangeland provides the basis for the county's agricultural economy--cattle grazing.

Table G-4
Farms, Land in Farms, and Land Use,
for Central Oregon Counties
All Farms, 1974

Land Use	Wheeler	Gilliam	Grant	Morrow	Jefferson
1. Total Land Area (AC)	1,092,480	773,056	2,899,200	1,318,592	1,147,648
2. Land in Farms (AC)	706,191	744,653	1,087,736	1,107,480	458,304
3. Number of Farms (NO.)	98	169	272	328	341
4. Avg. Size Farm (AC)	7,206	4,406	3,999	3,376	1,344
5. Total Cropland (AC) (% 5 is of 2)	29,223 4%	298,647 4%	68,212 6%	418,084 37%	91,658 19%
6. Harvested Cropland (AC)	17,308	154,467	42,710	226,909	67,346
7. Total Woodland (AC) (% 7 is of 2)	69,627 9%	23,150 3%	137,730 12%	26,255 2%	8,714 1%
8. Other Land (AC)	607,341	422,856	881,794	663,141	357,932
9. Pasture & Range Land (AC)* (% 9 is of 2)	593,882 84%	407,962 54%	827,802 76%	611,741 55%	235,165 51%
10. Irrigated Land (AC)	6,010	7,169	31,987	59,238	52,655

* Acreage shown is for farms with sales of \$2,500 and over.

Source: 1974 Census of Agriculture Oregon State and County Data, U.S. Department of Commerce, Bureau of Census

In 1976, gross farm sales totaled \$4,106,000. About 81 percent of this amount was provided by livestock sales. The remaining 19 percent was comprised of revenue from sales of grain, hay and seed (13%) field and other crops. Table G-5 shows 1976 farm sales.

Table G-5
1976 Gross Farm Sales
Wheeler County

<u>Commodity</u>	<u>Wheeler County</u>	<u>Per Cent Of Total</u>	<u>Per Cent of State</u>
Grains, Hay and Seed	\$ 549,000	13.4%	0.2%
Field Crops	172,000	4.2%	0.1%
Other Crops	50,000	1.2%	0.1%
Livestock	3,333,000	81.2%	1.6%
Poultry Products	<u>2,000</u>	<u>neg.</u>	<u>neg.</u>
Total Farm Sales	<u>\$4,106,000</u>	<u>100.0%</u>	<u>0.4%</u>

Source: "Wheeler County, Oregon, Industrial Development Factbook," prepared by Business Economics, Inc. and ECOAC, August, 1978.

Timber Land. Wheeler County's commercial forest zone comprises some 328,000 acres (30% of the county) and lies in three major blocks in the northeast, east-central and southern portions of the county. About 193,000 acres (19% of the county), located in the southwest portion of the county, are classified as unproductive forest. Approximately 570,000 acres (or 52% of the total land area) are classed as non-forest and 2,000 acres of higher elevation land are considered productive reserved.

According to Forest Service definitions, commercial forest land is "the land which is producing or is capable of producing industrial wood and is not withdrawn from timber utilization." Productive-reserved land is "public forest land withdrawn from timber utilization through statute, ordinance, or administrative order, but which otherwise qualifies as commercial forest land." Unproductive forest land is "land incapable of yielding crops of industrial wood products (usually sawtimber) because of adverse site conditions."

The majority (53%) of commercial forest land, about 176,350 acres) is privately owned. The U.S. Forest Service owns about 143,000 acres (43%) and the BLM about 7,903 acres (3%). The State of Oregon has scattered holdings throughout the County which amount to less than 1,000 acres.

Of the 176,350 acres of forest in private hands approximately 95,100 acres are owned and managed by the forest industry. These lands are under intensive timber management programs which include precommercial thinning, slash disposal, site preparation and planting, and salvage harvesting. Intensive management is proceeding at a lower level on the 81,200 acres of small woodlands and young growth management operations are needed to maintain optimum growth rates and insure continued timber production. Some 20,000 acres of non-industrial private forests operate under timber management plans, however, implementation of these plans depends on continued technical and financial assistance available through the Department of Forestry and the Department of Agriculture, Agricultural Stabilization Conservation Service (ASCS).

Table G-6 summarizes forest land ownership.

Table G-6
Forest Land Ownership, 1971
Wheeler County

	<u>Acres</u>	<u>Percent</u> ¹
Total Land Area	1,093,000	100%
Commercial Forest	328,013	30%
National Forest	143,000	43%*
BLM	7,903	3%*
State	760	-- *
Private	176,350	54%*
Productive Research	2,000	-- *
Unproductive Forest	193,000	18%
Non-Forest	569,987	52%

¹ figures shown are percent of Total Land except those designated by * which are percent of Commercial Forest Land.

Source: "The Forest Resources of Wheeler County, Oregon" by Pierre Authier, Oregon State Forestry Department, April, 1971.

The volume of growing stock is more indicative of forest productivity and future yield than are acreage figures alone. Table G-7 shows volume of all growing stock and Table G-8 shows volume of sawtimber in Wheeler County as well as other central Oregon counties. Sawtimber is comprised of commercial species (11.0 inches d.b.h. and larger) that contain at least one 12 foot coniferous saw log with a top diameter not less than 6 inches inside bark and not less than 25% of the volume of the tree free of defect.

Ponderosa pine comprises about 44% of the growing stock in the county, with Douglas fir and White fir providing 29% and 15%, respectively. Western larch, Lodgepole pine and Englemann Spruce make up much smaller shares of total growing stock.

It is apparant from these tables that Wheeler County's timber resources are not a major part of the total central Oregon supply. It is important to remember, however, that these resources have figured strongly in the county's economic history - both in times of prosperity and slumps, as harvest has fallen off and as mills have closed. The economic implications of timber land and the lumber industry are discussed in the chapter on socio-economic environment.

TABLE G-1

Volume of All Growing Stock on Commercial Forest Land,
by Species and County, Central Oregon, January 1, 1965
(In million cubic feet)

Species	Total	Crook	Deschutes	Jefferson	Klamath	Lake	Wasco	Wheeler <u>1/</u>	
								Vol	%
Softwoods:									
Ponderosa Pine	5,603	660	692	459	1,850	1,441	246	225	44%
Douglas Fir	1,574	144	18	227	372	--	647	166	29%
Sugar Pine	73	--	--	--	66	7	--	--	
Western White Pine	126	--	15	4	70	14	23	--	3%
Lodgepole Pine	2,334	6	604	28	1,307	348	23	18	
Whitebark Pine	21	--	9	3	4	5	(<u>2/</u>)	--	
White Fir	1,843	95	130	74	703	580	174	87	
California-Shasta Red Fir	435	--	(<u>2/</u>)	--	430	5	--	--	--
Grand Fir	182	1	13	53	6	1	104	4	
Pacific Silver Fir	101	--	1	21	14	--	65	--	
Noble Fir	111	--	12	--	27	1	71	--	
Subalpine Fir	87	--	39	8	37	--	1	2	
Engelmann Spruce	160	(<u>2/</u>)	10	102	27	--	11	10	
Mountain Hemlock	825	--	278	16	421	7	103	--	
Western Hemlock	126	--	--	(<u>2/</u>)	6	--	120	--	
Incense-Cedar	113	--	--	15	56	40	2	--	
Western Redcedar	14	--	--	--	--	--	14	--	
Western Larch	109	32	--	8	--	--	29	40	
Total Softwoods	13,837	938	1,821	1,018	5,396	2,449	1,633	582	
Total Hardwoods	12	1	--	--	1	7	3	--	
Total All Species	13,849	939	1,821	1,018	5,397	2,456	1,639	582	

1/ Includes Gilliam County.

2/ Less than 500,000 cubic feet.

Source: "Timber Resource Statistics for Central Oregon,"
John M. Berger, U.S. Forest Service Bulletin
PNW-24, 1968.

Volume of Saw-Timber on Commercial Forest Land, by Species and County,
Central Oregon, January 1, 1965 (Scribner Rule)

(In million board feet)

Species	Total	Crook	Deschutes	Jefferson	Klamath	Lake	Wasco	Wheeler ^{1/}	%
Softwoods:									
Ponderosa Pine	28,598	3,490	3,620	2,337	8,891	7,804	1,171	1,285	53%
Douglas Fir	7,517	569	97	1,083	1,995	--	3,172	601	25%
Sugar Pine	344	--	--	--	308	36	--	--	--
Western White Pine	606	--	66	25	344	72	99	--	--
Lodgepole Pine	3,964	7	780	50	2,377	708	28	14	1%
Whitebark Pine	47	--	21	4	11	11	--	--	--
White Fir	7,093	308	407	279	2,826	2,276	723	274	11%
California-Shasta Red Fir	1,854	--	1	--	1,832	21	--	--	--
Grand Fir	613	3	43	161	28	6	364	8	--
Pacific Silver Fir	277	--	1	58	56	--	162	--	--
Noble Fir	455	--	45	--	110	1	299	--	--
Subalpine Fir	248	--	88	15	137	--	3	5	--
Engelmann Spruce	786	2	35	537	123	--	42	47	2%
Mountain Hemlock	3,080	--	1,033	46	1,568	25	408	--	--
Western Hemlock	601	--	--	(2/)	17	--	584	--	--
Incense-Cedar	391	--	--	46	198	139	8	--	--
Western Redcedar	55	--	--	--	--	--	55	--	--
Western Larch	497	169	--	13	--	--	109	206	8%
Total Softwoods	57,026	4,548	6,237	4,654	20,821	11,099	7,227	2,440	
Total Hardwoods	17	3	1	--	--	3	10	--	
Total All Species	57,043	4,551	6,238	4,654	20,821	11,102	7,237	2,440	

^{1/} Includes Gilliam County^{2/} Less than 500,000 board feetSource: "Timber Resource Statistics for Central Oregon," John M. Berger,
U.S. Forest Service Bulletin PNW - 24, 1968

Table G-9 shows the annual growth of species found in Wheeler County.

Table G-9

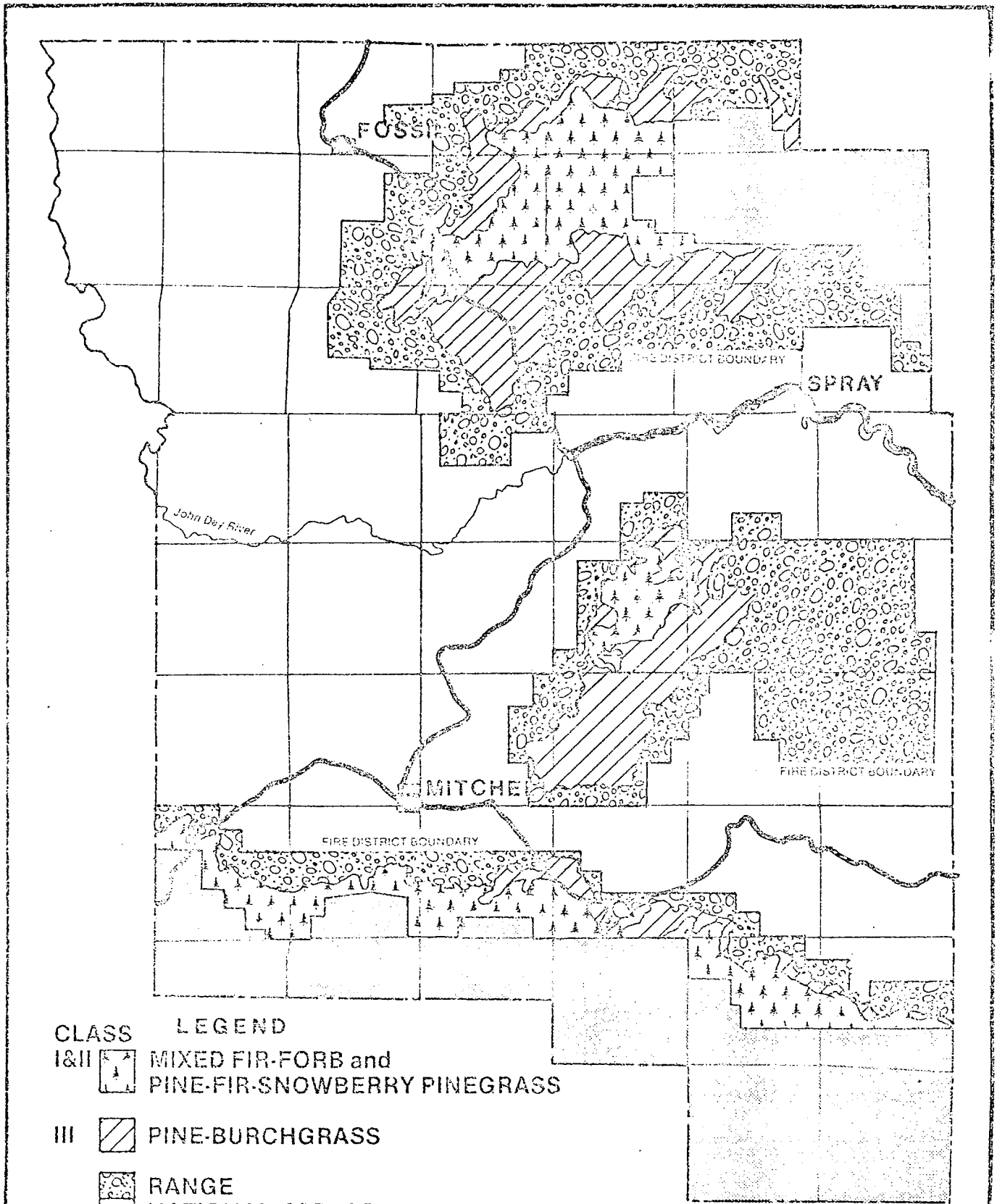
Net annual growth of all growing stock and sawtimber on commercial forest
land, by species and county, central Oregon, 1964

Species	All counties	Crook	Deschutes	Jefferson	Klamath	Lake	Wasco	Wheeler ^{1/}
GROWING STOCK ----- Thousand cubic feet -----								
Softwoods:								
Ponderosa pine	74,010	8,021	10,803	7,296	30,263	10,557	3,029	4,041
Douglas-fir	23,404	3,245	82	2,462	3,243	--	3,244	6,128
Lodgepole pine	41,310	155	13,623	604	22,501	3,355	426	446
Other softwoods	57,277	2,072	4,303	5,247	23,535	9,279	10,764	2,027
Total softwoods	196,001	13,493	28,811	15,609	79,592	23,391	22,463	12,642
Total hardwoods	87	--	--	--	-38	25	99	--
Total all species	196,088	13,493	28,811	15,609	79,554	23,417	22,562	12,642
SAWTIMBER ----- Thousand board feet, International 1/4-inch rule -----								
Softwoods:								
Ponderosa pine	342,441	26,323	43,874	23,815	147,597	71,977	5,465	20,390
Douglas-fir	72,714	4,854	2/-49	9,024	5,597	--	33,739	14,539
Lodgepole pine	120,760	370	21,051	3,903	88,454	5,109	930	943
Other softwoods	243,601	5,230	21,924	20,329	102,579	32,061	57,646	3,532
Total softwoods	779,516	36,787	86,800	57,071	344,227	109,147	105,780	39,704
Total hardwoods	210	54	--	--	--	--	156	--
Total all species	779,726	36,841	86,800	57,071	344,227	109,147	105,936	39,704
SAWTIMBER ----- Thousand board feet, Scribner rule -----								
Softwoods:								
Ponderosa pine	297,732	23,063	37,921	21,492	127,513	62,740	7,430	17,423
Douglas-fir	62,937	4,410	2/-43	7,724	5,246	--	33,169	12,431
Lodgepole pine	100,309	331	18,665	2,921	71,371	5,339	838	544
Other softwoods	210,848	4,685	18,911	16,976	88,433	23,547	49,656	3,590
Total softwoods	671,826	32,489	75,454	49,113	292,713	95,626	91,143	34,288
Total hardwoods	188	49	--	--	--	--	139	--
Total all species	672,014	32,538	75,454	49,113	292,713	95,626	91,282	34,288

1/ Includes Gilliam County

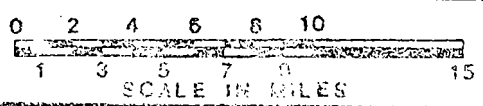
2/ Negative growth is result of annual mortality exceeding annual growth

Source: "Timber Resource Statistics for Central Oregon,"
by John M. Berger, U.S. Forest Service Resource
Bulletin PNW - 24, 1968



- | CLASS | LEGEND |
|-------|--|
| I&II | MIXED FIR-FORB and
PINE-FIR-SNOWBERRY PINEGRASS |
| III | PINE-BURCHGRASS |
| | RANGE |
| | NATIONAL FOREST |

SOURCE: Oregon Department of State Forestry.



FOREST SURVEY, 1978

WHEELER COUNTY, OREGON

This map is for illustrative purposes only.



For the six years from 1953-1958, most of the timber harvested in Wheeler County was on private, state and BLM land. Then in the early seventies, the harvest shifted to primarily forest service holdings. The only harvest from state land in this decade occurred in 1973, when 2,180,000 BF were cut. Harvest levels from state land were much higher during the 1950's and early sixties when the volume removed varied from 10 MBF to about 100 MBF. In fact, Wheeler County timber harvest reached its peak in 1952 when 120 million board feet were harvested, primarily from private holdings. Harvest dropped in 1953 and 1954 to somewhat over 100 MMBF. Since that time, total cut has decreased and from eight to ten mills have closed as logs became more difficult to obtain. Table G-10 provides insight into the source of timber resources for the past twenty-five years.

Table G-10
 Timber Volume Removed by Ownership
 (In Thousand of Board Feet, Scribner Log Scale)
 Wheeler County, Oregon

	Private		State		BLM		Total Non-USFS		USFS		Total	
	MBF	%	MBF	%	MBF	%	MBF	%	MBF	%	MBF	%
1953	NA	--	99,828	88	NA	--	99,828	88	13,300	12	113,128	100
1953-58 3-yr. Avg.	NA	--	NA	--	NA	--	58,000	78	16,000	22	74,000	100
1960	---	--	22,994	52	--	--	22,994	52	20,900	48	43,894	100
1963	13,648	68	--	--	90	--	13,738	68	6,400	32	20,138	100
1967	10,839	63	1,170	7	--	--	12,009	70	5,100	30	17,109	100
1960-69 10 yr. Avg.	11,702	35	4,095	12	16	--	15,813	47	17,949	53	33,762	100
1970	2,831	8	--	--	52	--	2,883	8	33,115	92	35,998	100
1971	17,312	41	--	--	--	--	17,312	41	25,350	59	42,662	100
1972	16,429	36	--	--	--	--	16,429	36	29,615	64	46,044	100
1973	19,133	25	2,180	3	1,524	2	22,837	30	54,567	70	77,404	100
1974	34,350	39	--	--	6	--	34,356	39	52,655	61	87,011	100
1975	30,034	59	--	--	203	1	30,237	60	20,563	40	50,800	100
1976	31,825	68	--	--	3,720	8	35,545	76	10,922	24	46,467	100

NA - data not available

Source: "Approximate Acres Logged and MBF Volume Removed," State of Oregon, Department of Forestry, General File 1-0-4-500, 1970-1976;
 "Log Production in Oregon by County, Region and Ownership," Oregon Economic Statistics, 1972; and "The Forest Resources of Wheeler County, Oregon," Pierre H. Authier, Oregon State Forestry Department, April, 1971.

The county has been involved in reviewing Forest Service Unit Plan and resource plans for the two national forests in the County, the Ochoco and Umatilla. Much of the timber land in the county is intermixed with marginal agricultural land and is important for cattle grazing.

There are three roadless areas in Wheeler County (in addition to the Ochoco Divide Research Natural Area) that were evaluated through the RARE II process and are included in the Crooked River Planning Unit. These are Bridge Creek (6325 ac), Broadway (8680 ac) and Rock Creek (9286 ac). A fourth roadless area, Canyons (24,422 ac) straddles the Wheeler/Grant County boundary and is included in another Forest Service planning unit. About half of this area was recommended for wilderness designation as a result of RARE II.

The Final Environmental Statement for the Crooked River Planning Unit, issued in February, 1979, does not call for wilderness designation for any of the other three areas and is in accord with the results of the RARE II decision. The Bridge Creek area contains a portion of the Mitchell City watershed which is to be protected by "minimizing road construction in those areas where logging is appropriate to produce desired wildlife habitat. Logging Systems would be used which minimize impacts on watershed ...resources," according to the Final Environmental Statement. In general, management direction contained in the plan calls for deer and elk habitat management and timber production in the Bridge Creek, Broadway and Rock Creek roadless areas.

The pine beetle infestation, which began about 1970 in Oregon, has spread from lodgepole pine to ponderosa and white pines. In Wheeler County, acute infestation is primarily located in the eastern part of the county and covers about 950 acres of private timber in late 1977. Lower level infestations occur in varying intensities throughout the Ponderosa pine zone. In heavily infested areas annual losses are estimated at 723 board feet/acre/year, about 700,000 board feet/year county wide. Annual losses vary greatly from year to year, however, the present trend seems to be an increase in infected area of 200-300% per year. A twofold treatment is needed to deal with the bark beetle problem: 1) An intensive salvage harvesting program for infested and high risk trees. 2) Commercial and precommercial thinning to reduce stocking levels and improve crop tree resistance.

The beetle bores into trees, infecting the cambium layer with a virus that is transported in the sap. This virus kills the tree and stains the wood a blue-gray color. If the trees are salvaged within three to four years, the lumber is usable and strength is not impaired if the tree is processed before rot sets in. The Forest Service and BLM are letting salvage contracts to harvest the damaged trees before they lose all value and become a fire hazard.

About 40% of Wheeler County's forest land supports dense, stagnated stands of ponderosa pine and associated species. This condition reduces the stands resistance to attack by pine beetles and other diseases and also severely reduces the growth rate. Precommercial thinning is the most usefull tool for reducing stocking levels. Where overstocked stands occur along with merchantable timber, some level of harvest may be indicated as well as thinning operations.

Urban and Developed Land. Urban and developed land use is mapped and discussed in the Chapters pertaining to the three incorporated cities and rural settlement in the county. It is estimated that total urban development comprises about 1,000 acres.

H. Hydrologic Resources

Surface Water

Inventory. Most of Wheeler County lies within the John Day River Basin while only the extreme southwest and southeast corners of the County lie within the Deschutes River Basin. The John Day Basin is located in north central Oregon and drains about 8,010 square miles or 5,126,400 acres. This is approximately 8% of the state. The John Day River bisects Wheeler County into nearly equal northern and southern portions and then forms the western boundary of the County. (See Map H-1, John Day Drainage Basin)

Due to the varying physical characteristics, needs and uses of water and levels of economic development throughout the area, the basin has been divided into three generally recognized sub-basins. These are: The North Fork of the John Day and its watershed; the Upper John Day, which encompasses the entire drainage of the main stem of the John Day above the mouth of the North Fork; and the Lower John Day which includes the remainder of the drainage below the mouth of the North Fork. All of Wheeler County is located in the Lower John Day Subregion except the southeast portion (extending from Kimberly southwest to a few miles south of Mitchell). This area is part of the Upper John Day as the two major streams, Mountain Creek and Rock Creek flow into the mainstem of the John Day. Table H-1 shows the characteristics and extent of the Basin and its Sub-Basins.

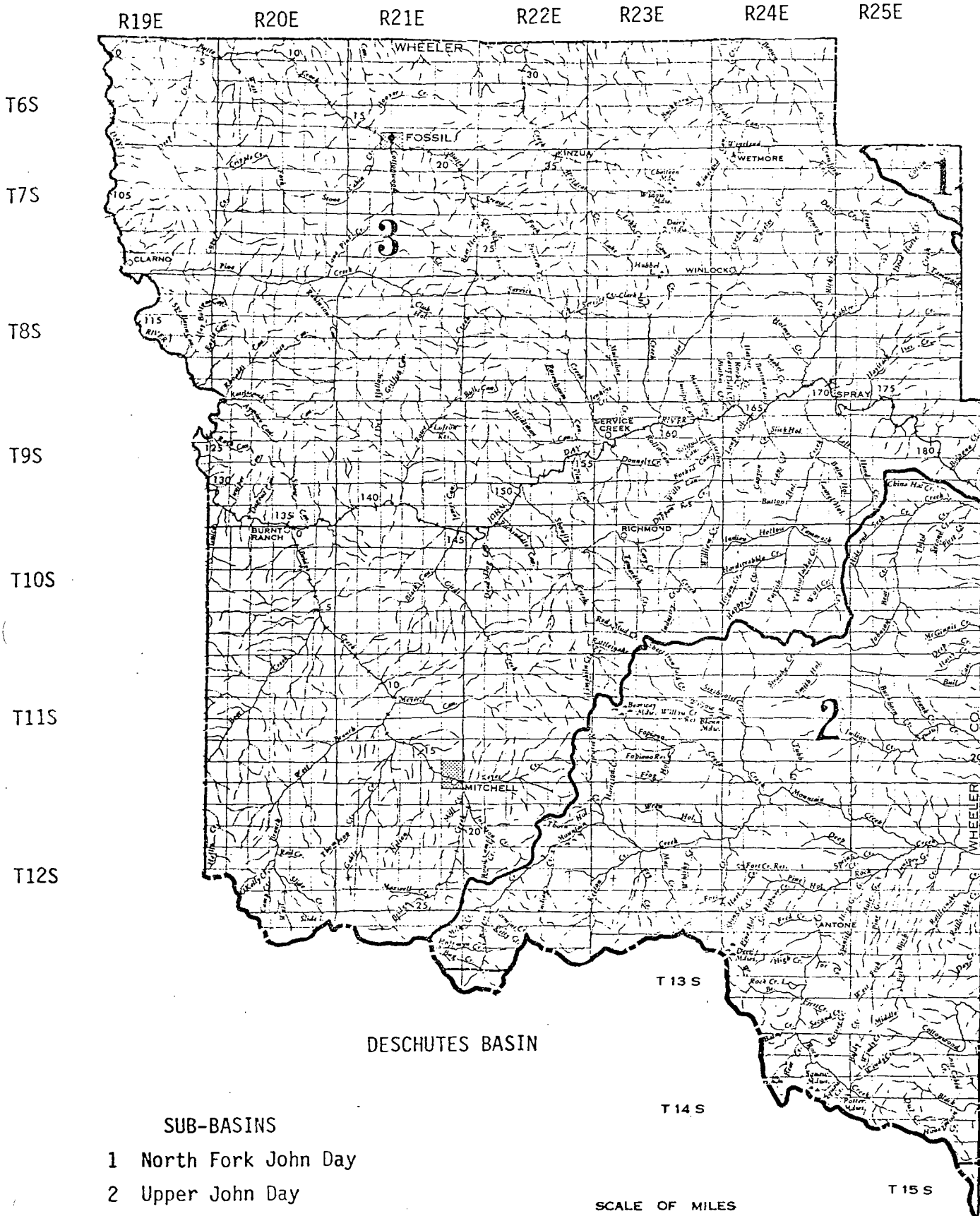
Table H-1 - John Day Basin Water Production

	Drainage Area Sq. Mi.	Percent of Basin Area	Miles of Streams*	Percent National Forest Land	Average Annual Flow Acre Ft.	Flow in Acre-Feet Per Sq. Mile	Percent of Total Basin Flow
Lower John Day Sub-Basin	3,260	41	4,000	4	83,000	25	5
Upper John Day Sub-Basin	2,120	26	2,550	39	432,000	204	30
North Fork John Day Sub-Basin	2,630	33	2,950	57	935,000	355	64
Entire John Day River Basin	8,010	100	9,500	31	1,450,000	181	100

*Determined from SWRB Map No. 6.7014

Sources: John Day River Basin, State Water Resources Board, March 1962.
John Day Basin Study, USDA, Forest Service, August 1971.

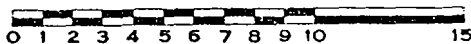
JOHN DAY DRAINAGE BASIN, WHEELER COUNTY



SUB-BASINS

- 1 North Fork John Day
- 2 Upper John Day
- 3 Lower John Day

SCALE OF MILES



STATE WATER RESOURCES BOARD
SALEM, OREGON
Nov. 1960

The John Day River heads in the Blue Mountains southeast of Prairie City in Grant County and in general, the headwater sections are characterized by relatively steep gradients of from 100 to 300 feet of drop per mile. Smaller drops of from 20 to 40 feet per mile are found in valleys. Through the lower sections, many streams experience an increase in gradients to about 100 feet per mile while a few level off (to under 10 foot drop per mile) near their mouths.

A list of major Wheeler County streams, their flow and fish species, is shown in Table H-2. Flow characteristics are typical of rivers of semi-arid regions in that extreme differences exist in seasonal flows as well as in annual yields.

Flows on most larger streams peak in April and May as a result of snow melt and spring rains. They drop quite rapidly in the summer months and reach their lows in August and September as a result of naturally low flows and extensive diversion, primarily for irrigation. There is no storage of significance in the area, so flows are largely the result of natural conditions and direct diversions.

The same pattern holds true on most smaller streams, with slightly different timing on streams originating at higher elevations. These streams peak later in the year, usually in June, as a result of later snowmelt.

Table H-3 details an inventory of existing reservoirs, their location and primary use.

Map H-2 shows the hydrological stations in Wheeler County's share of the John Day Basin and the average annual precipitation of the area. The only active stream gauging system and water quality station on the John Day in Wheeler County is located at Service Creek. Climatological stations are distributed throughout the County.

Most of the county receives from 10 to 20 inches of precipitation annually, though the Clarno area and land south of Kimberly receive somewhat less moisture while the higher elevations in the northeast and extreme southern parts of the county receive 30 or more inches.

In most of the agricultural area, the County receives less than 20 inches of precipitation per year and less than two inches fall during July, August and September, the three driest months of the year.

Table H-2
Wheeler County
Inventory of Major Streams

	Stream Flow (cfs)			Miles	Game Fish by Species		
	Location	Low	High		Ch.	St.	Rb.
John Day River	Mile 96 to 184	200	8,000	88	Ch.	St.	Rb.
Butte Creek	Mouth	1		26		St.	Rb.
Deep Creek	Mouth	0.1		5		St.	Rb.
West fk. Butte	Mouth		2	6		St.	Rb.
Cottonwood Creek	Mouth			6			Rb.
Pine Creek	Mouth			13			Rb.
Rowe Creek	Mouth			8			Rb.
Bridge Creek	Mouth	6	60	25		St.	Rb.
Bear Creek	Mouth	1	20	7		St.	Rb.
West Branch	Mouth	1	11	8		St.	Rb.
Shoofly Creek	Mouth			7			
Service Creek	Mouth	0.2	2	7		St.	Rb.
Alder Creek	Mouth	0	11	7		St.	Rb.
Lake Creek	Mouth	0	3	6		St.	Rb.
Horseshoe Creek	Mouth	0	2	7			Rb.
Kahler Creek	Mouth	0	13	5		St.	Rb.
Tamarack Creek	Mouth			4		St.	Rb.
Henry's Creek	Mouth			4		St.	Rb.
Parish Creek	Mouth			9		St.	Rb.
Rock Creek	Mile 2	5	100	16		St.	Rb.
Mountain Creek	Mouth	1	50	22		St.	Rb.
Sixshooter Creek	Mouth			5			Rb.
Thirty-mile Creek	Mile 31			7		St.	Rb.

Table H-2 (continued)

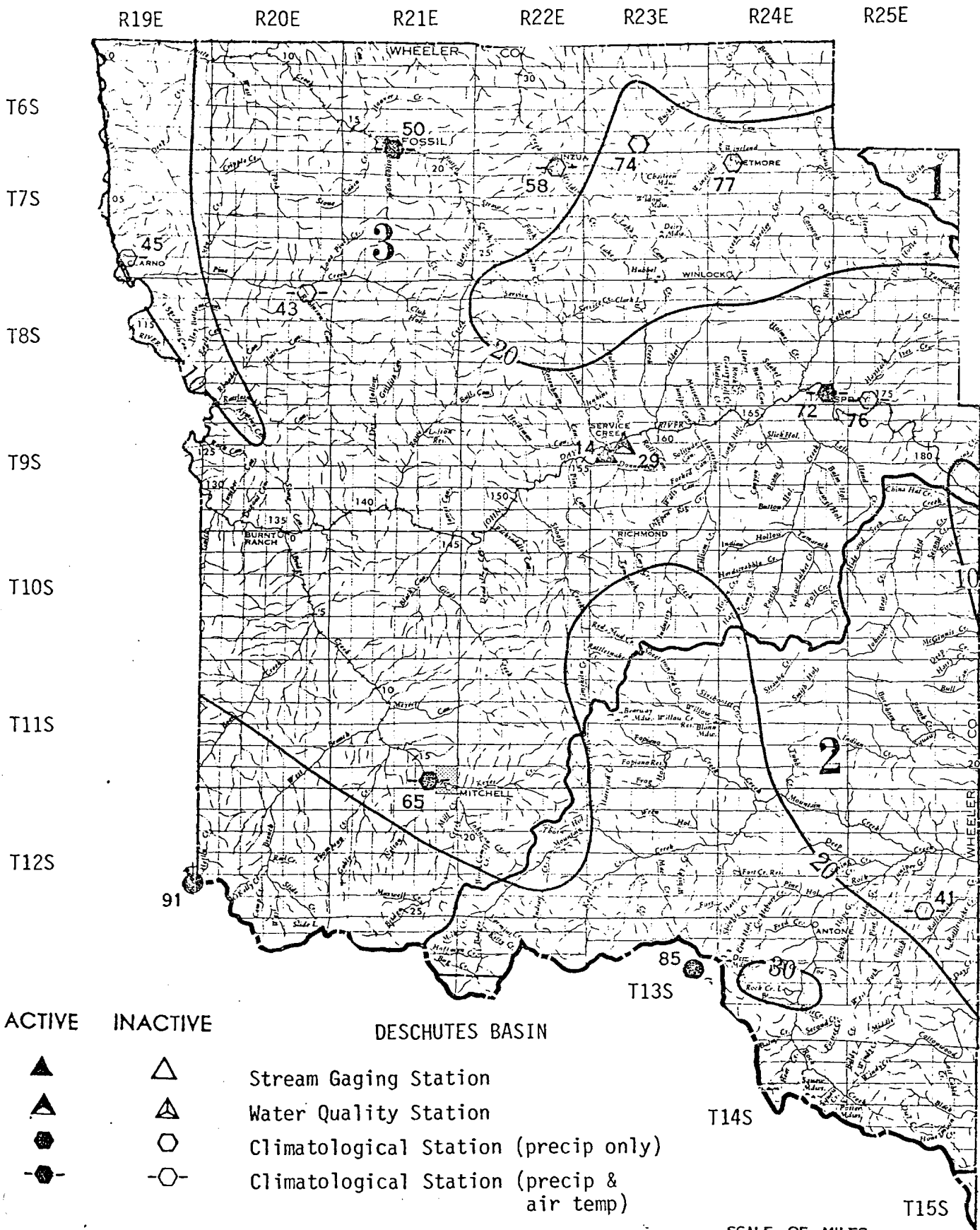
Stream	Stream Flow (cfs)			Game Fish by Species	
	Location	Low	High		Miles
Buckhorn Creek (tributary of Rock Creek in Gilliam)	Mile 1			5	St. Rb.
Brown Creek (tributary of Rock Creek in Gilliam)	Mile 1			5	St. Rb.
Dodds Creek					St. Rb.
Heflin Creek					St. Rb.
Slide Creek					St. Rb.
Bologna Creek					St. Rb.
Johnson Creek					St. Rb.
E. Fk. Johnson Creek					St. Rb.
W. Fk. Johnson Creek					St. Rb.
Squaw Creek					St. Rb.
Indian Creek					St. Rb.
Birch Creek					St. Rb.
Fort Creek					St. Rb.
Fry Creek					St. Rb.
Keeton Creek					St. Rb.
Marshall Creek					St. Rb.
Badger Creek					St. Rb.
Milk Creek					St. Rb.
Hoffman Creek					St. Rb.
Bug Creek					St. Rb.
Pine Hollow Creek					St. Rb.
Fir Tree Creek					St. Rb.
Baldy Creek					St. Rb.
Windy Creek					St. Rb.
Black Canyon Creek					St. Rb.
Stahl Creek					St. Rb.

Rb. - Rainbow Trout, St. - Steelhead Trout, Ch. - Spring Chinook Salmon
There are many rough fish not included.

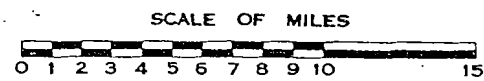
Source: "An Appraisal of Potentials for Outdoor Recreation Development," USDA Soil Conservation Service, Wheeler County, 1973 and the "Fish and Wildlife Protection Plan for Wheeler County," Oregon Department of Fish and Wildlife, September 1978.

JOHN DAY DRAINAGE BASIN, WHEELER COUNTY

HYDROLOGY AND PRECIPITATION



- | ACTIVE | INACTIVE | |
|--------|----------|--|
| ▲ | △ | Stream Gaging Station |
| ▲ | △ | Water Quality Station |
| ● | ○ | Climatological Station (precip only) |
| ● | ○ | Climatological Station (precip & air temp) |
| ● | ○ | Snow Survey Course |
| ● | ○ | Snow Survey Course and Soil Moisture Station |



STATE WATER RESOURCES BOARD
SALEM, OREGON
Nov. 1960

Table H-3
Existing Wheeler County Reservoirs

Reservoir Name	Twnsp	Range	Section	Stream Name	Storage AF	Purpose
Hoover Creek	6 S	21 E	22	Hoover Creek	12.6 AF	Irrigation
Unnamed Creek	6 S	22 E	31	Unnamed Creek	2 AF	Irrigation
Kinzua	7 S	22 E	12	Wildcat Creek	23 AF	Municipal
Clark Lake	8 S	23 E	9	Lake Creek	89 AF	Recreation
Muleshoe Creek	8 S	23 E	20		4.8 AF	Irrigation
Lofton Brothers Dam	9 S	21 E	11	Rowe Creek	387 AF	Irrigation
Payne's Pond	11 S	21 E	36	Bridge Creek	5 AF	Recreation
Blann Meadows	11 S	23 E	14	Willow Creek	269 AF	Irrigation
Fopiano	11 S	23 E	27	North & South Fopiano Creek	200 AF	Irrigation
White Butte	12 S	21 E	28	Nelson Creek	20 AF	Irrigation
John Collins Dam	12 S	23 E	28	Fry Creek	255 AF	Irrigation
Fort Creek	12 S	24 E	19	Fort Creek	150 AF	Irrigation
Maxwell	12 S	21 E	27		1 Acre	
Nelson	12 S	21 E	28		1 Acre	
Rock Creek Lake	13 S	24 E	22	West Fork Rock Creek	2300 AF	Irrigation
Keys	10 S	23 E	6	Tributary of Tamarack Creek	9	Irrigation
Rock Creek Lake	13 S	24 E	34			Irrigation
Wetmore Lake	7 S	24 E	5			Irrigation
Fry Creek	12 S	23 E	32			Irrigation

Source: Wheeler County Planning Commission, 1978.

Recreational Use. Water-based recreation is primarily limited to white water float trips on the John Day in the spring and fishing. The fisheries resource will be discussed in the next section. Float trips have become increasingly popular on the John Day in recent years. Local and non-local outfitters offer guided trips of from one to three days and many individuals float the river without guide services. The section most often floated extends from Service Creek to the Condon/Wasco Highway Bridge. The National Park Service has estimated usage of this river section at 5000 recreation days per year. Of this total, about 1000 recreation days involve utilization of guides or outfitters (according to Bureau of Land Management commercial permit records) and the remaining 4000 recreation days are due to family and individual, non-commercial usage.

There are no large developed lakes or ponds in Wheeler County, though there are several small lakes and reservoirs. Table H-4 inventories those lakes and reservoirs most often used for recreation and fishing.

Proposed National Scenic River Status. In June, 1979, the U.S. Department of the Interior issued their draft study "John Day Wild and Scenic River Report and Environmental Assessment." The following summary is based on "Chapter III, Findings and Conclusions" of the report. The Final Report, September 1979, contains essentially the same recommendations.

The study found that the John Day River from Service Creek to Tumwater Falls meets the criteria for inclusion in the National Wild and Scenic Rivers Systems. The principal elements contributing to this finding are the river's free-flowing and undeveloped condition, the pleasant scenic qualities along much of the 147 miles, the potential for wilderness-type float trips, camping, fishing, hunting, nature study, and photography, and the existence of important archeological and geological values.

The study also found that the appropriate classification for the entire study segment is "scenic." A scenic river area is free of impoundments with shorelines or waterbeds still largely primitive and shorelines largely undeveloped but accessible in places by road.

The study recommends that the John Day River from Service Creek to Tumwater Falls be added to the National Wild and Scenic Rivers System. Such action will recognize the outstanding scenic and recreational values of this 147-mile segment and serve to protect the river and its immediate environment from uses which will diminish those values. No dams or other major water development projects could be constructed, the development or use of adjoining lands for other than agricultural or livestock purposes would be carefully controlled, and the kinds and extent of recreation use would be managed so as to conform with the area's recreation carrying capacity. There is a prohibition on licensing by the Federal Energy Regulatory Commission, the curtailment of Federal water development projects, the imposition of stricter mining and mineral leasing regulations, and a mandate that Federal agencies manage their lands in accordance with the purposes of the Wild and Scenic Rivers Act.

Addition of the John Day to the National System would involve a sharing of responsibilities by the Oregon Parks and Recreation Branch, which administers the State's Scenic Waterways System, and the Bureau of Land Management, which has jurisdiction over 47 percent of the lands adjoining the 147-mile segment.

Under the Oregon Scenic Waterways System, any developments or changes of use on non-Federal lands within a quarter mile on either side of the river are regulated. Plans for construction, tree cutting, prospecting, mining, or other changes of land use must be submitted to the State Scenic Waterways Coordinator. If the State determines that a proposal would substantially impair the natural and scenic beauty of the waterway, the landowner may not proceed for 1 year. During that period, the State may negotiate modification of the unacceptable plan or, if this is not possible, acquire the land involved, by condemnation if necessary. If the State does not acquire the land, the landowner may proceed with his plan after 1 year.

The Bureau of Land Management and the State of Oregon have sufficient authority to manage or protect the lands under their jurisdiction along the John Day. The Wild and Scenic Rivers Act specifically would require the BLM to manage and protect the river in accordance with the purposes of the Act.

The overall management objective would be to protect and enhance the values which qualified the river for inclusion in the National System, without limiting other uses which do not substantially interfere with public use and enjoyment of these values. Primary emphasis will be given to protecting the river's aesthetic, scenic, historic, archeologic, and scientific features.

Specific management recommendations necessary to achieve this objective address recreation, fish and wildlife, land resource use, water resources, and utilities. For example, the study suggests that efforts would be made to encourage local units of government to maintain zoning controls on lands adjacent to the riverway and in nearby developed areas which will complement the efforts of the BLM and the State to protect the river environment.

Fisheries Resource. When the area was first settled, the John Day Basin produced large runs of chinook and silver salmon and steelhead trout. The system still has a very high fish producing potential though runs of the past magnitude are no longer probable because of fish habitat destruction and water diversion for irrigation. However, with proper management, it is possible to realize substantial increases in the size of present fish runs.

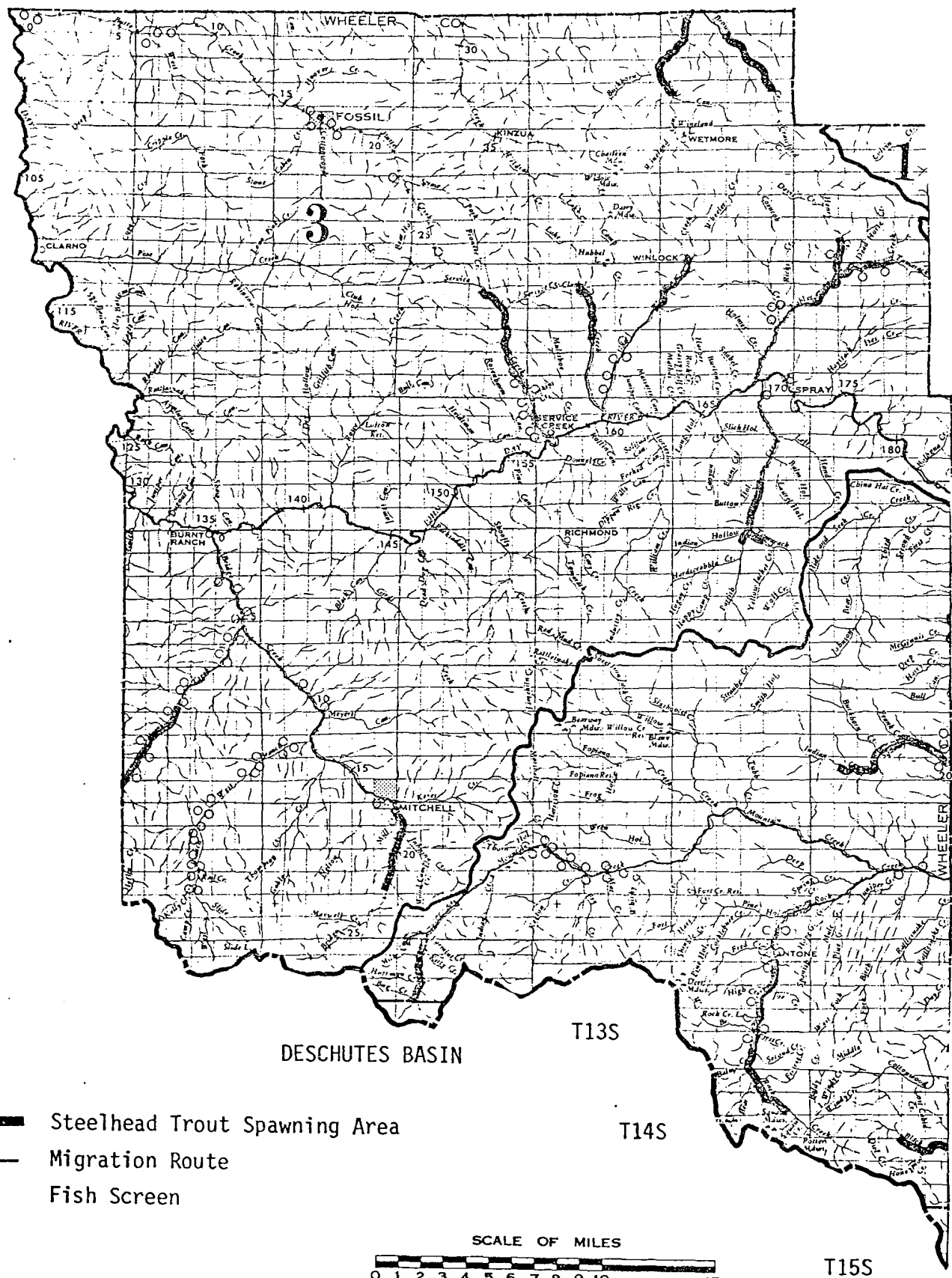
There are 509 miles of stream capable of providing fish habitat and production in Wheeler County. Chinook salmon are presently produced in 88 miles, steelhead in 181 miles, resident trout in 328 miles and warm water species in 89 miles. Table H-2 lists game fish by species and the streams in which they are found and Map H-3 shows major anadromous fish habitat.

JOHN DAY DRAINAGE BASIN, WHEELER COUNTY

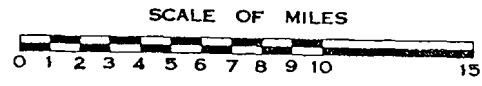
ANADROMOUS FISH LIFE

R19E R20E R21E R22E R23E R24E R25E

T6S
T7S
T8S
T9S
T10S
T11S
T12S



- Steelhead Trout Spawning Area
- Migration Route
- Fish Screen



STATE WATER RESOURCES BOARD
SALEM, OREGON
Nov. 1960

Table H-4
Inventory of Lakes and Ponds
Wheeler County

	TWP	RNG	SEC	Approx. Size (Surface Acres)	Game Fish Species	Use
Rowe Creek Reservoir	9S	21E	11	9	Rainbow Trout	Public Fishing
Rock Creek Lake	13S	24E	34	90	Rainbow Trout	Private; Irrigation Fishing
Fopiano Reservoir	11S	23E	27	34	Rainbow Trout	Private; Irrigation
Clark Lake	8S	23E	9	7	Rainbow Trout	Private; Recreation
Wetmore Lake	7S	24E	5	9	Rainbow Trout	Private; Irrigation Recreation
Fry Creek Reservoir	12S	23E	32	19	Rainbow Trout	Private; Irrigation
Hubbel Lake	7S	23E	34			Fishing
Black Lake	8S	23E	9			Fishing
Dollarhide Ponds	12S	21E	13			Fishing

Sources: "John Day River Basin," State Water Resources Board, March 1962 and "Fish and Wildlife Protection Plan for Wheeler County," September 1978.

Sport angling in Wheeler County primarily focuses on rainbow trout, steelhead trout and smallmouth bass. These three species provide about 99% of the total fish caught and about 95% of total angling days in the County according to Department of Fish and Wildlife data.

Public access to recreational waters is adequate at the present time through future access is questionable due to the large amount of streambank that is privately owned. Table H-5 shows streambank ownership and public access in the County.

Table H-5
Streambank Ownership and Public Access
Wheeler County

Ownership	Miles Controlled	Miles Open for Public Access
Public		
Federal	146.5	85.5
State	1.0	1.0
County	.5	.5
Private	576.4	460.4
Total for County	<u>724.4</u>	<u>547.4</u>

Source: "Fish and Wildlife Protection Plan for Wheeler County," by the Oregon Department of Fish and Wildlife, September 1978.

The fisheries resource is of direct economic importance to Wheeler County as well as to commercial salmon (Chinook) fishers who depend on freshwater spawning and rearing areas. It is estimated that Wheeler County sport fisheries had a value of \$273,620 and provided 12,335 angler days in 1977. Table H-6 details the value of this resource.

Table H-6

Estimated Catch, Angler Days, and Net Economic Value
of the Sport Fishery in Wheeler County, 1977

	Annual Catch	Angler Days Provided	Value of One Angler Day	Total Recreational Value
Chinook	35	35	\$ 57	\$ 17,850
Steelhead	1,000	3,000	51	153,000
Trout	20,950	6,460	12	77,520
Warm-Water Species	4,750	2,500	10	25,000
Other Species	50	25	10	250
TOTAL	26,785	12,335	\$140	\$273,620

Source: "Fish and Wildlife Protection Plan for Wheeler County," by the Oregon Department of Fish and Wildlife, September 1978.

The Oregon Department of Fish and Wildlife has included in their 1978 Wheeler County plan several specific recommendations for enhancement of fish habitat. These recommendations are listed in the appendix. They provide land and stream management guidelines that will prove valuable for effective streamside management and will be evaluated along with other economic and resource concerns, in development of the county plan, policies and implementing ordinances. Table H-7 shows the Department's suggested minimum monthly flows for major county streams.

Oregon Department of Fish and Wildlife goals for streams, reservoirs and headwater areas include: "protecting water quality and quantity, reducing erosion and turbidity problems along all water areas, retaining land adjacent to all water areas in as near natural conditions as possible, and stream channel integrity." These actions would ensure a viable fisheries resource in Wheeler County.

Table H-7
 Minimum Flow Levels for Streams in Wheeler County
 as Recommended by the
 Oregon Department of Fish and Wildlife

Stream	Location	Flow* by Month											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
John Day River	Below North Fork John Day River	390	390	390	390	390	390	390	390	390	390	390	390
Bridge Creek	Below Bear Creek	25	25/40	40	40	40	25	15/6	6	6	6	25	25
Bridge Creek	Above West Branch	10	10/15	15	15	15	10	7/3	3	3	3	10	10
Bear Creek	Mouth	10	10/15	15	15	15	10	7/3	3	3	3	10	10
Alder Creek	Mouth	8	8/12	12	12	12	8	4/1	1	1	1	8	8
Kahler Creek	Mouth	8	8/12	12	12	12	8	4/1	1	1	1	8	8
Rock Creek	Below Mtn. Creek	35	35/50	50	50	50	35	20/10	10	10	10	20	35
Rock Creek	Above Mtn. Creek	15	15/20	20	20	20	15	15/8	8	8	8	8	15
Mountain Creek	Mouth	25	25/36	36	36	36	25	10/5	5	5	5	10	25

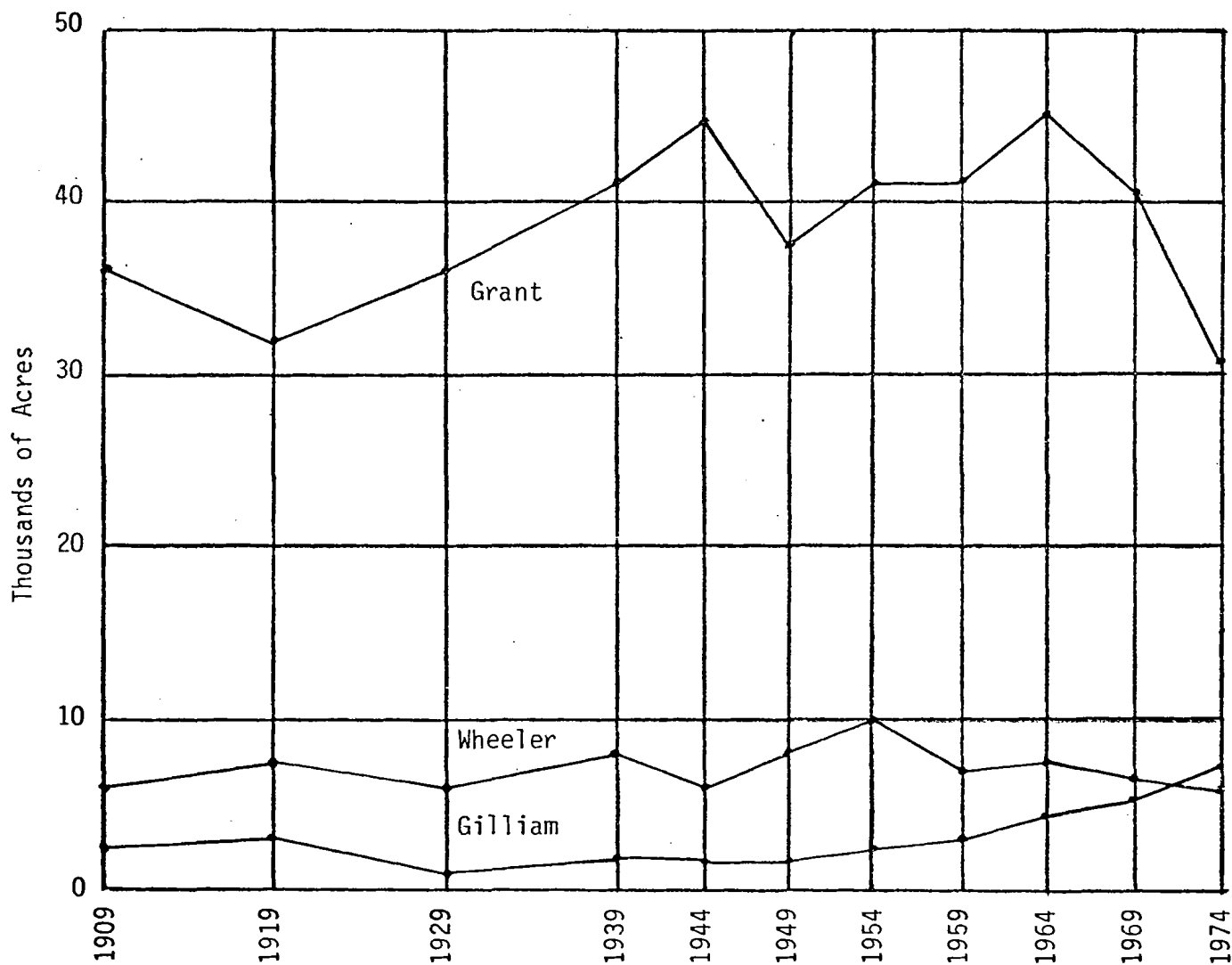
*Flow measured in cubic feet per second.

Source: "Fish and Wildlife Protection Plan for Wheeler County," by the Oregon Department of Fish and Wildlife, September, 1978.

Irrigation and Potential Reservoir Sites. Irrigation in the John Day basin began in the 1860's, soon after early settlement. It was important then, as it is now, for production of hay for winter cattle feed. The principal irrigated crops are grass hay, alfalfa and clover. Map H-4 shows the irrigated land in Wheeler County.

Figure H-1 shows the trends in irrigated acreage in Wheeler, Grant and Gilliam Counties. The amount of land suitable for irrigation from stream diversion is limited and much of this land was developed prior to 1919. Although additional land has been developed since then, this was offset somewhat by abandonment of irrigation on other land due to inadequate water supplies and high operation and maintenance costs for canals, flumes and diversions. Direct pumping from streams has replaced lengthy canals and flumes in some cases.

Figure H-1
TRENDS IN IRRIGATED ACREAGE BY COUNTIES
1909-1974



JOHN DAY DRAINAGE BASIN, WHEELER COUNTY

IRRIGATED LAND

R19E

R20E

R21E

R22E

R23E

R24E

R25E

T6S

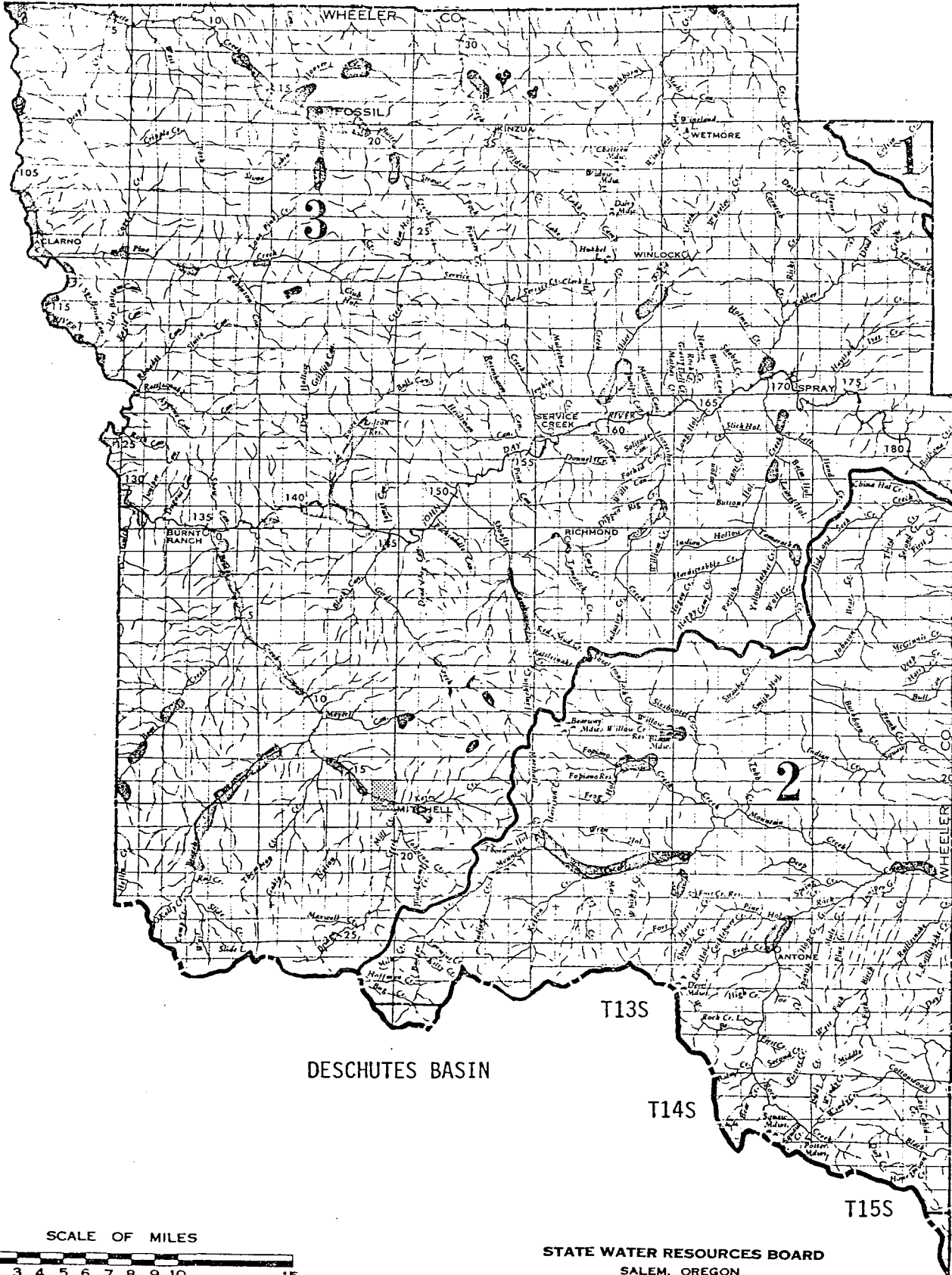
T7S

T8S

T9S

T11S

T12S



DESCHUTES BASIN

STATE WATER RESOURCES BOARD

SALEM, OREGON

Nov. 1960

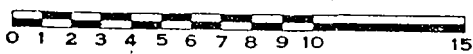


Table H-8 shows the acres irrigated in the three counties in recent years.

TABLE H-8

Total Acres Irrigated

County	1964	1969	1974
Grant	45,893	40,640	30,841
Wheeler	7,934	6,631	6,010
Gilliam	4,438	5,232	7,149

In Wheeler County, about 14,292 acre-feet of water were used for irrigation of 6,631 acres in 1969, for total irrigation per acre of 2.2 acre-feet. In 1974, a total of about 18,828 acre-feet were utilized to irrigate 6,010 acres, for total per acre application of 3.1 acre-feet. It seems that more water was used for irrigation, but fewer acres were irrigated thus allowing more water per irrigated acre. Pump and sprinkler irrigation from streams account for the largest share of irrigation, owing primarily to the availability of relatively cheap REA power.

If all irrigation rights in the John Day Basin were used to their maximum legal limit, about 313,000 acre-feet would be diverted from streams and 2,600 acre-feet would be pumped from ground water each year. This is based on John Day River adjudication of water rights which provides for a duty of five acre-feet per acre per season for diversions from the main stem, North Fork and Middle Fork, and four acre-feet from all other tributaries.

The actual water consumption is much smaller because not all rights can be exercised to their legal limit because of seasonal deficiencies in water supply and because return flows are reused by downstream users. If it is assumed that two acre-feet per acre are used for consumptive irrigation, then about 100,000 acre-feet would be needed annually to supply the consumptive requirements of existing irrigated acreage in the Basin. Since the annual yield of the John Day River is about 1,410,000 acre-feet at its mouth, the current use of irrigation water equals less than 10 percent of the gross basin water yield. However, there are many serious local seasonal shortages of water.

From April through September, the main irrigating season, the water yield equals about 45 to 75 percent of the total annual yield. The problem is that the monthly yield progressively diminishes through the irrigation season until the September yield ordinarily is less than one percent of the total annual yield. Consequently, all irrigated land, even that along main rivers, can experience late season shortages. Along smaller tributaries, late summer flows are particularly low or non-existent.

TABLE H-9
POTENTIAL RESERVOIRS

*Map #	Reservoir Name	Stream Name	Purpose	Dam		Reservoir		Location			Drainage Area (Sq. Mi.)
				Crest Height	Crest Length	Max. Pool Area (Acres)	Total Storage (AF)	Twps	Rng	Sec	
1	Alder Creek	John Day River	P	90	260			9S	24E	6	
2	Alder Creek	Alder Creek	I-R	75	330	81	2,205	8S	23E	13	30
	Badger Lake	Badger Creek	I-R			10		13S	22E	17	
5	Bear Cr.-Lower	Bear Creek	I-R	115	900	199	6,570	10S	20E	35	81
6	Bear Cr.-Upper	Bear Creek	I	125	530	199	7,180	11S	20E	4	73
8	Berry	John Day River	P	50	725			9S	25E	6	
15	Butte Cr.-Lower	Butte Creek	I-FC	50	350	24	332	7S	21E	4	31
16	Butte Cr.-Upper	Butte Creek	I-FC	45	860	121	1,450	7S	21E	12	19
24	Clarno	John Day River	I			3,100		7S	19E	18	
	Cole Lake	Crystal Creek				7		13S	20E	5	
	Dollarhide Site	Off Bridge Creek				23	130	12S	21E	13	
	Elkhorn Lake	West Bridge Cr.				11		13S	20E	3	
32	Fort Creek	Fort Creek	I-R	45	700	97	1,165	12S	24E	18	
36	Henry Creek	Henry Creek	I	85	520	19	582	7S	25E	20	5
	Hibner Site	Willow Creek				42	175	11S	24E	19	

IV-44

TABLE H-9. POTENTIAL RESERVOIRS (continued)

*Map #	Reservoir Name	Stream Name	Purpose	Dam		Reservoir		Location			Drainage Area (Sq. Mi.)
				Crest Height	Crest Length	Max. Pool Area (Acres)	Total Storage (AF)	Twps	Rng	Sec	
37	Hicks	John Day River	P	225	640			8S	19E	26	
39	Hoover Creek	Hoover Creek	I	35	530	8	68	6S	21E	15	6
40	Horseshoe Creek	Horseshoe Creek	I-R	30	750	74	740	10S	23E	24	4
	Jackson Lake	Deep Creek				8		13S	23E	35	
48	Kahler Cr.-Lower	Kahler Creek	I	65	400	50	900	8S	24E	13	38
49	Kahler Cr.-Upper	Kahler Creek	I-R	40	280	12	153	8S	25E	4	16
56	Mountain Creek	Mountain Creek	I-R	55	460	178	3,560	12S	22E	13	29
64	Rock Creek	Rock Creek	P	120	400	70	2,240	12S	25E	21	83
68	Sixshooter Creek	Sixshooter Creek	I	55	700	53	807	11S	23E	12	4
	Sixshooter Creek	Sixshooter Creek			2,300			11S	24E	29	
71	Spray	John Day River									
73	Straw Fork	Straw Fork	I	30	380	9	130	7S	22E	17	
76	Twickenham	John Day River						9S	20E	36	
77	Willow Creek	Willow Creek	I-R	45	330	149	2,333	11S	24E	30	32
78	Unnamed	Bridge Creek	I	35	290	8	131	12S	21E	24	

* See Map H-4, Damsites

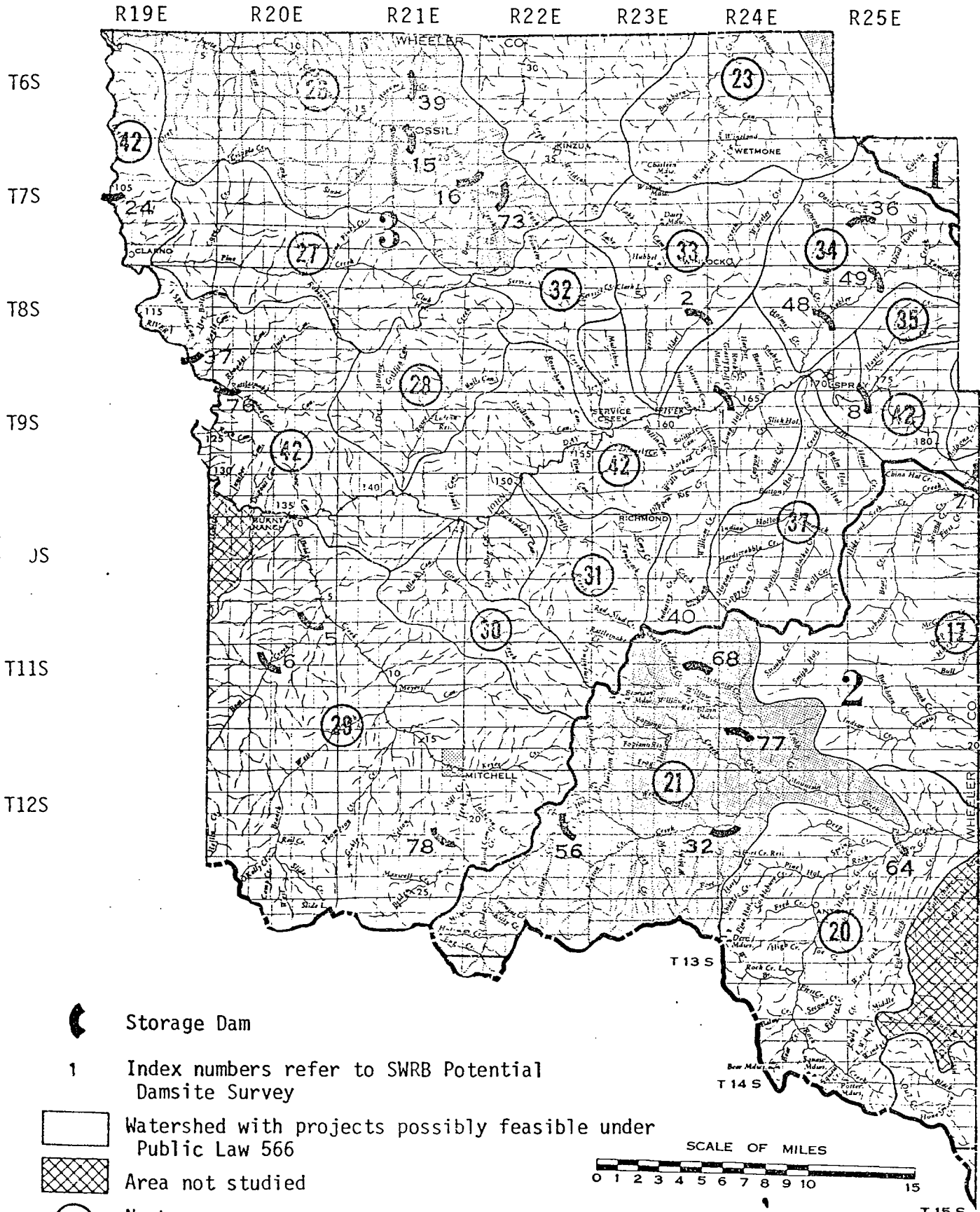
Key to Reservoir Purpose - P-Power; I-Irrigation; R-Recreation; FC-Flood Control

- Source:
1. U.S. Department of Agriculture, Soil Conservation Service
 2. U.S. Department of the Army, Corps of Engineers
 3. U.S. Department of the Interior, Bureau of Reclamation
 4. Oregon State Engineer
 5. Oregon Cooperative Work, U.S. Department of the Interior in cooperation with the State of Oregon.

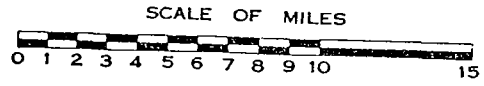
Compiled from Oregon Water Resource Board data in 1978.

JOHN DAY DRAINAGE BASIN, WHEELER COUNTY

DAMSITES



- Storage Dam
- 1 Index numbers refer to SWRB Potential Damsite Survey
- Watershed with projects possibly feasible under Public Law 566
- Area not studied
- Numbers refer to Watershed Reconnaissance Data Summary



Reservoir storage would provide modification of the runoff pattern and would be essential to provide a fully adequate water supply for the presently irrigated land. Reservoirs could function to distribute the water presently used during the high flow months, over a longer period, into the later, drier months.

Table H-9 and Map H-5 show a list of potential reservoirs, their location, size and purpose. They were compiled by the U.S. Department of Agriculture.

Reconnaissance data by sub-basin is listed in Table H-10. Most of the arable land in the Basin is in the Rock Creek watershed in the lower John Day sub-basin, but only a small part of this is considered economically feasible for irrigation under Public Law 566, Watershed Protection and Flood Prevention Act.

TABLE H-10
WATERSHEDS WITH PROJECTS POSSIBLY FEASIBLE
UNDER P.L. 566

SUB-BASIN	WATERSHED	GROSS AREA	ARABLE LAND	PRESENTLY IRRIGATED	ADDITIONAL IRRIGABLE
1 North Fork	Camas Creek	205,000	2,000	900	800
	Long Creek	126,400	2,500	500	1,000
2 Upper John Day	Mountain Creek	107,500	2,100	1,100	300
	Upper South Fork John Day	164,400	4,200	2,600	400
3 Lower John Day	Butte Creek	117,800	8,900	500	200
	Rock Creek	267,500	85,500	2,200	1,300
TOTAL			105,200	7,800	4,000

All values in acres

Source: U.S. Department of Agriculture as shown in the "John Day River Basin", WRD, March 1962.

Improvements in water management would also help alleviate irrigation shortages. Better land shaping and leveling and improved diversion and control structures would aid efficient water supply management. Excessive water loss from ditch systems can be eased by improving, relocating or lining ditches. Factual data is also needed on the water holding capacity of soils and their intake rates to facilitate more efficient use of the available water supply. The Soil Conservation Service is preparing a detailed soil survey and classification that should help to meet this need.

Power Generation. Water rights for power total 128 cfs in the John Day River Basin, but less than 50% have been used in recent years. Most small hydroelectric power plants discontinued generation after cheaper power from sources outside the Basin began serving the area.

The only major hydroelectric development now existing is the Fremont power plant owned by California Pacific Utilities Company. It obtains water from Lake Creek, Lost Creek, and storage in Olive Lake and has installed capacity of 1,100 kw. Its annual generation equaled 5 million kwh from 1951 to 1960. During dry years, there is insufficient water to fully utilize the generation facilities.

The John Day River contributes to the Columbia River power pool. The John Day Dam, located just downstream from the confluence of the John Day and Columbia Rivers, is a major power generation plant.

Water Quality. The Oregon Department of Environmental Quality recently completed an inventory of nonpoint source problems throughout Wheeler County and the state as a whole. This inventory was in response to the Federal Clean Water Act of 1972, and specifically to Section 208. The report is based on the professional judgment of local agency personnel and the management experience of landowners and thus is quite qualitative in nature. It is therefore useful for general planning but is unsuitable for site specific use.

Streams were evaluated on the basis of six individual problems: stream-bank erosion, sedimentation, excessive debris, water withdrawals causing stream quality problems, elevated water temperatures and nuisance algae or aquatic plant growths. The John Day Basin was only identified as having one regional "hot spot" (an area where a considerable portion of streams or water bodies have severe nonpoint source problems.) This problem was caused by streambank erosion in the northern part of the Basin (in Gilliam County). This area is identified by the Department of Environmental Quality as being in need of:

- "1. detailed studies of the cause, impact and control of the problem.
2. Remedial action programs."

The general findings of the report are summarized here by the six problem areas as they were identified on major Wheeler County streams.

Streambank Erosion - Moderate problem along the John Day River with a small area near Clarno identified as having a severe problem. Lower Birch Creek and Kahler Creek were also classed as severe problems.

Sedimentation - Moderate problem along the John Day River with a severe problem identified on lower Bridge Creek.

Excessive Debris - No problems identified on the John Day River with a moderate problem shown on Bridge Creek and Rock Creek.

Water Withdrawals Causing Stream Quality Problems - Moderate problem along John Day River and several tributaries with severe problem identified on lower Bridge Creek and Muddy Creek.

Elevated Water Temperature - Moderate problem along the John Day River, Rock Creek and upper Bridge Creek with severe problem shown on lower Bridge Creek and Mountain Creek. Other tributaries showed no problems.

Nuisance Algae or Aquatic Plant Growths - No problems identified in the County except for a stretch of the John Day River extending from the mouth of Kahler Creek to just below the mouth of Cherry Creek. This area was identified as a severe problem.

The composite nonpoint source problem map, prepared by the Department of Environmental Quality to summarize the study, shows river segments rated according to a point system outlined here:

1 point was assigned for each moderate nonpoint problem

2 points were assigned for each severe nonpoint problem

0 points = no problems

1-3 points = relatively few problems

4-6 points = moderate problems

7-8 points = moderate to severe problems

9-12 points = severe problems

The John Day River, upper Thirtymile Creek, lower Bridge Creek, Mountain Creek and Rock Creek were the only streams with from 4-6 points. Streams that fell in the 1-3 point classification included Rowe Creek, Lower Service Creek, Alder Creek, Kahler Creek, Girds Creek, Parrish Creek, a small portion of Shoofly Creek, and upper Bridge Creek. Other streams in the County generally showed no non-point source problems.

Other information relating to water quality, particularly the Department of Environmental Quality's proposed water quality plan and discussion of point pollution, is discussed in the air, water and land quality section of the technical report.

Ground Water

As of February, 1979, there were 163 wells recorded with Wheeler County's watermaster in Canyon City (Grant County). Of these, 32 were drilled in 1978. Nearly all of these wells are used for domestic purposes, as there is not sufficient ground water for irrigation in most parts of the County. There are a few irrigation wells located along Butte Creek, according to the watermaster.

The City of Fossil drilled a well to serve the city's needs in 1978, that air tested about 300 gpm. This is probably the largest producing well in the County. One other good irrigation well was air tested at 110 gpm. All but a few of the other wells are estimated to yield an average of 10 gpm or less though some wells may yield 20 to 30 gpm.

It is not foreseen that Wheeler County will experience any severe drop in ground water level because there are so few wells and none are extremely large. However, if the County's population were to drastically increase, this outlook could change.

Map H-6 shows the ground water geology and Map H-7 shows filed water rights of Wheeler County.

Map H-6 was developed from graduate theses from Oregon State University and the University of Oregon and from maps from the U.S. Geological Survey and the Oregon State Department of Geology and Mineral Industries.

The best known ground water source is the alluvium, especially the gravel along the John Day River. Most wells in the area tap this formation though the upper interflow zones of the more porous basalt flows form aquifers that are tapped by several municipal wells. Many springs issue from this zone where faulting or erosion has exposed them. Very little ground water is obtained from aquifers formed by other rock types, principally volcanic, that underlie much of the County.

Over 80% of the ground water irrigation rights in the John Day Basin are located in the lower John Day sub-basin that encompasses part of Wheeler and Gilliam Counties. Table H-11 shows a partial accounting of the Basin's ground water rights by sub-region.

TABLE H-11
GROUND WATER RIGHTS SUMMARY
As of June 30, 1961

SUB-BASIN	MUNICIPAL cfs	IRRIGATION		TOTAL
		cfs	Acres	
1 North Fork John Day	0.61	0	0	0.61
2 Upper John Day	1.51	0.57	45.60	2.08
3 Lower John Day	2.40	8.53	833.00	10.93
TOTAL	4.52	9.10	878.60	13.62

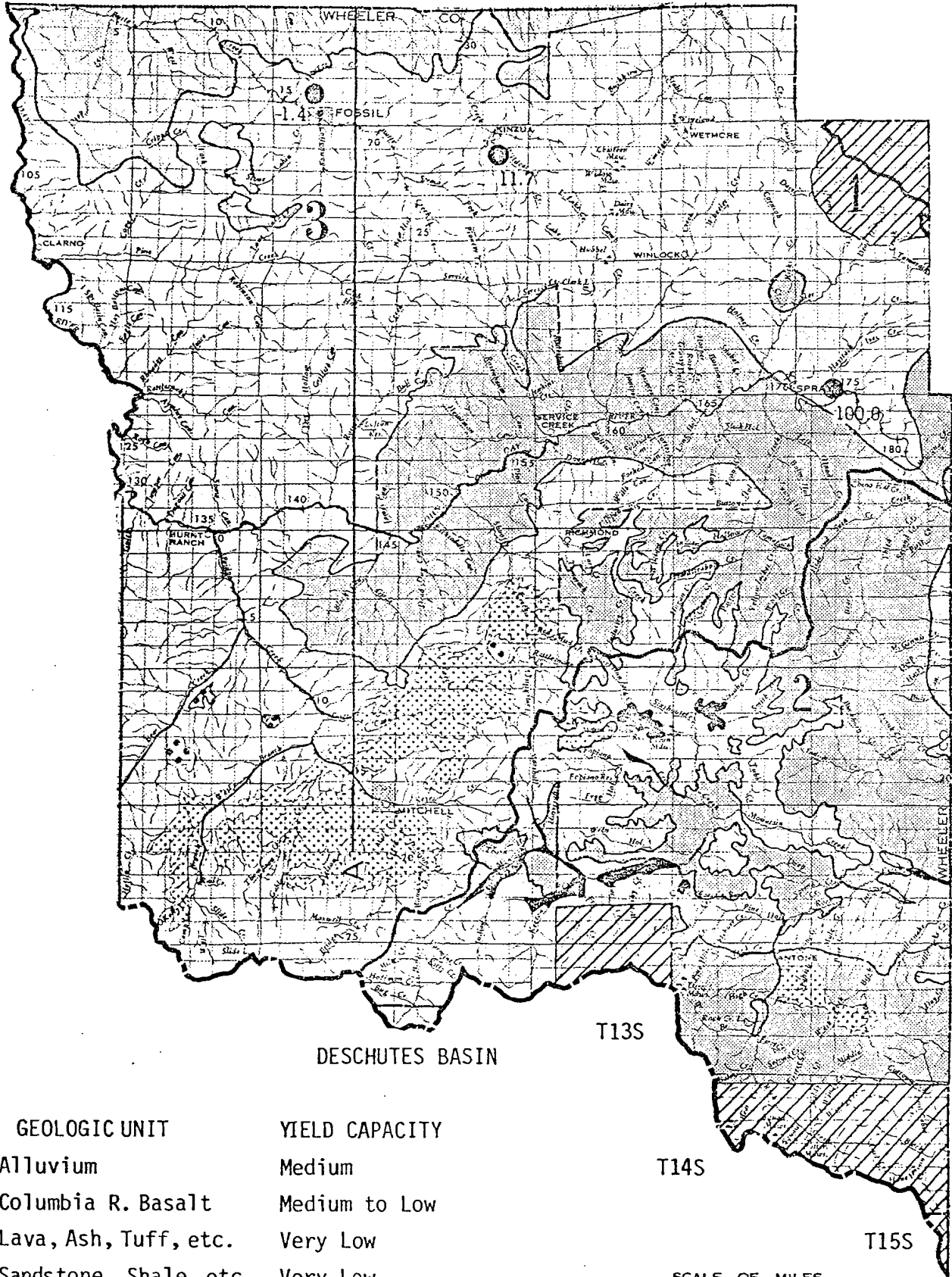
Source: State Engineer
"John Day River Basin," Water Resources Board. March, 1962

JOHN DAY DRAINAGE BASIN, WHEELER COUNTY

GROUND-WATER GEOLOGY

R19E R20E R21E R22E R23E R24E R25E

T6S
T7S
T8S
T9S
T10S
T11S
T12S



DESCHUTES BASIN

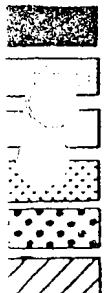
T13S

T14S

T15S

GEOLOGIC UNIT

YIELD CAPACITY

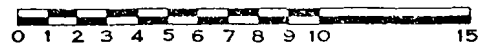


- Alluvium
- Columbia R. Basalt
- Lava, Ash, Tuff, etc.
- Sandstone, Shale, etc.
- Intrusive Rock
- Data not available

- Medium
- Medium to Low
- Very Low
- Very Low
- Negligible

● Reported Wells
2.9 (gpm/ft. drawdown)

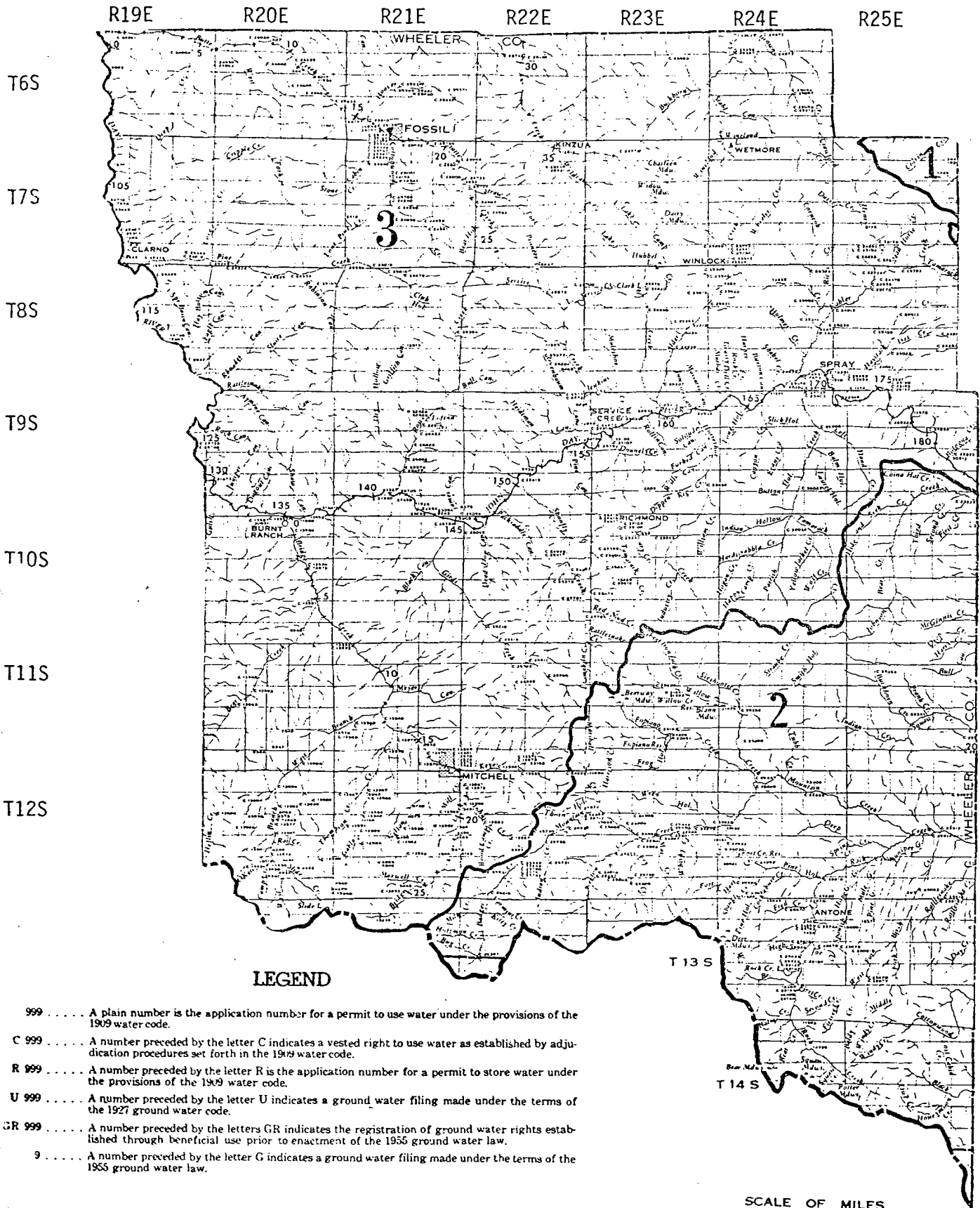
SCALE OF MILES



STATE WATER RESOURCES BOARD
SALEM, OREGON
Nov. 1960

JOHN DAY DRAINAGE BASIN, WHEELER COUNTY

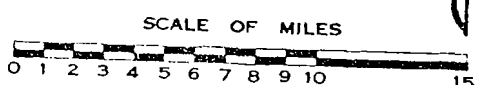
WATER RIGHTS



LEGEND

- 999 A plain number is the application number for a permit to use water under the provisions of the 1909 water code.
- C 999 A number preceded by the letter C indicates a vested right to use water as established by adjudication procedures set forth in the 1909 water code.
- R 999 A number preceded by the letter R is the application number for a permit to store water under the provisions of the 1909 water code.
- U 999 A number preceded by the letter U indicates a ground water filing made under the terms of the 1927 ground water code.
- GR 999 A number preceded by the letters GR indicates the registration of ground water rights established through beneficial use prior to enactment of the 1955 ground water law.
- 9 A number preceded by the letter G indicates a ground water filing made under the terms of the 1955 ground water law.

NOTE. The priority of rights established by the provisions of the 1909 water right code cannot be determined by comparing the relative magnitude of numbers. Numbers as placed on the map indicate the approximate physical locations of diversions for the indicated rights. For precise definition of location, reference should be made to the files in the State Engineer's office.
 For summary of water rights information, including application, permit, and certificate number; priority date; type of use; and point of diversion by township, range, and section, refer to State Water Resources Board summary number 6-3015. All permits as of June 30, 1961 and all certificates as of June 13, 1961 are included.



Some ground water rights for irrigation are supplemental to surface water rights. Obtaining water rights for ground water use is not required in all cases under the Ground Water Act of 1955. For instance, permits are not required for watering stock, for single or group domestic purposes not exceeding 15,000 gpd (gallons per day), for irrigating lawns or noncommercial gardens not exceeding one-half acre, or for any single industrial or commercial purpose not exceeding 5,000 gpd. Consequently, the water rights summarized in Table H-11 don't show the full use of ground water as of June 30, 1961, nor do they include any further allocation of ground water since that date though it is doubtful that Wheeler County has appropriated significantly more ground water for irrigation (see Figure H-1). The new Fossil municipal well is not included in these figures.

When a ground water study of the Basin is conducted, it will be possible to determine more accurately ground water occurrence and yield.

Waterway Permits

If a project will require the removal, fill, or alteration of 50 cubic yards or more of material within the banks of a waterway, persons are encouraged to apply for state fill or removal permits well in advance of construction deadlines to prevent unnecessary project delays. Specific information on the need for permits may be obtained from the Division of State Lands office at 1445 State Street, Salem, Oregon.

I. NATURAL HAZARDS

Natural hazards include such defineable weaknesses as fault lines and flood areas as well as more nebulous hazards such as range and forest fires. The hazards that most frequently occur in Wheeler County are discussed in this chapter. Inventories have been assembled from available data.

Policies included in the county and city plans together with zoning and subdivision ordinances and building permit check-offs provide the means for preventing damage to life and property by natural hazards.

Fault Lines and Earthquake Areas

The greatest danger of earthquakes in any area lies along fault lines in the earth's structure. Several fault lines pass through eastern and southern Wheeler County. The longest line begins near Alder Mountain and runs in a southwesterly direction to Sheep Mountain. Two other fault lines begin near Alder Mountain - one line runs northerly for about 3½ miles and the other line runs easterly for about 1½ miles.

Another group of fault lines begin near Fritzel Mountain and Indian Mountain. These lines run southwesterly for about five miles and southeasterly for about 10 miles. Numerous small fault lines branch from these two longer lines. Another group of fault lines run northeasterly from Keyes Mountain and southwesterly from the Richmond area. The last major line begins at Sheep Mountain and runs easterly for about five miles. Fault lines are not a constraint to growth of the Cities of Fossil, Mitchell, and Spray, nor are any of them active at present.

Waterspouts and Flood Prone Areas

Waterspouts occur when large amounts of rain accumulate and rush through low lying canyon areas that usually contain little or no water. These "flash floods" carry much mud through the canyons and can do considerable damage to fields, buildings, equipment and animals. A large portion of central Wheeler County lies within a waterspout prone area. This area follows the John Day River as it flows through the county. In the western half of the county, the area generally extends from the Wheeler-Gilliam County border north of Kinzua to an area just south of Mitchell. The waterspout area in eastern Wheeler County extends from 4 to 10 miles on either side of the John Day River, goes south along the Wheeler-Grant County line to a point south of Rock Creek, and extends west along Mountain Creek to its intersection with Willow Creek.

The Soil Conservation Service has instigated special erosion control methods on many county ranches and encourages further work to help alleviate the problems of excessive water run-off.

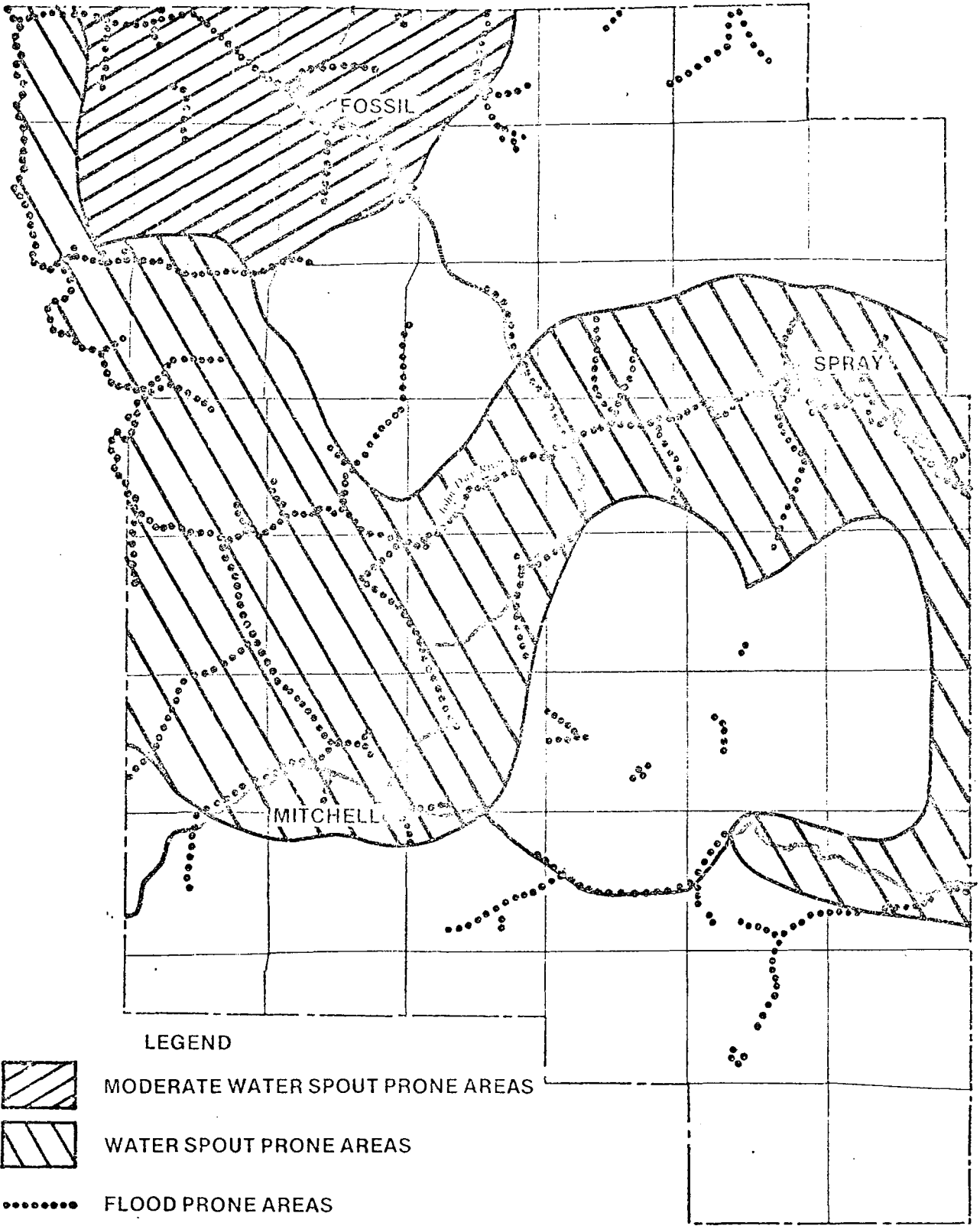
Occasional flooding in Wheeler County occurs along the county's rivers and creeks due to spring run-off and warm rains. These flood prone areas include the entire John Day River, Bridge Creek, north of Sargent Butte, and south

through Mitchell, Mountain Creek along Highway 26 for about 8 miles, Rock Creek (2 miles) near the Grant-Wheeler County Border, and Butte Creek through Fossil. (see Map I-1)

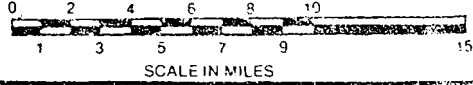
According to present Department of Housing and Urban Development, Federal Insurance Administration emergency flood insurance program regulations land use and control measures adopted by the community for the flood plain must:

"'b' When the Administrator has designated areas of special flood hazards (A zones) by the publication of a community's FHBM, but has neither produced water surface elevation data nor identified a floodway or coastal high hazard area, the community shall:

- (1) Require permits for all proposed construction and other developments including the placement of mobile homes, within Zone A on the community's FHBM:
- (2) Require the application of the standards in paragraphs (a) (2), (3), (4), (5), and (6) of this section to development within Zone A on the community's FHBM;
 - (a)(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;
 - (a)(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements (including the placement of prefabricated buildings and mobile homes) shall (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) be constructed with materials and utility equipment resistant to flood damage, and (iii) be constructed by methods and practices that minimize flood damage;
 - (a)(4) Review subdivision proposals and other proposed new development to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that (i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided to reduce exposure to flood hazards;
 - (a)(5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and
 - (a)(6) Require within flood-prone areas (i) new and replacement sanitary sewage systems to be designed to minimize or



SOURCE: Lynn D. Steiger & Associates, Inc.,
 La Grande, OR (H.U.D. Maps, May, 1977)



NATURAL HAZARDS

WHEELER COUNTY, OREGON



eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and (ii) on-site waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

- (3) Require that all subdivision proposals and other proposed new developments greater than 50 lots or 5 acres, whichever is the lesser, include within such proposal base flood elevation data;
- (4) Obtain, review, and reasonably utilize any base flood elevation data available from a Federal, State, or other source, until such other data has been provided by the Administrator, as criteria for requiring that (i) all new construction and substantial improvements of residential structures have the lowest flood (including basement) elevated to or above the base flood level and (ii) all new construction and substantial improvements of nonresidential structures have the lowest floor (including basement) elevated or floodproofed to or above the base flood level;
- (5) For the purpose of the determination of applicable flood insurance risk premium rates within Zone A on a community's FHBM, (i) obtain the elevation (in relation to main sea level) of the lowest habitable floor (including basement) of all new or substantially improved structures, and whether or not such structures contain a basement, (ii) obtain, if the structure has been floodproofed, the elevation (in relation to mean sea level) to which the structure was floodproofed, and (iii) maintain a record of all such information with the official designated by the community under § 1909.22 (a)(9) (iii);
- (6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Administrator;
- (7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;
- (8) Require that all mobile homes to be placed within the Zone A on a community's FHBM shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that (i) over the top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations and mobile homes less than 50 feet long requiring one additional tie per side; (ii) frame ties be provided at each corner of the home with five additional ties per side at intermediate points and mobile homes less than 50 feet long requiring four additional ties per side; (iii) all components of the anchoring system be capable of carrying a force of 4,800 pounds; and (iv) any additions to the mobile home be similarly anchored;
- (9) Require that an evacuation plan indicating alternative vehicular access and escape routes be filed with appropriate Disaster Preparedness Authorities for mobile home parks and mobile home subdivisions located within Zone A on the community's FHBM."

For specific flood plain information pertaining to the cities of Fossil, Mitchell, and Spray, refer to the Flood Insurance Maps included within this section (Maps I-2, I-3, and I-4). While Flood Insurance Maps for areas of the county outside these cities are not available, those areas which are prone to experience water spout activity have been designated on another map (Map I-1). Wheeler County is presently operating under a resolution adopted by the County Court on September 3, 1975, but as more current flood plain maps and elevations for the county are developed by the Federal Insurance Administration, lenders, insurance salesmen, city and county officials will be notified. At that time, it will be necessary to develop flood plan management ordinances and regulations if Wheeler County and the Cities of Fossil, Mitchell, and Spray wish to continue their participation in the insurance program. If, for some reason, a decision is made not to participate in the program, subsidized flood insurance would no longer be available for residences and businesses within the County.

Steep Slopes

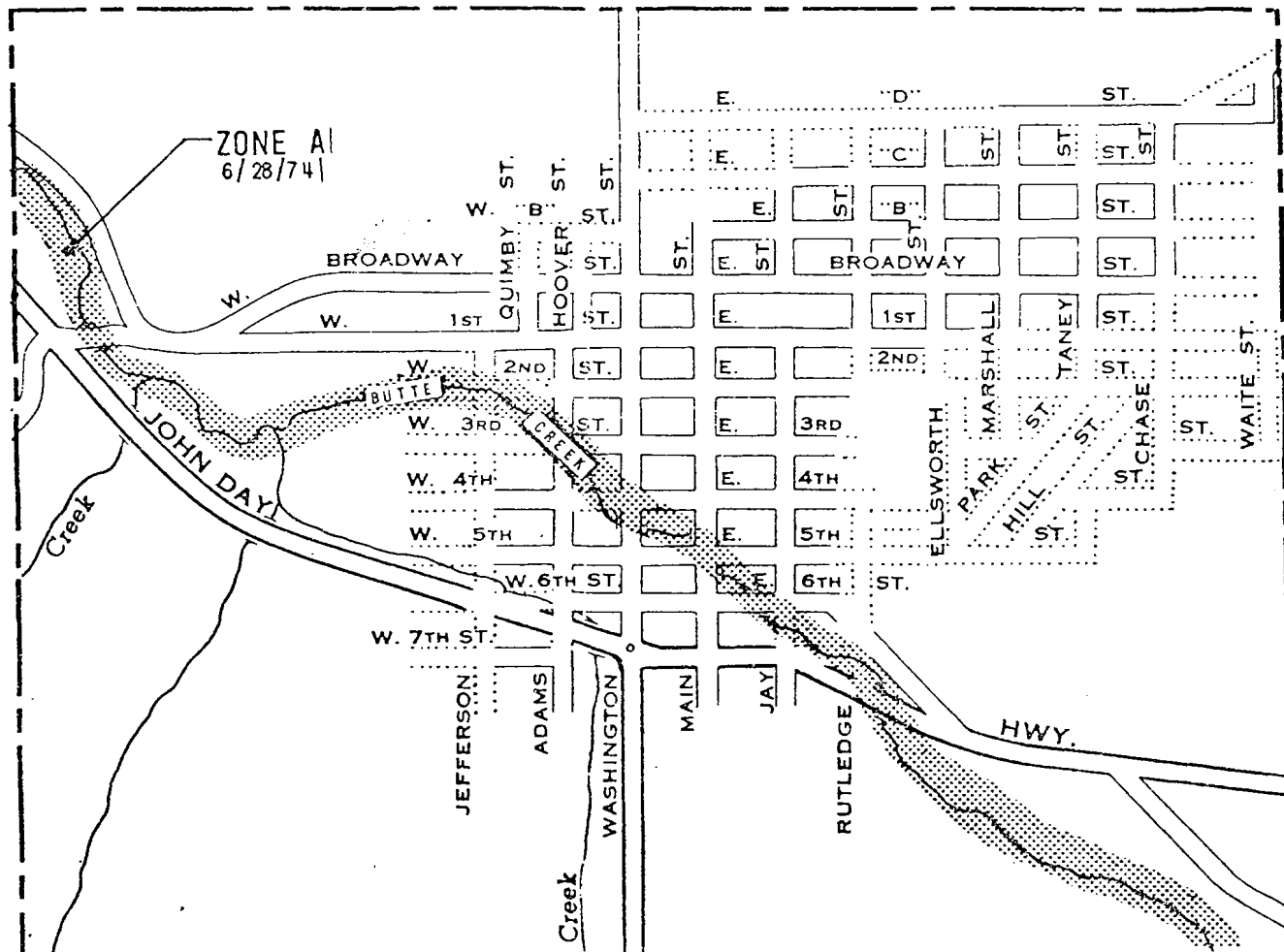
For areas with steep slopes in Wheeler County, refer to topographic maps within this report (Map C-1 and I-1) and maps prepared by the U.S. Geological Survey. Areas with slopes of greater than 12% on which form natural drainage channels either should be avoided or developed with special care to protect onsite structures and adjacent property. Construction on steep slopes will require site analysis and if found feasible to build special engineering practices should be employed.

Forest and Range Fires

Fire hazard increases in any area when population density and use of forest/range lands increase. This is particularly true in an area like Wheeler County which has a large amount of forest and range land. Range and forest fires, whether started by man's activities or natural phenomenon, are hazards that cannot be mapped, eliminated.

Consequently, any proposed recreational developments or campgrounds should be carefully evaluated for their susceptibility to forest or range fires. More importantly, poorly located or planned high density developments increase the risk of fire to surrounding range and forest land by increasing the number of people in the area. The County's zoning and subdivision ordinances provide the means for implementing effective measures to lessen the risk of fire to natural resources, life and property.

CORPORATE LIMITS



CORPORATE LIMITS

Note: These maps may not include all Special Flood Hazard Areas in the community. After a more detailed study, the Special Flood Hazard Areas shown on these maps may be modified, and other areas added.

LEGEND

SPECIAL FLOOD HAZARD AREA WITH DATE OF IDENTIFICATION
ie., 12/2/73



CONSULT NFIA SERVICING COMPANY OR LOCAL INSURANCE AGENT OR BROKER TO DETERMINE IF PROPERTIES IN THIS COMMUNITY ARE ELIGIBLE FOR FLOOD INSURANCE.

INITIAL IDENTIFICATION DATE:

JUNE 28, 1974

APPROXIMATE SCALE



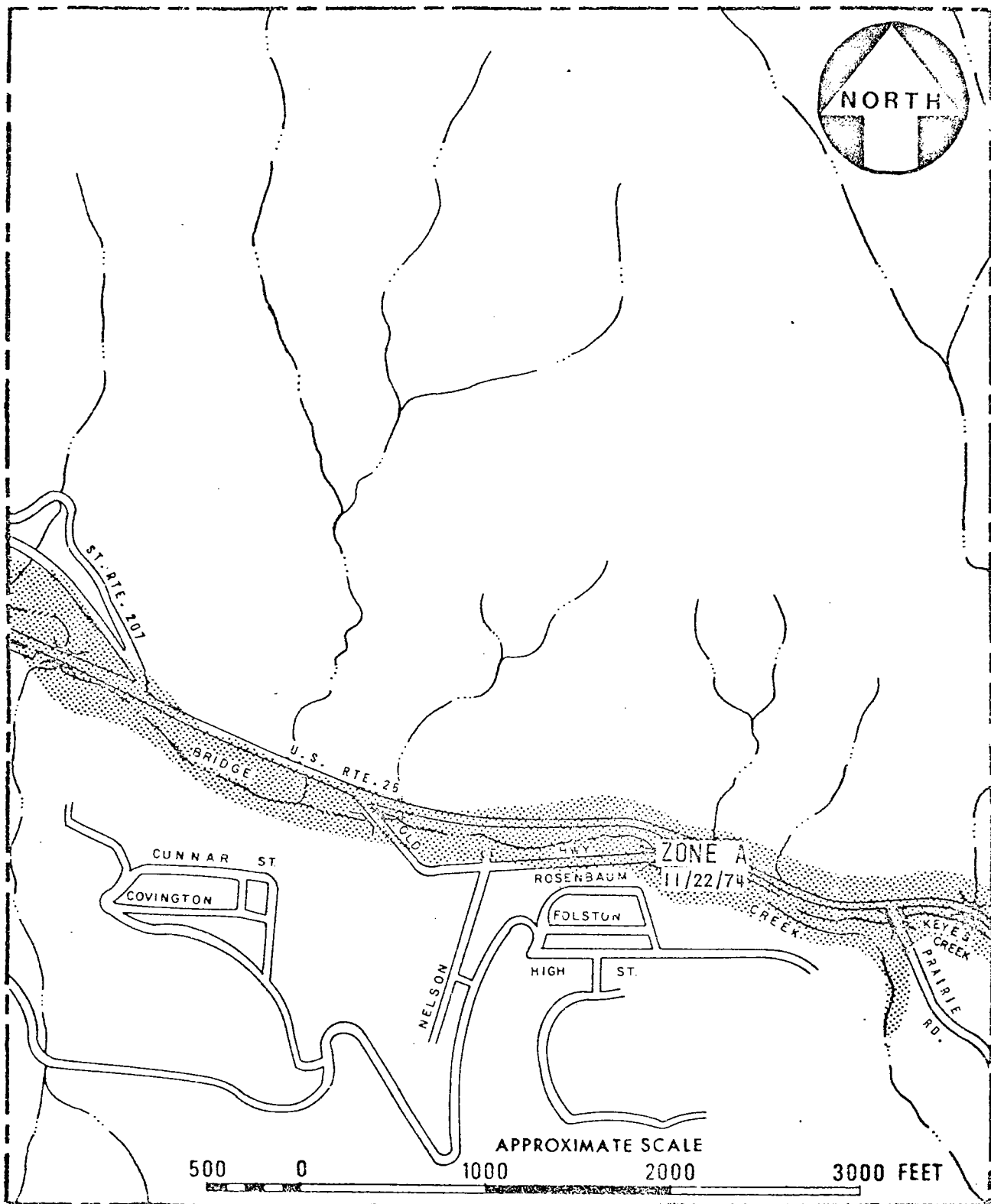
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

MAP REVISED
11/14/75

FIA FLOOD HAZARD BOUNDARY MAP No. H 01
CITY OF FOSSIL, OREGON



CORPORATE LIMITS



LEGEND

SPECIAL FLOOD HAZARD
AREA WITH
DATE OF IDENTIFICATION
11/22/74



Note: These maps may not include all Special Flood Hazard Areas in the community. After a more detailed study, the Special Flood Hazard Areas shown on these maps may be modified, and other areas added.

CONSULT NFIA SERVICING COMPANY OR LOCAL INSURANCE AGENT OR BROKER TO DETERMINE IF PROPERTIES IN THIS COMMUNITY ARE ELIGIBLE FOR FLOOD INSURANCE.

INITIAL IDENTIFICATION DATE:

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

NOVEMBER 22, 1974

FIA FLOOD HAZARD BOUNDARY MAP
CITY OF MITCHELL, OREGON

No. H 01

Map No. I-3

CORPORATE LIMITS

LEGEND

SPECIAL FLOOD HAZARD
AREA WITH
DATE OF IDENTIFICATION
is., 12/2/73



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

Note: These maps may not include all Special Flood Hazard
Areas in the community. After a more detailed study, the
Special Flood Hazard Areas shown on these maps may be
modified, and other areas added.

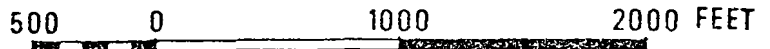


CONSULT NFIA SERVICING COMPANY OR LOCAL INSURANCE
AGENT OR BROKER TO DETERMINE IF PROPERTIES IN THIS
COMMUNITY ARE ELIGIBLE FOR FLOOD INSURANCE.

INITIAL IDENTIFICATION DATE:
AUGUST 30, 1974

REVISION DATES:
11/21/75; SHOW CURVILINEAR BOUNDARY, REDUCE SFHA

APPROXIMATE SCALE



ZONE A
8/30/74

ZONE A
8/30/74

FIA FLOOD HAZARD BOUNDARY MAP No. H 01

CITY OF SPRAY, OREGON

J. Fish and Wildlife Resources

Fish and wildlife are important economic and aesthetic resources of Wheeler County. Recent estimates prepared by the Oregon Department of Fish and Wildlife indicate that these resources have a gross economic impact of over \$3 million though Wheeler County receives only a portion of this amount. Based on statewide statistics, Wheeler County should receive about \$840,000 of the total \$3 million, but due to the few number of retail outlets in the County, somewhat less than this is probably spent in the County. Consequently, communities in neighboring Counties may receive some of the trade that might otherwise be accomodated by Wheeler County establishments.

Fisheries Resources

Wheeler County's fisheries resources are inventoried in the Hydrologic Resource section of the technical report and the Department of Fish and Wildlife's fish habitat management recommendations are included in the appendix of this report. These recommendations provide specific management guidelines that will be evaluated along with other economic and resource concerns in development of the comprehensive plan, policies and implementing ordinances. Wheeler County, along with other John Day Basin Counties, provides fish habitat that is of key importance to commercial and sport fisheries in Oregon.

Wildlife Resources

According to a hunter survey conducted by the Oregon Department of Fish and Wildlife, Wheeler County provided more than 46,000 recreational days of hunting in 1977. As mentioned earlier, this recreational activity had a gross economic impact on the state of about \$3 million with about 25% of that accruing to Wheeler County businesses. In addition to these returns, such nonconsumptive uses of wildlife as photography, viewing and aesthetic pleasure increased the value of wildlife resources for the County.

Basic wildlife needs include adequate food, cover and shelter that can be obtained during all seasons. Though the optimum distribution of these needs is no longer possible to provide, it is possible to maintain existing wildlife habitat that is necessary to support viable wildlife populations.

Big Game. Wheeler County has habitat suitable for mule deer, Rocky Mountain elk, pronghorn antelope, black bear and cougar. Table J-1 lists big game species and estimated populations found in Wheeler County in 1977.

Over 8,000 hunters hunted in Wheeler County in 1977. The hunter days provided and associated economic impact are shown in Table J-2.

Table J-1

Big Game Species and Their Estimated Populations in Wheeler County, 1977

Species	Estimated Population
Mule Deer	15,000
Rocky Mountain Elk	300
Pronghorn Antelope	150
Black Bear	15
Cougar	10

Source: "Fish and Wildlife Protection Plan for Wheeler County," Department of Fish and Wildlife, September, 1978

Table J-2

Estimated Hunter Days and Gross Economic Impact of Big Game Hunting in Wheeler County, 1977

Species	Hunter Days Provided	Value of One Hunter Day	Gross Economic Impact
Mule Deer	23,800		
Rocky Mtn. Elk	4,700		
TOTAL	28,500	95	\$2,707,500

Source: "Fish and Wildlife Protection Plan for Wheeler County," Oregon Department of Fish and Wildlife, September, 1978

Big game species habitat is found primarily in land below 3000 feet elevation where food, cover and water are adequate during the winter months (December through March). Generally, these areas are located in two belts; one that extends from the western Wheeler/Jefferson County boundary, east along the John Day River (stretching from Frizzel Mountain in the north to Butter Mountain in the south) to the Grant County border, while the other stretches from Black Butte, to Mitchell and south to the Ochoco National Forest. It also extends east to the Grant County boundary. The sensitive wildlife habitat maps included in this section highlight these areas.

There are several management techniques that when implemented, will enhance wildlife populations. Logging practices and woodland management can provide adequate winter cover for deer and elk while also providing substantial timber harvests. Key wintering areas can be protected from disturbance or harassment by man and food supplies can be improved by browse burning or other special techniques.

Wildlife needs tend to conflict with human activities such as road building, recreational subdivisions, and some agricultural practices. If key habitat areas are utilized for other uses, game animals are forced to shift to different grounds. Crop damage to agricultural land, gardens and hay supplies often results. In view of these problems, the Fish and Wildlife department has formulated specific recommendations for big game management in Wheeler County. These recommendations are included in the appendix.

Upland Game Birds. The most common upland game bird found in Wheeler County is the Chukar partridge. The County has nearly ideal natural vegetation and climate to support Chukars. Other common game birds include pheasants, several types of quail and doves. Hungarian partridges, grouse and merriam turkeys are found in fewer numbers.

About 7300 hunter days were provided by upland game resources in 1977. Table J-3 shows upland game bird populations and acres of habitat while Table J-4 shows the associated hunter days provided and economic value.

Upland game bird habitat is found throughout the county in forests, rimrock and hill areas and in riparian zones. Consequently, vegetation in these areas is of key importance to game birds and significant conversion of these lands to other uses, or changes in land diversity will adversely affect upland game bird populations. Conversion of brush areas with natural vegetation to cropland, woodlot or riparian vegetation destruction, improper logging techniques and overgrazing will all remove habitat needed to maintain existing populations of upland game birds.

The Department of Fish and Wildlife has formulated specific management recommendations that address these problems and their effect on game birds. Generally they call for maintenance of rural agricultural lands, strong dog and cat control laws, and timber management practices that provide a variety of timberstands in the County. The specific recommendations are included in the appendix.

Waterfowl. Most of the waterfowl found in Wheeler County are migrating birds that are dependent on the John Day River for feeding and resting. Resident waterfowl, present in low numbers, are limited by the small amount of nesting areas in the County. Hunters spent about 10,400 days hunting geese and ducks in Wheeler County in 1977.

Table J-3

Species, Estimated Population of Upland Game Birds
and the Available Acres of Habitat in Wheeler County
1977

Species	Estimated Population	Acres of Habitat
Ring-Necked Pheasant	1,000	2,002
California Valley Quail	3,600	226,500
Mourning Dove	8,100	875,000
Chukar Partridge	58,800	615,000
Hungarian Partridge	300	127,000
Mountain Quail	175	96,500
Blue Grouse	700	190,800
Ruffed Grouse	200	40,500
Merriams Turkey	35	105,000
Sage Grouse	500	50,002

Source: "Fish and Wildlife Management Plan for Wheeler County," Oregon Department of Fish and Wildlife, September, 1978

Table J-4

Estimated Hunter Days and Gross Economic Impact
of Upland Game Bird Hunting in Wheeler County, 1977

Species	Hunter Days Provided	Value of One Day	Gross Economic Impact
Pheasant & Quail	3,200		
Chukars & Hunts	3,300		
Grouse	100		
Mourning Dove	700		
TOTAL	7,300	\$13.00	\$94,900.00

Source: "Fish and Wildlife Management Plan for Wheeler County," Oregon Department of Fish and Wildlife, September, 1978

Table J-5 shows the waterfowl species found in Wheeler County during migration and the 1977 estimated population.

Table J-5
Species and Estimated Populations of Waterfowl
in Wheeler County, 1977

Species	Estimated Population
Whistling Swans	50
Canada Geese	1,150
Snow Geese	Rare
Mallard	400
Gadwall	10
Pintail	45
Cinnamon Teal	355
Blue & Green Winged Teal	50
American Widgeon	130
Shoveler	10
Wood Duck	10
Ruddy Duck	20
Common Merganser	250
Hooded Merganser	15

Source: "Fish and Wildlife Protection Plan for Wheeler County," Oregon Department of Fish and Wildlife, September, 1978.

Marshy areas, lakes and slow moving streams with brushy banks provide important waterfowl habitat. Migrating waterfowl depend heavily on these areas for resting and feeding during the fall and winter. Nesting areas are critical in the late spring and early summer. Consequently, sensitive waterfowl areas in Wheeler County include the John Day River, Bridge Creek, Bear Creek, Butte Creek, Thirtymile Creek, lower Rowe Creek, Alder Creek, Kahler Creek, Parish Creek, Johnson Creek, Rock Creek and Mountain Creek.

Any land use activities that would destroy wetlands, marshy areas or riparian vegetation will adversely affect waterfowl habitat. Therefore, the Department of Fish and Wildlife management recommendations (included in the appendix) call for avoiding destruction of riparian vegetation, maintaining agricultural lands, providing buffer zones between riparian areas and residential, commercial or industrial development, maintaining public access to wildlife recreational areas and for implementing strong dog leash laws.

Furbearers. The most common furbearers found in Wheeler County are coyotes and mink. Muskrats, beaver, raccoons, bobcats and badgers and a very small population of river otters are also found. Table J-6 shows furbearers by species, their 1977 populations and habitat acreage.

Table J-6
Estimated Population of Furbearers and Acres of
Useable Habitat in Wheeler County, 1977

Species	Estimated Population	Acres of Habitat
Muskrat	740	3,570
Beaver	520	3,550
River Otter	5	1,690
Mink	1,020	10,600
Coyote	1,775	1,048,500
Bobcat	260	950,000
Badger	110	450,000
Raccoon	350	14,250

Source: "Fish and Wildlife Protection Plan for Wheeler County,"
Oregon Department of Fish and Wildlife, September, 1978

Furbearers generally have the same requirements associated with big game, upland game birds and waterfowl. Aquatic furbearers such as beaver, muskrat, mink and river otter usually require brushy streambanks while terrestrial animals such as bobcats, skunks, badgers and coyotes are found through out the County.

Since furbearers have similar habitat needs as other wildlife, any destruction of habitat critical to these species will also affect furbearers. The Department has recommended similar management techniques for enhancement of furbearer habitat as it did for other wildlife. Specific recommendations are included in the appendix.

Nongame Wildlife. Nongame wildlife includes small mammals, hawks, owls, songbirds and shorebirds. Since these populations fluctuate substantially by seasons and migrations, no population estimates are available. The value of nonconsumptive uses of nongame wildlife can only be estimated from the results of a 1974 survey of Oregon, conducted by the Department of Fish and Wildlife. The survey indicated that about 719,000 people in Oregon watched or photographed birds and other wildlife, 688,000 fed birds and 245,000 constructed or installed bird houses or nest boxes. To what extent Wheeler County residents value such resources has not been determined.

Nongame wildlife are found throughout the County, often in habitat also utilized by big game, upland birds and waterfowl. Habitat manipulation that would affect these groups would also affect nongame species. Elimination of open space areas in urban areas would also impact dependent nongame wildlife.

Management recommendations suggested by the Department of Fish and Wildlife call for protecting existing ponds, wetlands and riparian areas and construction of additional ponds and lakes; providing open space areas in residential developments; and leaving non-hazard snags for nesting along streams and in forest areas. These recommendations are detailed in the appendix.

Special Animals

The Nature Conservancy, through its Oregon Natural Heritage Program, has prepared a data summary that identifies potentially significant ecological and scientific sites within Wheeler County. Several areas with especially suitable rare or endangered wildlife habitat or with existing populations are listed.

Table J-7 inventories significant wildlife areas and indicates their protection status. These areas contain "the finest remaining examples of native ecosystem types, habitat localities for special animal and plant species and other outstanding natural features," according to the report. Areas of archaeological or biological significance not related to rare or endangered wildlife are discussed in the Unique Scientific and Cultural Resource section of this report.

Wheeler County
Identified Rare or Endangered Wildlife Species Natural Areas

Wildlife Resource	Site Name	Location			Verification ^a of Occurrence	Protection Status ^b
		Twn	Rng	Sect		
Sage Grouse Strutting Grounds	Waterman Flat	11S	24E	16,18, 20	V	3
California Screech Owl	South Slope Iron Mountain	7S	19E	12-14, 22-24	NV	3
Pinon Mouse					V	
Sagebrush Vole					V	
Golden Eagle	Clarnon/John Day River	8S	19E	2,3,10,11 14,15,23	V	3
Waterfowl Wetland	Spray Area	9S	25E	6	NV	3
Great Blue Heron Rookery	Bridge Creek	10S	20E	3	V	3
Golden Eagle (2 nests)	Iron Mountain	7S	19E	10	V	3
Golden Eagle	Cove Creek	7S	20E	29	V	3
Golden Eagle	John Day Fossil Beds/ Painted Hills Unit National Monument	7S	19E	33-35	V	2
Northern Bald Eagle	Rock Creek	13S	24E	22	V	1

KEY:

^aVerification of Occurrence

V = Verified

NV = Not Verified

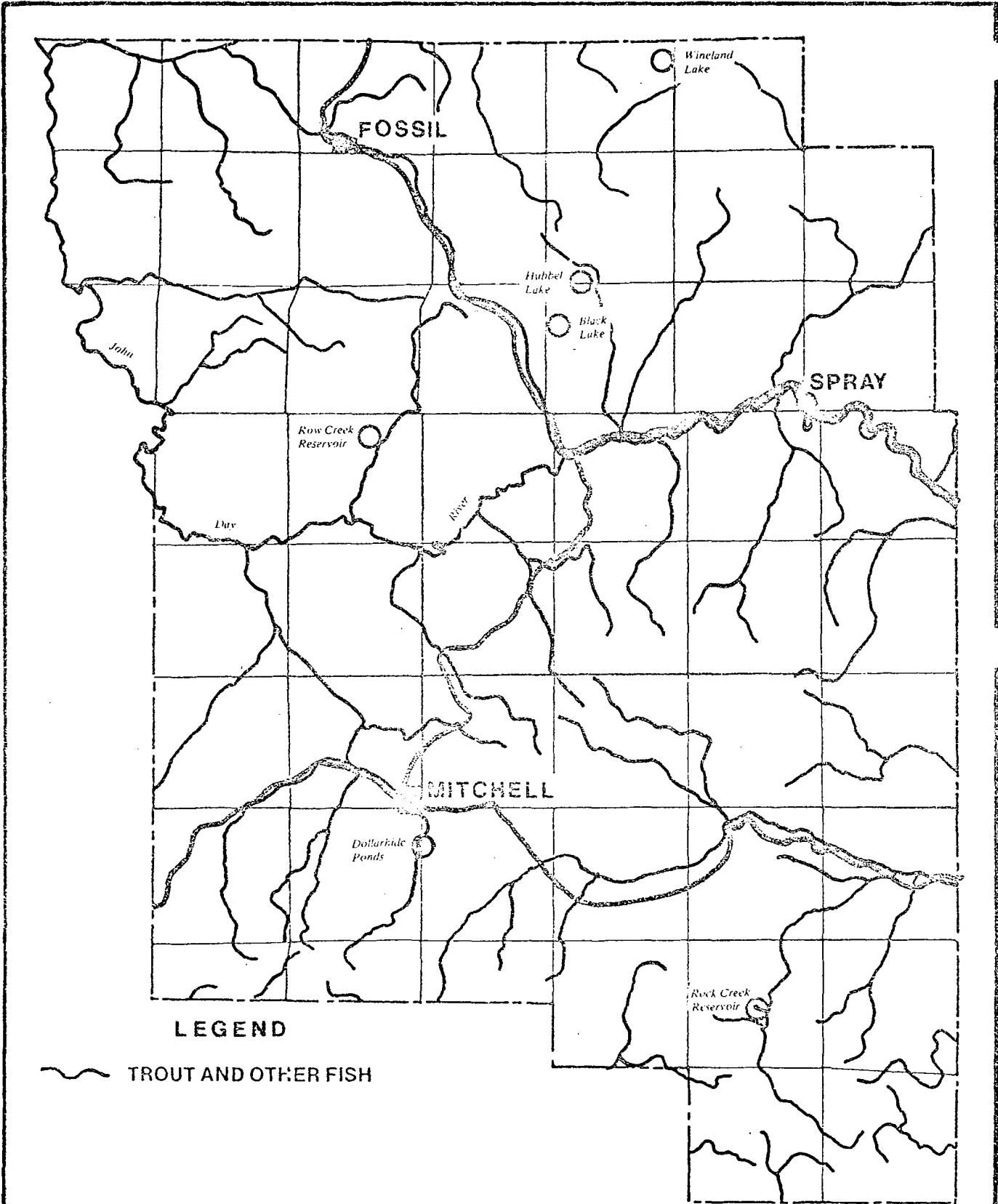
^bProtection Status

1 = Preserved

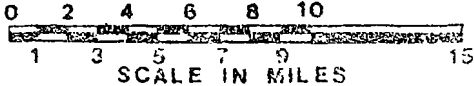
2 = Legally Protected

3 = Unprotected

Source: Oregon Natural Areas, Wheeler County, Oregon
Natural Heritage Program of The Nature Conservancy, 1978

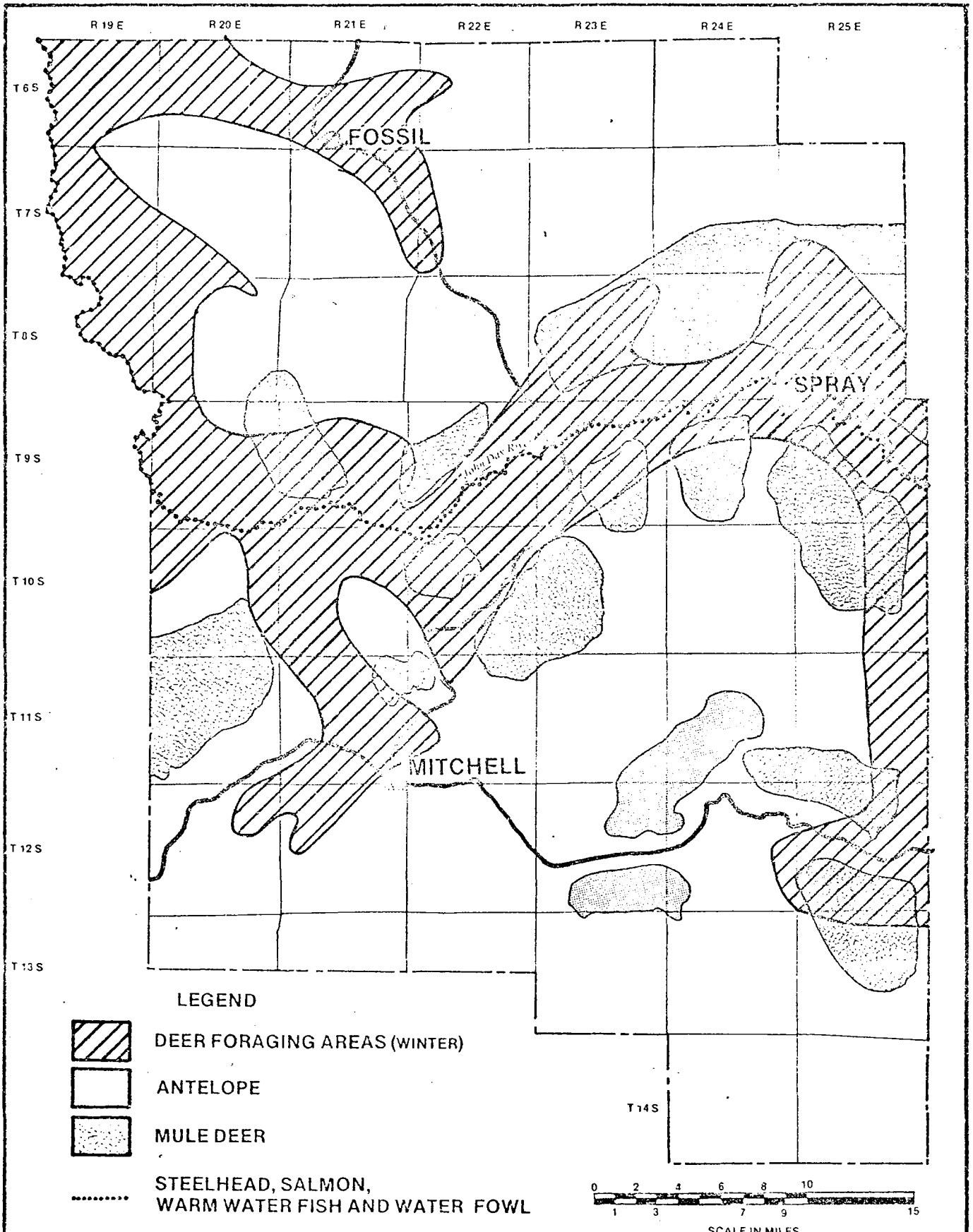


SOURCE: Oregon Department of Fish and Wildlife, September, 1978.



SENSITIVE FISH HABITAT
WHEELER COUNTY, OREGON





SENSITIVE WILDLIFE AREAS
WHEELER COUNTY, OREGON



K. Air, Land, and Water Quality

Air Quality

Wheeler County has a generally high quality air environment. The Oregon Department of Environmental Quality has issued permits for two point sources of air contaminants in Wheeler County, one for Heppner Lumber Company and the other for Kinzua Corporation. Heppner Lumber Company has no significant sources of emissions. The only significant source of air contaminants, the boilers at Kinzua Corporation, was shut down when the mill closed in 1978.

Land Quality

The 1974 solid waste disposal plan for Wheeler County presents the most recent data available for land quality in the county.

Solid Waste Quantities. Fossil - Residential and commercial solid wastes are estimated at 10,000 pounds per week. OMSI Camp Hancock near Clarno uses the Fossil site, supplying about 400 pounds per week during the summer with an annual total of 8,000 pounds. Highway litter barrels plus the state parks have about 2,000 pounds per week during the season with an annual total of 30,000 pounds. The overall annual total is 300 tons.

Kinzua - Used to have solid wastes to 7,000 pounds per week or 200 tons per year plus mill wastes averaging 35 cubic yards per week. The mill closed in 1978, causing the population and solid waste to decrease proportionably.

Spray - 3500 pounds per week or 100 tons per year are generated.

Mitchell - Residential and commercial solid wastes are 4,500 pounds per week. Highway litter barrels plus the state park wastes come to 1,500 pounds per week during the season for an annual total of 23,000 pounds. Overall annual total is 130 tons.

Forest Service - Forest camps in Wheeler County have 20,000 visitor daily usages per year and generate 3,000 pounds of solid waste per year.

Rural - Probably one-half of the rural residents utilize the existing landfills, adding a total of 100 tons per year.

Appliances - Most families have a stove, washer, dryer, refrigerator, freezer, and hot water tank. These last about ten years each and though used appliances go to second owners, these people get rid of the ones they have been using. Thus each family throws away one appliance each 1.7 years or 1/600th of an appliance each day. For the county, this amounts to about one appliance each day.

Old Cars - Annual accumulation of old cars at disposal sites is estimated at 30 from Fossil, 12 from Kinzua, 5 from Mitchell, and 3 from Spray, or a total of 50 per year.

Existing Disposal Sites. Fossil - This site is northeast of town and on a slope so it is visible from most of town. It is next to a cemetery. The wastes are dumped at random and burned at intervals except during the fire season. About ten years ago a trench 500 feet long was dug and the wastes have been added since then without soil cover. The trench is now filled and overflowing. Old cars have been more or less segregated in one area and piled.

The exposed wastes attract flies and other disease vectors. The smoke from the burning wastes contributes to air pollution. The visual pollution is probably the worst aspect of the site. Papers and blowing litter are deposited on adjacent land downwind and make the site look larger than it really is. The potential for pollution of the groundwater is low because of the clay soil and the low rainfall.

Spray - This site is located west of town on the west face of a steep hill. The wastes are simply dumped off a platform at the top of the hill and allowed to roll down the slope. Since the wind tends to blow from west to east, dust and papers are blown back over the hill to litter the area. Papers are supposed to be burned at home and not brought to the site but not everyone follows the rule. Brush is burned on top of the hill and the site can be seen from along the main highway across the John Day River. No soil is available for cover purposes and the slope is so steep that it would be dangerous to maneuver a machine to try and cover the wastes.

Mitchell - About a mile north of town on the Service Creek highway is the Mitchell site. Wastes have been dumped on either side of a small spur or ridge next to the highway. At infrequent intervals a State Highway Department bulldozer has scraped some of the shaley material from the center of the ridge to cover and push the dumping face further out. Wastes are burned in place. There is no soil on the site. About one acre of land has been used for the many years the site has been in use. The problems are mainly the smoke from burning, the flies, and the messy littered appearance. Only a small portion of the active face is visible from the highway but there is a small dirt strip airport right next to the site and airport users get a full view of the litter.

Monument - This site in Grant County receives wastes from the Forest Service campgrounds in Wheeler County. It is located just across the John Day River from Monument and three miles up the Deer Creek road. It is simply a hole in a field alongside the road and it has been used only by the hauler for the Forest Service solid wastes. Each load is dumped and covered immediately. Pollution problems are nonexistent and there seems to be adequate land available for an indefinite life.

Water Quality

Water quality can be divided into two general categories, nonpoint source problems (such as sedimentation, excessive debris and elevated water Temperatures) and point pollution problems (such as industrial, municipal and domestic discharges). Nonpoint source problems were discussed in Chapter H, Hydrologic Resources, in the Water Quality Section. Point pollution and DEQ's proposed water quality plan are discussed in this section.

The Department of Environmental Quality has prepared a water quality management plan for the entire John Day Basin. Unfortunately specific recommendations were not made on a county level, but were detailed by sub-basin and occasionally by city or site. Wheeler County lies almost entirely in the Lower John Day Sub-Basin. (See Map H-1) The three incorporated cities and therefore most of the population, are located in this Sub-Basin. The southeast portion of the county is located in the Upper John Day Sub-Basin.

The water quality plan indicates that in addition to generally low summer flows and high temperatures discussed earlier, there is a "moderately significant indication of contamination" by coliform bacteria in the John Day Basin. Though there are no numerical standards currently established for the Basin, the MPN or most probable number, frequently reaches 7,000 per 100 milliliters. There is no apparent source of human wastes that could cause this level of bacterial count. It is the general consensus of the DEQ staff that cattle and wildlife manure, carried off pastures in irrigation return waters and diffuse runoff, are responsible for the bacterial count. The plan states, however, that the DEQ does not propose any corrective action, as the basin is characteristically wildlife and cattle country and this bacterial level is considered "part of the environment."

Point pollution sources are regulated by DEQ's discharge permit system. In addition to enforcement of Oregon law, standards, rules and permits, the Department is also responsible for operating the National Pollutant Discharge Elimination System (NPDES). NPDES permits must be issued in accordance with water quality standards, adopted 208 plans, national effluent and performance standards and minimum treatment requirements.

Municipal Wastes

The standards established for sewage or domestic waste treatment are summarized as follows:

- a. 85% removal of 5-day BOD and suspended solids.
- b. Effective disinfection.
- c. Additional treatment depending on specific pollutant and receiving stream characteristics.

The City of Fossil maintains the only municipal sewer system in Wheeler County. It has adequate capacity to serve 1,000-1,500 people, well above the present population of 655. Mitchell, Spray and other unincorporated areas rely on individual septic tanks and disposal fields.

Table K-1 shows Fossil's treatment plant efficiencies while Table K-2 shows 1990 projected raw and treated waste load.

Table K-1
Summarized Municipal Treatment
Plant Efficiencies
City of Fossil

Seasonal Average Raw Waste Loads, lbs/day

BOD	
June - October	63
November - May	33
Suspended Solids	
June - October	43
November - May	32

Seasonal Average Treated Effluent Loads, lbs/day

BOD	
June - October	9.5
November - May	5
Suspended Solids	
June - October	6.5
November - May	5

Seasonal Average Waste Load Reduction, %

BOD	
June - October	85
November - May	85
Suspended Solids	
June - October	85
November - May	84

Source: "Proposed Water Quality Management Plan, John Day River Basin,"
State of Oregon, Department of Environmental Quality, 1976.

Table K-2
 Projected 1990 Raw and Treated
 Waste Loads Under Various Degrees of
 Effluent Quality, City of Fossil

Estimated 1974 Population	615
Treatment Facility Design	
Population	1,000
Flow, MGD	0.15
Present Waste Discharge Permit Limits (monthly average)	
BOD, lbs/day	38
Suspended Solids, lbs/day	38
Projected 1990 Population	700
Waste Flow, MGD	0.07
Raw Waste Loads BOD-55, lbs/day	140
Treated Effluent (BOD-55) Loads, lbs/day	
Various Levels of Treatment	
20-20	12
15-15	9
10-10	3
5-5	3
Receiving Stream (River Mile)	Butte Creek (16.5-97)

Source: "Proposed Water Quality Management Plan, John Day River Basin,"
 State of Oregon, Department of Environment, 1976

Septic Tank Sludge

Septic tanks and drainfield systems are used throughout Wheeler County, with the exception of Fossil. The quantity of septage (sludge) from septic tanks is estimated by the DEQ for planning purposes to be 0.2 gallons per day per person. This sludge has a BOD of approximately 5,000 mg/l and suspended solids of 2,500 mg/l. Table K-3 shows the estimated septic sludge for the Lower John Day Sub-Basin which includes most of Wheeler and Gilliam Counties.

Table K-3
Estimated Septic Tank Sludge Production
Present and Projected,
Lower John Day Sub-Basin

	Volume, GPD	BOD, lbs/day	BOD-Suspended Solids lbs/day
1974	592	25	12
1990	590	25	12

Source: "Proposed Water Quality Management Plan, John Day River Basin," State of Oregon, Department of Environment Quality, 1976.

It is not anticipated that septic tank sludge will measurably increase in the county before 1990. Site specific analysis will determine the suitability of septic tank installation in the future.

Septic tank pumpers are licensed by the Department of Environmental Quality to ensure that equipment, transportation and disposal of sludge standards are met. The following DEQ requirements apply to all pumping projects.

- "1. Discharge no part of the contents upon the ground.
2. Dispose of dumpings only in authorized disposal or treatment facilities.
3. Monitor pumping and disposal operations.
4. Transport contents in a manner that will not create a nuisance or health hazard."

Recreation Wastes

Campsites, parks and waysides in Wheeler County provide waste collection systems, but no inventory of the number or type of waste collection systems has been conducted for either Wheeler County or the Lower John Day Sub-Basin. No problems are recognized at this time.

Industrial and Related Waste Sources

There was one industry in the Lower John Day Sub-Basin with a discharge permit in 1976. This industry was a wood products mill, located in Wheeler County, which has since moved its operation from the county. There are no gold mines operating in Wheeler County and consequently, no discharge permits are in effect. Overall the industrial waste sources in Wheeler County and the John Day Basin as a whole, are currently under satisfactory treatment and/or control.

Noise

Wheeler County and the Cities of Fossil, Mitchell, and Spray, thanks to their locations, have been spared from the industrial-residential noise conflicts which often result in other areas of the state. As with all areas, some impacts are experienced in areas adjacent to roads and major highways, but such impacts are relatively minor and the county as a whole experiences few problems.

L. Unique Scientific and Cultural Resources

Wheeler County contains a variety of these unique resources. The County's single Research Natural Area preserves several species of birds, trees and vegetation for research projects (see discussion below). Tables L-1 and L-2 summarize historic and scenic sites and buildings found in Wheeler County. Table L-3 lists protected natural areas in the County. Table L-4 shows identified natural areas and features in Wheeler County.

Research Natural Areas

The Ochoco Divide Research Natural Area (RNA) represents the only existing RNA in Wheeler County. It is located southwest of Mitchell in the Ochoco National Forest. The Final Environmental Statement for the Ochoco-Crooked River Planning United (Forest Service USDA, 1979) defines RNA's as:

"areas where, to the extent possible, natural processes are allowed to continue and where a natural feature or features are preserved for education and concentrated research" (pg. 68).

The environmental statement lists four purposes of RNA's:

- "1. To provide baseline areas of undisturbed and untreated vegetation against which the effects of human activities in similar environments can be evaluated. Many research natural areas must, therefore, encompass typical vegetation and environment in order to provide sound comparisons between managed ecosystems and natural ecosystems.
2. To provide sites for scientific evaluation and educational study of natural processes in basically undisturbed ecosystems. The importance of these undisturbed study sites will increase greatly in the future as more and more land is intensively managed for timber, livestock, wildlife, water and recreation.
3. To provide gene pool preserves for plant and animal species or for rare and unique ecosystems. Of particular interest are locations of rare and endangered plants, mammals, reptiles, fish, amphibians, and birds.
4. To provide a means for answering specific questions concerning environmental effects of land management on natural ecosystems and problems. It will not be possible to reach scientifically sound decisions or to demonstrate adequacy of land management without these benchmark areas.

The guiding principle in research natural area management is "preservation". Logging, grazing, and physical improvements such as roads, trails, fences, and buildings are generally not allowed. Public use of the areas which might contribute to significant modification is discouraged. Management practices are to be applied only where they provide a closer approximation of the natural vegetation or environmental processes than would otherwise be possible." (pg. 68)

The Ochoco Divide RNA occupies 1,920 acres. It was established in 1935

"to exemplify the forests of ponderosa pine and Douglas-fir, and of grand fir, western larch, and Douglas-fir, characteristics of mid-elevations in the Blue Mountains of central Oregon. Classification of vegetation and soils has been done as well as a census of birds within the area. Although this area has only been lightly used by researchers in the past; by its protection, valuable information is being accumulated for scientific study." (pg. 68, environmental statement above)

About 70% of Oregon has been surveyed by historians to identify sites and buildings of importance in Oregon's history. Only about 3% of the state has been surveyed for archeological sites of significance. The results of these surveys indicate that there are about 2500 historic sites worthy of inclusion in the Statewide Inventory and possibly as many as 120,000 archeological sites. A map showing density of archeological sites in Oregon is included in this chapter. It shows a high density of archaeological sites along the western boundary of Wheeler County. Parts of the rest of the county remain largely unsurveyed, however.

Open Space and Scenic Areas

Wheeler County offers some of the most spectacular scenic vistas in the State of Oregon due, in large part, to its past volcanic and alluvial activity, as well as its relatively low population density. The county's sparse population and resource-based economy have aided in protecting scenic attributes and, without major changes in either, adverse impacts can be avoided in the future.

One means of protecting fish and wildlife habitat, research natural areas, and scenic vistas is the implementation of open space zoning within the county. Such zoning would allow establishment of new uses which are compatible with preservation activities and continuation of farm and grazing activities while qualifying the land for special tax treatment under ORS 308 (Assessment of Property for Taxation).

Another function of open space zoning, primarily used in cities and developing portions of the county, is the protection of land which could be dangerous if developed, such as steep hillsides or flood plains. Such areas exist in Wheeler County and should be considered for open space designation.

Table L-2 summarizes those scenic areas, including the John Day River, which could be protected by an open space designation, but there may be other areas that the County Court or City Councils will want to designate in the future.

Inventory of Historic Sites and Buildings
Wheeler County, Oregon

Fossil

*Asher's Hardware and Variety Store (I.O.O.F. Hall)

Located on the southeast corner of West 1st and Washington Streets. The two story building was originally used for commercial purposes and was the lodge hall for the I.O.O.F. (1905).

Asher's Old Car Museum

Located in an old blacksmith shop. Displays several old cars from the Wheeler County area.

*First National Bank of Oregon (Bank of Fossil)

Constructed in 1903. Located on southwest corner of West 1st and Main. Originally owned by W. W. Steiwer and George S. Carpenter of the Fossil Mercantile Company.

*Fossil Baptist Church

Constructed in 1893. Located on hillside overlooking Fossil.

Fossil Museum

Located on Main and West First Street. Displays various historic items from Wheeler County.

*General Mercantile Company (Fossil Mercantile Company Building #1)

Constructed in 1896 for use as commercial building. Located on west side of Main Street.

*General Mercantile Company (Fossil Mercantile Company Building #2)

Adjoins Fossil Mercantile Building #1 on north side. Constructed in 1922-23.

Hoover (Tom) House

Located on First Street in Fossil. Was one of the first houses built in Fossil.

Wheeler County Courthouse

Constructed in 1901. Types of Architecture: Renaissance Revival.
Located in Fossil.

Mitchell

*Campbell (A.R.) House

Constructed circa 1905. First house in Mitchell. One of the first Wheeler County houses to have electricity (by waterwheel generation). Located on north side of Highway 26, west end of Mitchell.

*Central Hotel

Constructed circa 1874-84. Used as hotel until 1918 when it was converted to residential use.

*First Missionary Baptist Church (First Baptist Church)

Constructed in 1895. Stands on Piety Hill overlooking Keyes Creek.

*Misener (R.E. and Magee Saloon)

Constructed circa 1895. Probably built to replace another saloon which burned in a fire that year. Building has had various uses: electrical shop, service station, residence.

Mitchell School

Built in 1922. Rough stone construction still in good condition. Located on Piety Hill.

*Norton's General Store (Wheeler County Trading Company Store)

Built before 1900. Originally owned by ranchers and Mitchell residents. Used as general merchandise store.

*Reed (Diana) House

One of oldest standing houses in Mitchell. It's a one and one-half story building with two brick chimneys.

*U. S. Post Office (Mitchell State Bank)

Built in 1918 and opened as a bank with capital of \$25,000.

Wheeler (Henry H.) House

Built by Henry H. Wheeler who managed the mail over The Dalles-Canyon City stage line.

Wheeler (H. H.) Landmark

Located on Highway 26, 2 miles east of Mitchell. Marks the spot where Henry Wheeler was attacked by Indians while making the mail run by stage coach.

Spray

*Community Church

Located near Highway 207 in Spray. Originally opened as Community Church, then it was a Baptist Church and finally a Community Church again.

Spray Baptist Church

Built circa 1905. Located on Cross and Willow Streets. Architecture: Vernacular.

*Spray General Store (Baxter and Osborn General Store)

Built circa 1915. Located on the north side of the Spray Post Office. Commercial use.

*Spray Post Office

Stands near the bank of the John Day River. Used as a post office and commercial building. Now used as a warehouse.

*Spray Union High School (Union High School #1)

Built in 1920. One of the first three high schools in Wheeler County. Located on a low hill overlooking Spray and facing west.

Other Sites in Wheeler County

Antone Mining District

Located in Mitchell area. Includes Spanish Gulch and Mule Gulch. Site on some gold mining activities in the early 1900's.

Burnt Ranch

Located in the Twickenham vicinity. Built in 1862. Original ranch house was burned in an Indian attack. The Post Office in this community was named for the incident.

Caleb Townsite

Located near Mitchell. Started in 1890. Center for commerce and industry until Mitchell surpassed it. All that remains now are some of the foundations and cellars of the town buildings.

Camp Watson Military Road

Built in 1864-1865. Used for Transportation, Communication and Military - Indian Affairs. Located in the Mitchell - Dayville vicinity.

Camp Watson Site

Existed in the Dayville vicinity from 1864-1886. Established by the military to control Indian attacks on settlers. Now stands on ranch land.

Clarno

Located near Fossil on the John Day River. One of the original settlers built a steamboat for use over that river. Also was the scene of an oil well exploration in the 1920's but never produced any oil. Now is known for its geological discoveries.

*Howard (Lossie) House (Chriss McGee House)

Located on Bridge Creek Road near its junction with Highway 26, near Mitchell. Built before 1910. Stands on hill overlooking Bridge Creek. Now is deserted and in poor condition.

Kinzua

A corporate-owned community (Kinzua Pine Mills) established in 1927 near Fossil. The lumber mill recently closed.

*Lower Pine Creek School

Located on the north side of Highway 218, east of Clarno. A small wood frame building with a gable roof.

Mountain Ranch Barn

Located near Mitchell on Mountain Ranch. Used as a stage stop and as a barn. In fair conditions.

*Mountain Ranch Bunk House (Wooden Homestead Cabin)

Located near Mitchell on Mountain Ranch. Constructed before 1883. Originally used as a family residence, then converted to a bunk house.

*Mountain Ranch House (Campbell (R.W.) House)

Located on Mountain Ranch, east of Mitchell. Used as stage stop for freight lines between The Dalles and Canyon City, during the late 1800's.

*Mountain Ranch Shop (Mountain Creek School)

Built in 1910. Originally located on banks of Mountain Creek and used as a school house. Moved to Mountain Creek Ranch in 1952 where it is used as a shop and garage.

Richmond Townsite

Established in 1889. Named after Richmond, Virginia. Buildings included a school, a store, a church, an I.O.O.F. Hall and several residences. Town is now deserted.

The Dalles - Canyon City Wagon Road

Built circa 1864. Major transportation and communication source through Wheeler County.

Twickenham Townsite (Contention)

Platted in 1896. Had a store, ferry, hotel, blacksmith shop and post office. Challenged Fossil and Spray in the race for county seat in 1900.

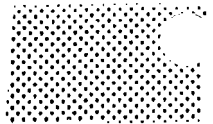
Waterman Flat

Primarily a stage-coach stop. Also had a hotel, livery stable and post office. An old barn is the last remnant of this community.

*Described in detail in the Statewide Inventory of Historic Sites and Buildings, 1976, Oregon Department of Transportation.

Sources: Information compiled by Wheeler County Planning Commission, Wheeler County, Oregon 1979; Statewide Inventory of Historic Sites and Buildings, Wheeler County, 1976, Oregon Department of Transportation.

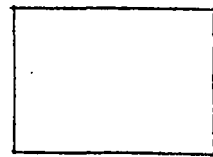
Archeological Site Density



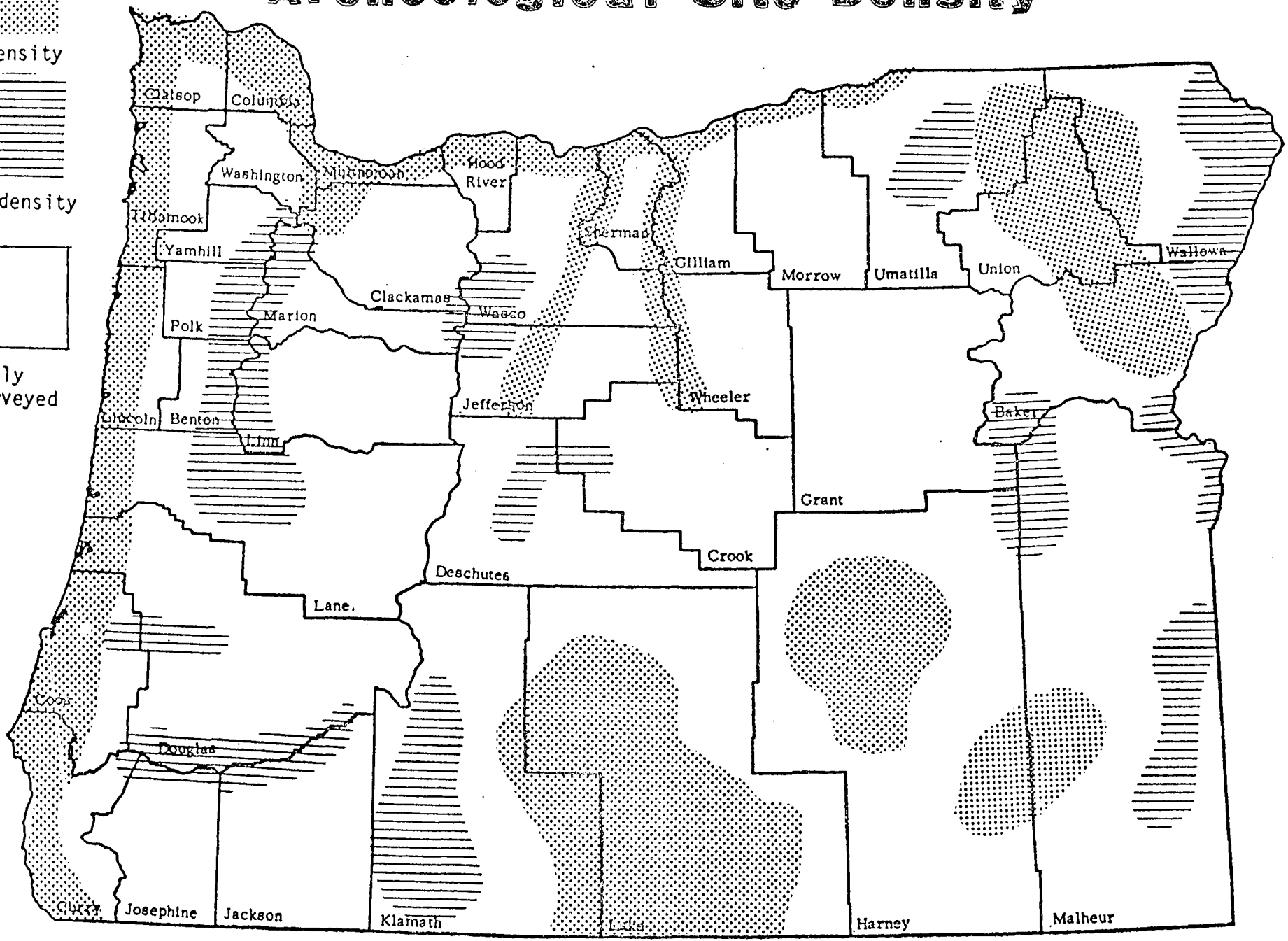
high density



medium density



largely unsurveyed



Map L-1

Source: "Statewide Inventory of Historic Sites and Buildings, Wheeler County," Oregon State Historic Preservation Office Parks and Recreation Branch Department of Transportation, 1976.

Table L-2

Inventory of Major Scenic and Prehistoric Sites
Wheeler County, Oregon

Camp Hancock. Center for geologic archaeological and paleontologic studies near Clarno on Highway 281.

Blue Hills located between Service Creek and Mitchell on Highway 207. Good site for geologic and paleontologic study.

Hoover Fossil Beds. North of Fossil near the Wheeler/Gilliam County line
Archaeologic, Paleontologic site.

John Day Fossil Beds National Monument

- (Clarno Unit) On Highway 218, West of Fossil
- (Painted Hills Unit) Southeast corner of Wheeler County
- (Sheep Rock Unit) Southeast corner of Wheeler County

Good site for study of Archaeology, Geology and Paleontology.

Spanish Peak. Off of Highway 26, near Camp Watson, of geologic and scenic interest.

Lower John Day River. Between Kimberly and Service Creek, scenic river

Williams Rock Display. East end on Main Street in Fossil

Source: Information compiled by Wheeler County Planning Commission,
Wheeler County, Oregon, 1978-1979.

Table L-3

SUMMARY OF PROTECTED AREAS
WHEELER COUNTY

Program	Name of Site
<i>INTERAGENCY</i>	
RESEARCH NATURAL AREAS	
U.S. Forest Service	Ochoco Divide RNA: 1920 acres
WILDERNESS AREAS	None
NATIONAL NATURAL LANDMARKS	None
WILD/SCENIC RIVERS	
State Scenic	The segment of the main stem of the <u>John Day River</u> from Service Creek Bridge (at river mile 157) downstream 147 miles to Tumwater Falls (at river mile 10).
<i>FEDERAL AGENCY (U.S.)</i>	
SPECIAL INTEREST AREAS	None
Forest Service	
OUTSTANDING NATURAL AREAS	None
Bureau of Land Management	
NATIONAL PARKS/MONUMENTS	John Day Fossil Beds NM: 3567 total acres
National Park Service	Painted Hills: 2833 acres
	Clarno: 734 acres
NATIONAL WILDLIFE REFUGE SYSTEM	None
Fish and Wildlife Service	
<i>STAGE AGENCY (Oregon)</i>	
NATURAL AREA PRESERVES	None
State Land Board	
PRIMARY RESOURCE PROJECTION AREAS	None
Parks and Recreation Branch, Department of Transportation	
SCIENTIFIC AND EDUCATION PRESERVES	Untabulated
Board of Higher Education	
SCENIC AND PROTECTIVE CONSERVANCY AREAS	Untabulated
Department of Forestry	

Program	Name of Site
<i>STATE AGENCY (Oregon)--cont'd.</i>	
AREAS OF CRITICAL STATE CONCERN Land Conservation and Development Commission	None
WILDLIFE MANAGEMENT AREAS Department of Fish and Wildlife	None
<i>OTHER</i>	
PRESERVES The Nature Conservancy	None
CONSERVATION/SCENIC EASEMENTS Federal, State and Private Agencies	Untabulated

Source: Oregon Natural Areas - Wheeler County, Oregon Natural Heritage Program of The Nature Conservancy, 1978.

Table L-
Wheeler County
Identified County Sites-Natural Areas

Type of Feature	Site Name	Location			Verification of Occurrence*	Protection Status *
		Twn	Rng	Sect		
Paleontologic		7S	19E	N $\frac{1}{2}$, SE $\frac{1}{2}$, 27	V	3
Paleontologic Special Species Occurrence Historic	Knox Ranch	7S	20E	17-20	V NV V	3
Lomatium minus Allium Tolmiei var. Tolmiei Castilleja Xanthotricha Paleontologic	South Slope Iron Mountain	7S	19E	12-14, 22-24	V V V V	3
Mountain Mahogany Western Juniper- Bluebunch Wheatgrass Special Species Occurrence Cold Dpring Wetland Grassland Geologic	Clarno John Day River Zeolite	8S	19E	2,3,10,11, 14,15,23	V V V V V V	3
Western Juniper- Bluebunch Wheatgrass Geologic Research/Education Potential	Pine Creek Peacock Canyon	7S, 8S	20E, 21E		NV NV NV	3
Paleontologic	John Day Fossil Beds/Clarno Unit National Monument	7S	19E	33-35	V	2
Castilleja Xanthotricha Penstemon Eriantherus var. Argillosus	Clamo Area	7S	20E	32	V V	3

08-11

Type of Feature	Site Name	Location			Verification of Occurrence	Protection Status
		Twn	Rng	Sect		
River Island Waterfowl Wetland		8S 9S	24E 25E	34,35 6	V NV	3
Special Species Occurrence	Hoogie Doogie Mountain	9S	23E	2	V	3
Special Species Occurrence	Un-named	8S	22E	SE¼,25	V	3
Paleontologic	Un-named	10S	21E	31	V	3
Western Juniper/Idaho Fescue Western Juniper/Bluebunch Wheatgrass Low Sage/Bluebunch Wheatgrass Low Sage/Idaho Fescue Talus Shrubland Bluebunch Wheatgrass/ Sandberg's Bluegrass Geologic	Sutton Mountain Area	10S	21E	20-22, 26-29, 31,34- 36	V V V V V V	3
Western Juniper/Bluebunch Wheatgrass Lowland Stream Segment, low gradient reach	Black Canyon	10S	21E	14,15, 22,23	V V	3
Geologic	Un-named	11S	21E	20	V	3
Special Species Occurrence	Black Butte	12S	20E	1	V	3
Ponderosa Pine/Pinegrass Mixed Conifer-Western Larch Dominated Western Juniper/Bunchgrass Wetland Grassland	Ochoco Divide Research Natural Area	12S	20E	28-32	V V V V	2
Potentilla Glandulosa Paleontologic	John Day Fossil Beds/Painted Hills Unit National Monument	10S 10S 11S 11S	20E 21E 20E 21E	36 31 1,2,11,12 6,7	V V	2

Type of Feature	Site Name	Location			Verification of Occurrence	Protection Status
		Twn	Rng	Sect		
Allium Tolmiei var. Tolmiei Chaenactis nevii Lomgtium Hendersoni Special Species Occurrence	Bridge Creek	11S	21E	4	V	3
Bluebunch Wheatgrass- Sandberg's Bluegrass	Mitchell Area	12S	22E	2	V	3
Low Sage/Bluebunch Wheatgrass Wild Buckwheat-Sandberg's Bluegrass Scabland	Un-named	11S	23E	SE $\frac{1}{4}$, SE $\frac{1}{4}$ 26	V V	3
Special Species Occurrence	Un-named	12S	24E	4,5,10	V	3
Special Species Occurrence (3 types)	Un-named	12S	25E	24	V	3

Note: See Fish and Wildlife (Section J) for other wildlife protected areas

* Key:

Protection Status:

- 1 - preserved
- 2 - legally protected
- 3 - unprotected

Verification of Occurrence

- V - verified
- NV - not verified

Source: Oregon Natural Areas - Wheeler County, Oregon, Natural Heritage Program of The Nature Conservancy, 1978.

M. Energy Resources and Utilities

Electricity

Wheeler County obtains most of its electric power from the Columbia River Power Pool. The John Day River, which flows through the county, contributes to the power generation on the Columbia River (see also, Hydrologic Resources). Electric power is provided to Wheeler County communities by two electric cooperatives:

Fossil Area: Columbia Basin Electric Cooperative
P.O. Box 398
Heppner, OR 97836
Phone: (503) 676-9147
Contact: Fred Toombs, Manager

Mitchell and Columbia Power Cooperative Assoc., Inc.
Spray Areas: P.O. Box 97
Monument, OR 97864
Phone: (503) 934-2311
Contact: Jim Stubblefield, Manager

COLUMBIA BASIN ELECTRIC COOPERATIVE

Schedule: Residential

Basic Charge - \$6.00
2.1 cents per KW hour

COLUMBIA BASIN ELECTRIC COOPERATIVE

Schedule: Commercial

Basic Charge - \$6.00
First 1000 KWh/month - 2.3¢ per KW hour
Over 1000 KWh/month - 1.5¢ per KW hour

Power Factor Adjustment: Maximum 30 minutes reactive demand for the month in KV-Amperes in excess of 60% of the KW demand for the same month will be billed at 50¢/KW of such excess reactive demand.

COLUMBIA POWER COOPERATIVE ASSOCIATION

Schedule: Residential

Minimum Charge - \$8.00
1 - 400 KW hours - 5.2¢ per KW hour
Over 400 KW hours - 2¢ per KW hour

COLUMBIA POWER COOPERATIVE ASSOCIATION

Schedule: Small Commercial

Minimum Charge - \$10.00

First 600 KW hours - 5.2¢ per KW hour

Over 600 KW hours - 2¢ per KW hour

Special contract rates are negotiated for industrial users of over 50 KVA and loads requiring long line extensions or special installations. Three-phase service rates are calculated to return approximately 10% of the actual construction cost annually. Other special installations are based upon an annual recapture of construction costs of 15-18%.

COLUMBIA POWER COOPERATIVE ASSOCIATION

Schedule: Irrigation Rate

Minimum Charge - \$2.12 per KW hour

Annual Minimum Charge: 10% of special investment

Fuel Usage

The 1970 Census of Housing provided this data on types of fuels used in Wheeler County:

<u>Type of Fuel</u>	<u>Number of Homes</u>		
	<u>Home Heating</u>	<u>Water Heating</u>	<u>Cooking</u>
Fuel Oil, Kerosene, etc.	343	---	---
Wood	215	---	---
Electricity	78	660	595
Bottled, Tank, or LP Gas	44	15	105
Other Fuels	19	---	---

In a 1977 Land Use Planning Survey of Wheeler County Citizens, one of the questions asked concerned the energy source used to heat their residence. Electricity (49%), wood (47%), and oil (37%) were given as the major sources of home heating and many households reported using a combination of sources.

Question I-36: "What kind of energy sources are you currently using to heat your house?"

<u>Yes Answers</u>	
49%	Electricity
47%	Wood
37%	Oil
6%	Bottled Gas
1%	Other
1%	No Opinion

(Totals more than 100% because of multiple answers)

<u>Fossil</u>		<u>Spray</u>		<u>Kinzua</u>		<u>Mitchell</u>	
Electricity	48%	Electricity	57%	Wood	67%	Wood	68%
Oil	42%	Wood	50%	Electricity	42%	Electricity	47%
Wood	37%	Oil	21%	Oil	38%	Oil	44%
Bottled Gas	4%	Bottled Gas	0%	Bottled Gas	0%	Bottled Gas	6%

Other

Wood	75%
Oil	56%
Electricity	25%
Bottled Gas	19%

Source: Report on Wheeler County Land-Use Planning Survey, Oregon Research Institute, August, 1977.

Heat Load

Based upon the temperature statistics presented in the section on climate, annual heating requirements are calculated as follows:

	Heating Degree-Days (65°F Base)		
	<u>Fossil</u>	<u>Mitchell</u>	<u>Spray</u>
January	1,020	973	849
February	809	790	703
March	828	791	707
April	597	552	450
May	397	366	174
June	225	132	33
July	---	---	---
August	74	---	---
September	216	138	141
October	477	453	462
November	792	789	675
December	<u>1,240</u>	<u>924</u>	<u>946</u>
Annual Total	6,675	5,908	5,140

Fossil Fuels

As discussed under Minerals and Mineral Resources, Wheeler County does have some widely scattered bituminous coal deposits. Surface indications of petroleum have been found in certain areas of the county although test wells have not yet yielded any positive results. At this time, Wheeler County's coal and potential petroleum resources cannot be developed in a feasible manner.

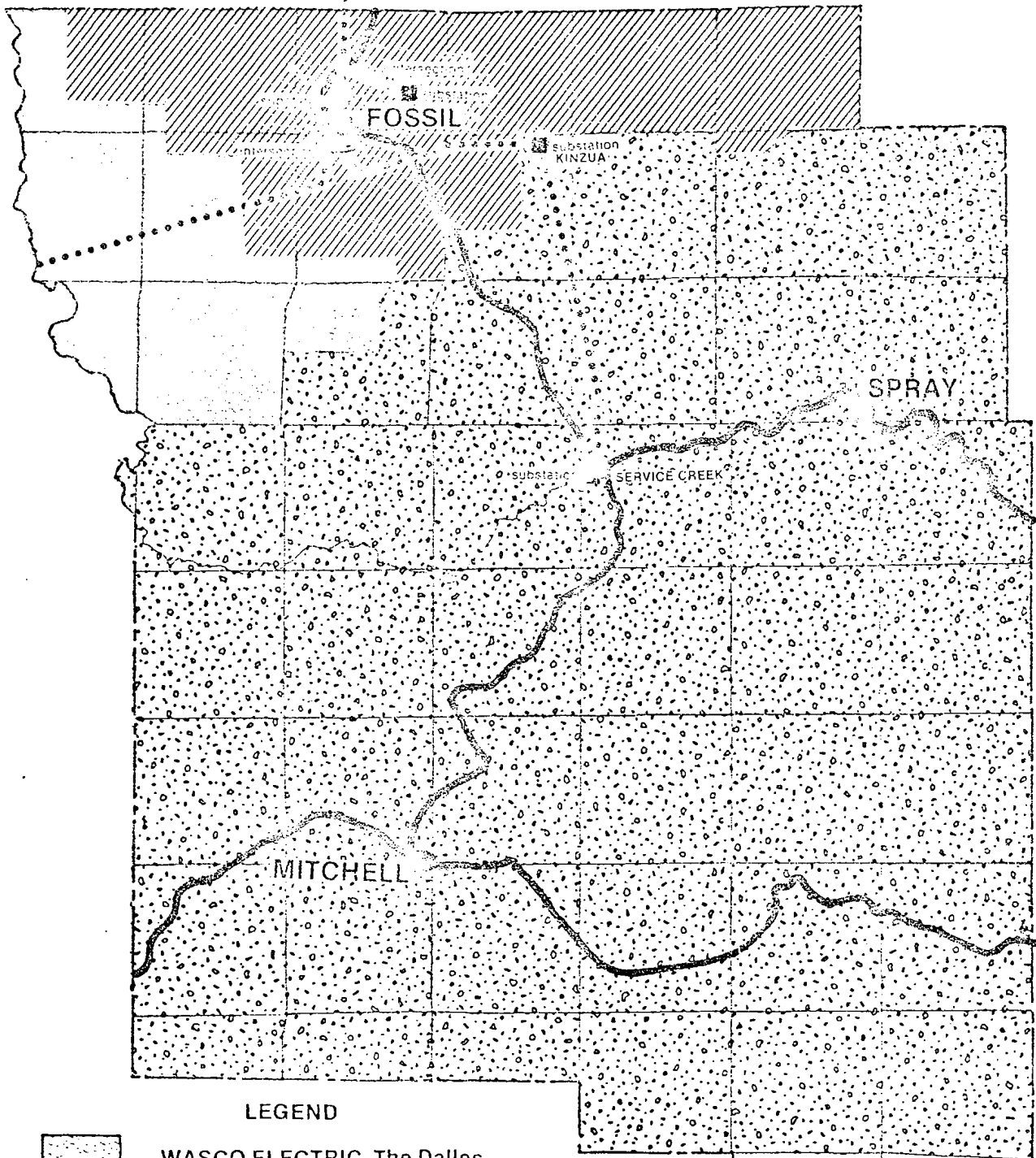
Geothermal Resources

In 1969, the United States Geological Survey identified several potential geothermal sites in Oregon. None of the sites were located in Wheeler County although some thermal springs and wells drilled for geothermal energy do exist in neighboring counties (Wasco, Crook and Grant Counties).


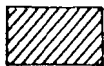


Source: Mineral and Water Resources of Oregon, United States Geological Survey, 1969.

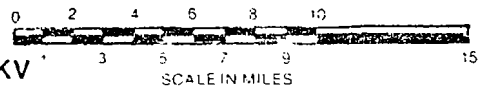
Solar and Wind Energy

Solar and wind resources could provide significant contributions to Wheeler County's energy resources in the future. There are no windmills now operating in the county, though in the past some have been used to pump water. There is no weather station in the county that records number of cloudless days, but the climate is similar to other Central Oregon counties and enjoys many sunny days. The use of passive solar systems, energy efficient building techniques and site design in new buildings as well as shade trees and weatherization of existing buildings could effectively reduce the portion of income that the average Wheeler County resident expends each month for heating and cooling costs.



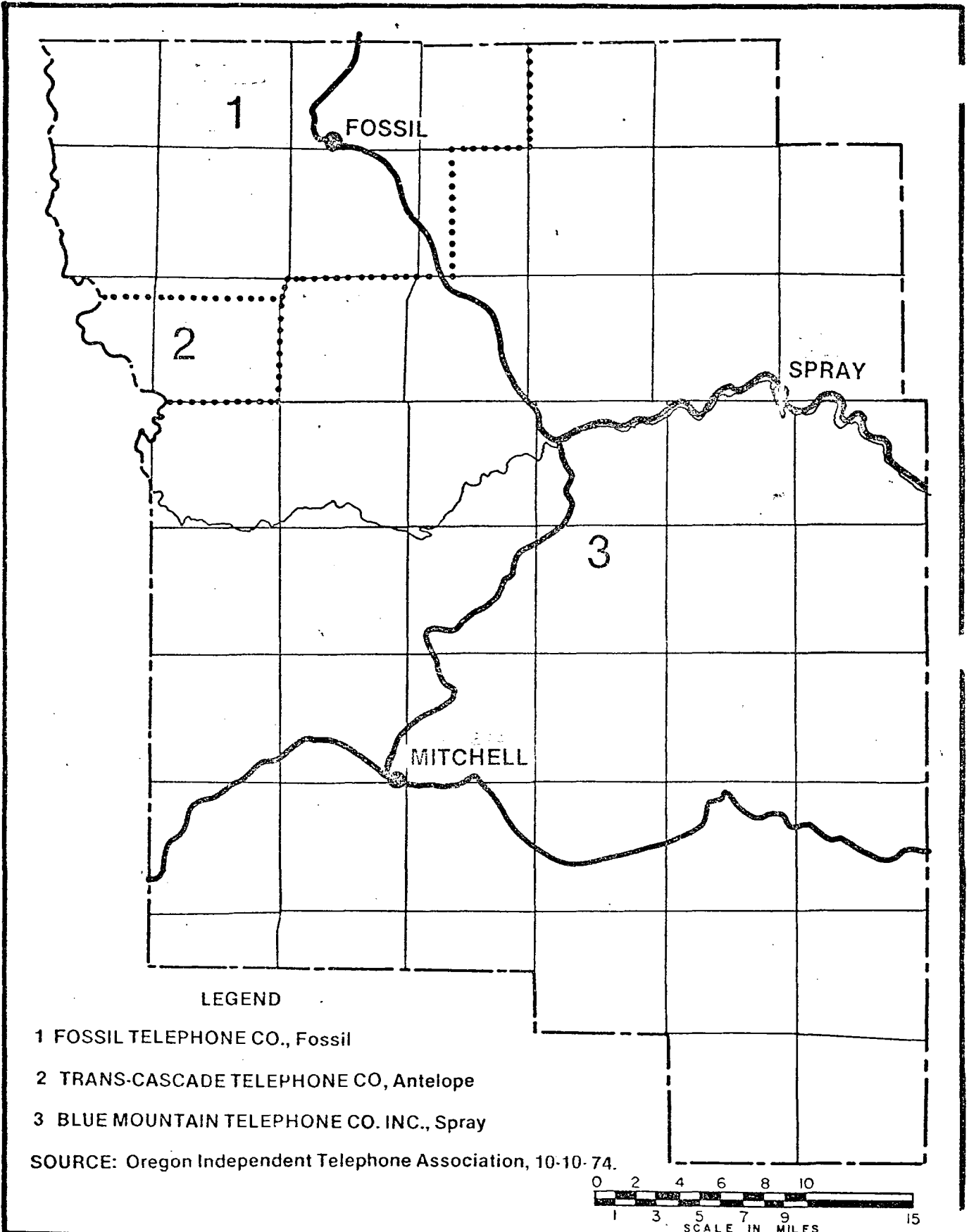
LEGEND

-  WASCO ELECTRIC, The Dalles
-  COLUMBIA BASIN CO-OP, Heppner
(Columbia Basin Electric Co-Op, Inc.)
-  COLUMBIA POWER CO-OP, Monument
-  MAJOR TRANSMISSION LINES 34.5 KV - 161 KV



ELECTRIC UTILITIES
WHEELER COUNTY, OREGON





TELEPHONE COMPANY
WHEELER COUNTY, OREGON



N. Recreational Areas

Wheeler County offers a variety of recreational possibilities for its residents and tourists. The county's natural resources support several parks, hunting and fishing areas, camping and picnicking grounds, vacation cabin sites, scenic sites and natural areas (fossils and formations).

For the hunter, Wheeler County offers mule deer, elk, pheasant, quail, mourning dove, Hungarian Partridge, chukkar, duck and goose. Streams offer rainbow trout, and steelhead fishing. River rafting trips operate on the John Day River. These river trips are discussed in detail under Hydrologic Resources.

Prospectors, archeologists and rockhounds can explore the wealth of ancient fossil beds and mineral desoposits. The John Day Fossil Beds National Monument encompasses three major fossil sites. Oregon Museum of Science and Industry operates its Camp Hancock at the Clarno Unit during the summer for archeological study. Prospectors search streambeds and hillsides for precious metals and minerals.

Many visitors enjoy camping, backpacking, or just plain sightseeing. Photographers and artists enjoy the multitude of abandoned homesteads, barns, store buildings, stagecoach stops, The Painted Hills, basalt cliffs, geological faults and whitewater canyons. Several museums contain momentos of early Wheeler County (see Unique Scientific and Cultural Resources).

Table N-1 lists most of the existing recreational developments in Wheeler County. These sites also are shown on Map N-1. Other federal parks include the John Day Fossil Beds National Monument, 166,469 acres in the Ochoco and Umatilla National Forests, 5 acres with 28 camp sites in the Ochoco Divide, 20 acres in Fairview Camp. Table N-2 shows the acreage of State Parks in the county.

Seven recreational associations presently exist in Wheeler County: Bald Mountain Recreation Association, Wheeler County Archery Club, Spray Gun Club, Fossil Rod and Gun Club, Kinzua Tennis Court, Wetmore Lake and Kinzua Golf Course. Five restaurants, located in Mitchell (2), Spray (1) and Fossil (2) serve Wheeler County residents. Two taverns, one in Kinzua and one in Fossil, provide another form of entertainment.

A summary of State Parks, their facilities and attendance estimates is provided in Table N-3. Table N-4 shows the number of visitor days all parks in the county provide according to data compiled by the Wheeler County Planning Commission.

Table N-

Inventory of Existing
Recreational Developments

Name	Location	Water	Rest. Room	Picnic Sites	Camp Sites	Activities	Special Features
A Glover Park*	Fossil	M	F	7		PK, PG, R, F	Basketball, playground, tennis courts
B Clarno State Park+	E. of Clarno		P	5		PK, V, R, H	No overnight camping
C Camp Hancock**	Near Clarno	W	F			C, R	Private - group camp
D Kinzua Golf Club**	Kinzua	W	F	5		PK, PG	Public welcome - 6 holes green fee - public fish- ing on private reservoir
E Rowe Creek Reservoir **	Rowe Creek		P			F, PK	Public fishing on private reservoir
F Shelton Wayside State Park+	Hwy 19 South of Fossil	S	P	5	26	C, PK, H, V	Overnight Camping in timber grove
G Julie Henderson Pioneer Park**	Hwy 19 on Service Creek	S	P			PK, V	Picnic - no charge
H Painted Hills Nat'l. Monument+	Off Hwy 26 near Mitchell		P	2		PK, V	No overnights
I Wildwood Forest Camp-	Off Hwy 26 near Mitchell	S	P	7	7		Forest Service Camp Ground
J Ochoco Divide Forest Camp-	Ochoco Mts. off Hwy 26	S	P	14	14		Forest Service Camp Ground
K Crystal Springs-	Ochoco Mts. off Hwy 26	W	P				Organizational Camp (250 people) Forest Service Site
L Carroll Forest Camp-	Ochoco Mts.	S	P	3	3		Forest Service
M Derr Forest Camp-	Ochoco Mts.		P	6	6		Forest Service
N Rock Creek Lake**	Ochoco Mts. near Antone		P	3	3		BLM and private
O Fairview Forest- Camp	Northeast Corner of Co.	S	P	10	10		Forest Camp

NOTE: See / on attached page

Key for Table N-1

KEY:

* City 1 acre	M - Municipal	PK - Picnicking	H - Hunting
+ State	W - Well	PG - Playground	C - Camping
- Natl Forest Service	S - Spring	R - Rockhounding - Fossil	
** Private	F - Flush	F - Fishing	
	P - Nonflush	V - View	

Source: Information compiled by Wheeler County Planning Commission,
Wheeler County, Oregon, 1978

Table N-2
State Park Acreage, Wheeler County

Parks	Acreage	Split Counties Total for Park	County Acreage
Clarno State Park	100.00		
Painted Hills State Park	2,833.20		
Shelton State Wayside	180.00		
Thomas Condon-John Day Fossil Beds	240.00	4,344.68	3,553.2

Source: Oregon State Highway Division, State Parks and Recreation Section,
Oregon State Parks and Waysides, 1972, as reproduced in the
"Wheeler County, Oregon Resource Atlas," prepared by Oregon
State University, April, 1973.

Table N-3

Attendance at State Parks in Wheeler County

Park and Use	1967-68	1968-69	1969-70	1970-71	1971-72
Shelton State Wayside ^{1/} Over night Camping	2,790	3,572	3,618	3,803	3,990
Clarno State Park Day Attendance	---	---	---	---	15,280

^{1/} Shelton State Wayside brought in revenues of \$933.00 during the July 1, 1971 - June 30, 1972 season: overnight camp - \$902.00, group camp - \$17.00, vehicle fee - \$14.00

Source: Oregon State Department of Transportation, State Highway Division, "Day Visitor Attendance" and "Overnight Camping by the Public", State Parks and Recreation Section, 1972.

State Parks and their Facilities, Wheeler County

Clarno State Park

An area of scenic rock formations near the John Day River. Limited picnic facilities. No drinking water available.

Painted Hills State Park

Contains highly colored domes and ridges. Many fossils of tree leaves and plants that grew millions of years ago are found in the Eocene Clarno formation. Picnic facilities available. No drinking water.

Shelton State Wayside

An area of yellow pine forest with a picnic area and overnight camp containing 26 unimproved campsites.

Thomas Condon-John Day Fossil Beds

Important fossil beds, estimated to be 30 million years old, which are the remains of extinct animals from horses of sheep size to mastadons. Sheep Rock, Turtle Cove, and the Cathedral are outstanding scenic features. Limited picnic facilities are provided.

The "Oregon State Parks System Plan," amendment 1977-1983 proposes additional development at Shelton Wayside. Improvements are planned for restroom facilities, utilities and roads. The State Parks Branch has also proposed two trails that pass through Wheeler County. One is the TransAmerica Bikeway which follows U.S. Highway 26. The second is a horse and hiking trail called the Pacific Crest to Desert (Ochoco) Trail, which is proposed for inclusion in the State Trails System. At this time it exists only on paper and no trail actually exists.

Table N-5 lists undeveloped recreational areas in the Ochoco National Forest areas as identified by the Wheeler County Planning Department. These areas could be adapted to a wide variety of recreational uses, however, development depends mainly on availability of funding sources.

The Oregon State Parks Branch has analysed park and recreational needs to 1990, throughout Oregon. As a result of this study, the present supply and projected demand for various recreational facilities in Wheeler County have been compiled. Table N-6 presents this data.

A list of needs as expressed by residents is included in Table N-7. This information was also taken from the State Parks Recreation Plan.

Several other potentials exist to further recreational development in Wheeler County. A centralized office for publicizing and promoting the county's paleontological and geological features would better organize visitor stops at these important county sites. Additional tourist lodging facilities, recreational resort developments, restaurants and service stations would help attract more visitors to the county.

Development of municipal recreational facilities such as bowling alleys, swimming pools, skating rinks, movie theaters and tennis courts would provide more entertainment for local residents and for tourists. Improvements of campsites and increased stocking of game fish would promote hunting and fishing in Wheeler County.

Table N-4
 Wheeler County Parks
 Visitor Days - Recreational Use
 (in 1,000's)

	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980 (projected)</u>
Total Number of Visitor Days	40	60	80	100
Visitor Day Use by Wheeler Co. Residents	12	13	14	15
Visitor Day Use by non-Residents of Wheeler Co.	28	47	66	85

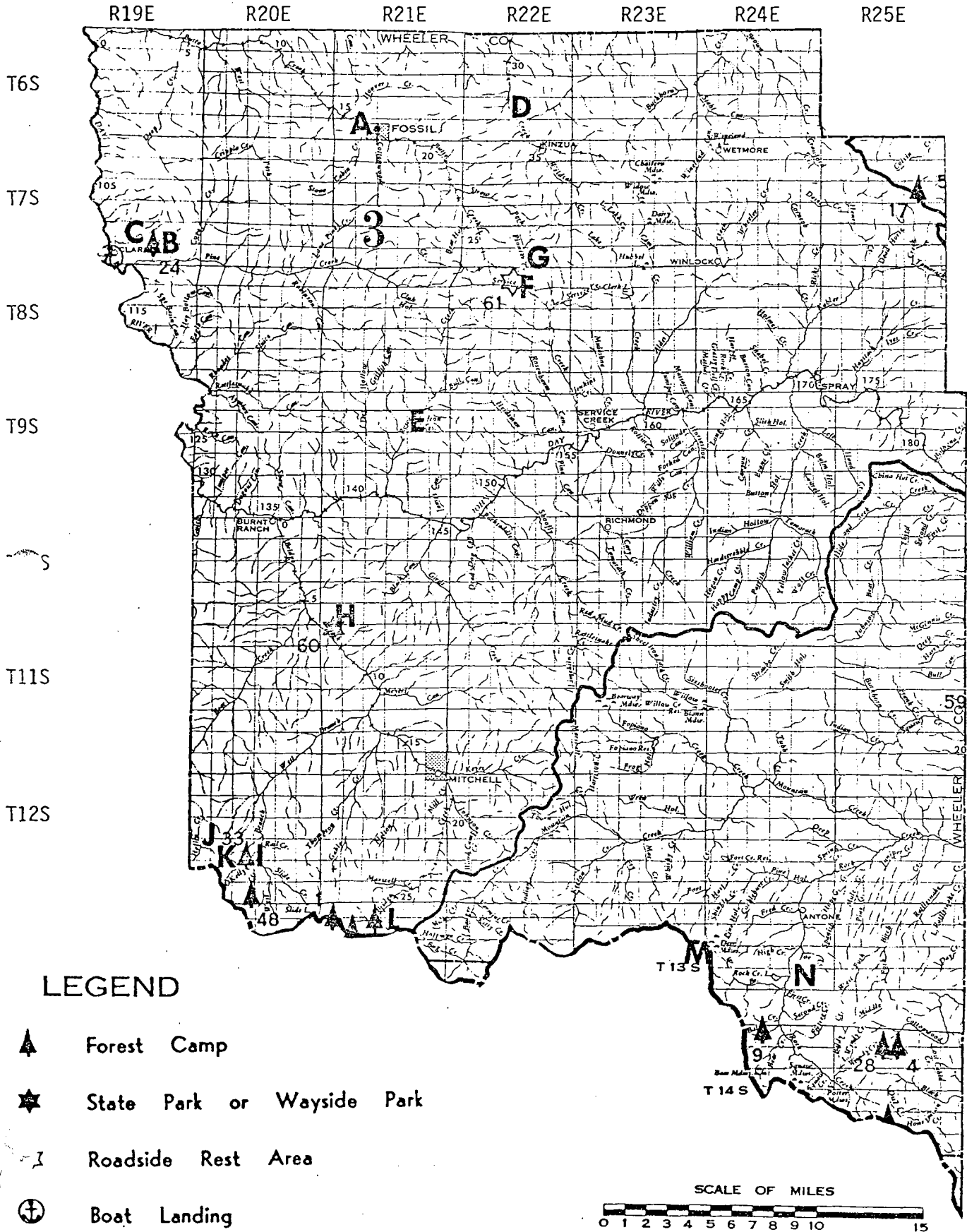
Source: Compiled by Wheeler County Planning Commission, Wheeler County, Oregon, 1978.

Table N-5
 Wheeler County
 Undeveloped Recreational Areas

	Location			Size	Type
	Township	Range	Section		
Mossy Rock	T 12S	R 20E	28	0 Units	Campground
Cole Lake	T 13S	R 20E	5	7 Acres	Reservoir
Crystal Lake	T 13S	R 20E	6	34 Acres	Reservoir
Elkhorn Lake	T 13S	R 20E	3	11 Acres	Reservoir
Badger Lake	T 13S	R 22E	17	10 Acres	Reservoir
Mt. Pisgah	T 13S	R 20E	5	320 Acres	Senic
Black Canyon	T 14S	R 25E	27	880 Acres	Observation Site
Wolf Mountain	T 14S	R 25E	28	480 Acres	Senic
Cottonwood Spring	T 14S	R 24E	4	0 Units	Campground
Jackson Lake	T 13S	R 23E	35	8 Acres	Reservoir
Barnhouse Spring	T 13S	R 23E	2	0 Units	Campground

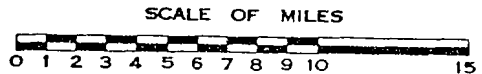
Source: Compiled by Wheeler County Planning Commission, Wheeler County, Oregon, 1978.

JOHN DAY DRAINAGE BASIN, WHEELER COUNTY RECREATION AREAS



LEGEND

- ▲ Forest Camp
- ★ State Park or Wayside Park
- I Roadside Rest Area
- ⊕ Boat Landing
- Natural Area



STATE WATER RESOURCES BOARD
SALEM, OREGON
Nov. 1960

TABLE N-6
Wheeler County Needs

Facility	Unit	Supply	Gross Need	Net Need		
				1975	1980	1990
Campsites	Site	80	534	454	515	634
Picnic Tables	Table	71	73	2	8	25
Swimming Pools	Pool	0	0	0	0	0
Boat Launch Lanes	Lane	0	3	3	3	4
Swim Beach	Feet	0	77	77	81	90
Walking & Hiking	Mile	11	19	8	10	13
Biking Trails	Mile	54	3	(51)	(51)	(51)
Bridle Trails	Mile	10	3	(7)	(6)	(6)
Ball Fields	Field	4	1	(3)	(3)	(3)
Tennis Courts	Court	4	1	(3)	(3)	(3)
All Purpose Courts	Court	0	1	1	1	1
ORV Trails	Mile	0	1	1	1	1
Golf	Holes	0	0	0	0	0
Neighborhood Parks	Acres	1.0	10.0	9.0	9.0	10.0
Community Parks	Acres	0.0	20.0	20.0	20.0	22.0
District Parks	Acres	0.0	30.0	30.0	30.0	33.0
Regional Parks	Acres	0.0	50.0	50.0	50.0	55.0

Source: "Oregon Comprehensive Outdoor Recreation Plan, 1978," Fourth Edition,
Oregon State Parks and Recreational Branch Department of Transportation

Table N-7

List of Wheeler County Recreation Expressed Needs
August, 1977

Campsites	District Parks
Picnic Tables	Regional Parks
Swimming Beach	Multipurpose Courts
Neighborhood Parks	ORV Facilities
Community Parks	

Source: "Oregon Comprehensive Outdoor Recreation Plan, 1978,"
Fourth Edition, Oregon State Parks and Recreation
Branch Department of Transportation.

SOCIO-ECONOMIC ENVIRONMENT

Chapter V

Socio-Economic Development

A. Resource Base and Economic History

Before white settlement, the native Umatilla, John Day and Tenino (Wayampam) Indians practiced a subsistence economy based on fishing, hunting, root and berry-gathering throughout north central Oregon and in what later became Wheeler County. The Indians roamed in families and bands, living at higher elevations during the summer months and along warmer river valleys in the winter.

Recent Indian inhabitants (1790-1850) traveled each spring to the hills above Fossil where they gathered camas (camassia) and cous (Lomatium), more commonly known as "Indian root" or "biscuit root." Cous, a carrot-like root tasting somewhat like parsnips, was ground into flour and pressed into biscuit-like cakes. These were eaten with whatever meat was available, often in the form of a stew. Deer, elk and bear hides and Ochoco and Blue Mountain pine and fir bark provided early construction materials. Wool, gathered from fences, and canvas supplemented these building materials after the arrival of whites.

It is estimated that eastern Oregon Indians first acquired horses around 1700. These horses, descendants of runaway southwestern domestic stock, greatly increased Indian mobility, extending their hunting range into buffalo country beyond the Rockies.

The ravages of smallpox, measles, intermittent fevers and warfare eventually took a heavy toll on the Oregon Indian population. The pressure of European settlement forced the remaining natives to reservations at Umatilla, Warm Springs and Burns.

The first phase of white settlement bypassed Wheeler County, as had the early nineteenth century trappers and traders. It was not until the early 1860's, when gold was discovered in the John Day country that miners and stockmen were attracted to the area.

(The following pages rely on Glimpses of Wheeler County's Past, An Early History of North Central Oregon, Edited by F. Smith Fussner, Binford and Mort, Portland, Oregon, 1975.)

The discovery of gold at Canyon City in Grant County about 1862 triggered a rush to the John Day area. At first miners used old trails to reach the mines, but roads were soon needed to get adequate provisions to the mining camps. The Dalles Military Road Company improved existing roads, through what later became Wheeler County, to connect The Dalles with the gold fields. In return, the company obtained about 63,000 acres and later became known as the Eastern Oregon Land and Livestock Company.

Henry Wheeler, for whom the county is named, was the first to introduce commercial transportation. In 1864, he started a stage coach run from The Dalles to Canyon City, which continued until 1868.

Gold was discovered at Spanish Gulch, northeast of Antone in the early 1860's and at Mule Gulch a little later. Placer and hydrolic mining continued to be important to the Antone area for the next 75 years. By 1866, settlers, cattle, and sheep men began moving to Rock Creek to homestead. Antone was on the main road between John Day, Dayville and Mitchell during these years, so it had a stage coach stop, post office, dance hall and some stores.

A fort was built in 1865 a few miles northwest of Antone at Camp Watson. It was used until about 1869 to provide protection to settlers from hostile Indians. Calvary stationed here also patrolled from The Dalles to Canyon City.

Though settlers began to homestead in Mitchell area in the 1860's, it was not until the period from 1875 to 1900 that the population really grew. Migration from California, the east and some from the Willamette Valley helped to settle the country. In 1873 enough settlers had located on Bridge Creek that Mitchell's first post office was established. William Johnson, a blacksmith, was named the first postman.

Mitchell, named for the Oregon Senator John Mitchell, grew into a thriving town through the 1880's and 1890's. The town had a church, store, hotel, livery stable and several saloons. An orchard was also established on the creek bank. The first school in the county was built at Mitchell in 1872. This building was replaced with a three room school, built for \$2000, in 1892. It had supplies for 125 pupils and employed three teachers. Cattle, sheep and horse ranching was the mayor livelihood of early settlers in the Mitchell area. Stores and businesses were established to serve the outlying ranchers.

Settlers were attracted to the timber and range near Fossil about 1869. In 1881 Thomas Hoover and Thomas Watson decided to build a store and establish a town at the confluence of Butte and Cottonwood Creeks. Hoover named the city for fossil remains he found near his ranch house on Hoover Creek.

Fossil soon had a post office, drug and liquor store and several churches. A log school was built in 1875 a few miles north of Fossil that about 12 students attended. As the population grew, a new school was built at the foot of Black Butte in 1877, and in 1882 a two-story frame school house was built on the site of the present High School. By 1894, this school was the largest in what was then Gilliam County, with enrollment of 110 students.

It is estimated that between 20 and 30 schools were built in Wheeler County during these years. Old records indicate most served from eight to thirty students and provided up to an eighth grade education. Such schools were located at Winlock, Bridge Creek, Hoover Creek, Greasewood, Badger, Lost Valley, Lone Rock, Birch Creek, Antone, Coal Mine, Clarno, Trail Fork, Waldron, Wagner, Waterman, Haystack, Fossil, Butte Creek, Pine Creek and Sarvice Creek.

Open grazing land and abundant bunch grass as "high as a horseman's stirrups," attracted pioneer stockmen to Wheeler County as well as other eastern Oregon counties. Sheep were first introduced to Oregon about 1840, but it was not until after 1861 that many were found east of the Cascades. By 1865 mutton was being sold to the Idaho gold fields and in 1867, The Dalles began to ship wool. It wasn't easy going for early Wheeler County shepherds as scab, fluctuating prices, the depression of 1893, harsh winters, and the Bannock Indian War all presented obstacles to prosperity. Never-the-less, from 1880

to about 1900 were the golden years of the sheep industry. Tremendous bands of wethers were trailed east to Kansas, Nebraska and the Dakotas where they were fattened. Between 1888 and 1900, from 300,000 to 400,000 sheep left Oregon annually according to Edward Wentworth. Ewes were later shipped east to build flocks in Montana, Wyoming and Colorado. Other ranchers trailed sheep from Mitchell to Condon or Prineville where they were shipped out by rail after the Columbia Southern Railroad was completed to Condon in 1905 and to Shaniko in 1901. Others would trail to Heppner where several bands were gathered for shipment.

The bunch grass of Wheeler County and steep rocky slopes combined to favor stock operations and defeat wheat farming. The exception was the John Day bottom land which was suitable for cropping. In 1905, Wheeler County supported feed for 200,000 sheep, 15,000 cattle and 8,000 horses. Stock very nearly grazed the entire county.

In 1889, several families who were located in the Shoo-fly Creek vicinity decided to form a town. R. N. Donnelly, a state Senator, and William Walters differed as to what the name should be, but Walters finally prevailed and the town was named Richmond, after the capital of the Confederacy. Senator Donnelly, from what was then Grant County, was instrumental in establishing Wheeler County from parts of Crook, Gilliam and Grant Counties. In 1898 he led the battle in the state legislature and sent his constituents the message "a child is born. Its name is Wheeler."

With the establishment of Wheeler County, it became necessary to designate a county seat. Fossil was challenged by Spray and Twickenham. Twickenham (known as Contention prior to 1896) had a ferry across the John Day, a store, hotel, blacksmith shop, post office and a strong desire to be the county headquarters. On June 4, 1900, a vote was held and the results were: Fossil - 436 votes; Spray - 82; and Twickenham - 267.

Spray was not platted nor the site of a post office until 1900, when the wife of John Fremont Spray, a prominent stockman, filed the plat on May 19. The post office was established shortly afterwards and Mr. Spray was named the first postman.

Sheep, cattle and horses continued to be the chief products of Wheeler County into the early 1900's. However, increasing competition among sheep and cattlemen and between large operators and small holders together with the fencing of range and depletion of grassland created divisions that were finally resolved with creation of the National Forests in 1905. Sheep owners were limited under the permit system to 16,000 sheep per owner and boundaries for each band were established to equalize the number of grazers with the land's carrying capacity. These restrictions, the spread of sage brush onto grasslands due to over grazing and the end of itinerant graziers under the Taylor Act all led to a decline in wool production before 1930's depression era prices finally finished off all but the largest operators.

In 1906, N.S. Nelson, a sawmill operator from Western Oregon, traveled east of the Cascades in search of a new location. He came to Winlock, located on the southern edge of a belt of ponderosa pine, red fir, tamarack and white fir and bought up some tracks of timber. There was no industry in the area at the time so jobs were few and money was scarce. Most farms were about 160 acres with only 20 to 40 acres under cultivation. Crops included hay, wheat, rye and barley. Most ranches also had an orchard that produced enough apples, pears, prunes, cherries and peaches for home use and for sale to outsiders. The

first timber sawed at the mill was for a dam in the John Day River above Spray. The lumber sold for \$9 per thousand feet.

Combined harvester threshers appeared in John Day River bottom fields soon after the turn of the century. Horses provided the original power for these machines, to be replaced by the gas engine after the first World War. During the second decade of the twentieth century, Wheeler County and the State of Oregon began constructing graded and graveled roads to accomodate the spread of automobiles and motor trucks.

World War I provided good markets for Central Oregon agricultural products, but the twenties failed to live up to expectations. Production exceeded sales for most agricultural commodities. Farms were consolidated as smaller operations were sold to larger ones. Land prices increased. In general, compared with the big wartime expansion, the twenties were drab, but the late twenties also saw activation of the Clarno Basin Oil Company at Clarno and the John Day Valley Coal and Oil Company. The John Day Company drilled an exploratory well in the southeastern part of Fossil. A portion of the funds were advanced by outside investors, but local residents put up the rest. Both oil explorations were financial failures and no oil was found at any of the drill sites.

The general willingness to live on credit that began in the twenties complicated the shortage of money during the Great Depression, beginning in 1929. Another problem was the universally bad wheat crops and poor range. In 1934 the wheat crop was both low in quantity and poor in quality, selling for 18½ cents per bushel, compared with the \$2.00 a bushel price of twenty years before.

Even amid the gloom of the Depression, some economic expansion occurred in Wheeler County. The Kinzua Pine Mill was constructed in the northeast corner of the county. Kinzua, a corporate-owned community grew around the mill. The corporation's main logging base, Wetmore (commonly known as Camp 5) was established about eleven miles east of Kinzua about 1935. Mr. Wetmore of Warren, Pennsylvania and his timber cruiser, Mr. Shelton, bought up about 50,000 acres of timber land from homesteaders in the early 1900's. This land remains under Kinzua ownership today. The deeds were signed by Theodore Roosevelt.

New deal agricultural policies and the creation of state soil and water conservation districts helped to alleviate the worsening condition of Wheeler County's land resource as the low rainfall and high winds of mid-thirties persisted. Bonneville Power Administration, through REA affiliated power companies, began selling electricity to rural and city customers. Power reached the Clarno and Pine Creek area in 1947 from the Wasco Electric Co-op of The Dalles.

Despite wartime rationing and price controls, Wheeler County ranchers and farmers fared pretty well during the forties though land prices soared and some elderly or inefficient operators sold out. The forties saw further decline of sheep production in the county as range continued to deteriorate and American's taste for beef grew. Continued government controls on production and subsidies during the fifties and sixties assured stable prices above production costs.

Wheeler County log production increased sharply following World War II, reaching peak production of 120 million board feet in 1952. Employment opportunities with local mills kept many of the young people in the county during the fifties and the county population reached a high of 3,313 in 1950. Production declined after 1954 though harvest of forest service timber has since bolstered the timber industry at periodic intervals. Between 1950 and 1968, eight sawmills closed and the population dropped correspondingly. The 1960 census showed a population of 2,722, a drop of 22% in ten years.

The sixties were stagnant in Wheeler County. Important developments such as the John Day Dam and Interstate 80 construction occurred in neighboring counties without affecting Wheeler County. Young people continued to leave the area for jobs in other parts of the state and population fell to 1,849 in 1970, a drop of nearly 1,000 people, or 53% in ten years.

The seventies held good cattle and crop years for county ranchers in the first part of the decade, ruinous cattle prices later, a drought and finally in 1979 good cattle prices once again. Sheep were no longer the backbone of the economy. Where 200,000 head grazed at the turn of the century, about 4,000 were maintained in the early seventies. Seattle-based Kinzua Corporation expanded and modernized its Heppner operation in 1977 and announced the closure of its Wheeler County mill. Total mill employment was about 100 at the time of closure. The company owned townsite of Kinzua, which was never incorporated, has been dismantled by the corporation.

The Condon-Kinzua-Southern branchline from Arlington to Kinzua was officially abandoned by action of the ICC on November 23, 1976. It had been in operation as an independent carrier since 1927.

Just what effect the closure of the county's only industrial employer will have on the economy of the county and three incorporated cities is difficult to determine. Small thinning operations are not profitable at the present time as there is no market for small diameter poles within hauling distance. The restricted outlets for second-growth saw logs discourages intensive forest management, a critical need of much of the forest land under all ownerships. With thinning and proper silvicultural practices, timber resources could increase the prospect of future production in the county.

Native clays offer potential for brick and tile production and pumice/pumicite deposits may provide resources for use in paints, rubber and soil conditioners. Perhaps a more feasible source of income is promotion of the county's tourist, historical and scenic resources. The county will want to evaluate the costs and benefits of alternative courses and then endeavor to provide an appropriate level of services. At any rate, livestock production and farming will continue to form the backbone of the county economy in the near future.

B. Population Characteristics

Wheeler County has experienced a slow rate of growth through the early post World War II period, as shown by the county population figures presented in Table B-1.

TABLE B-1

Wheeler County Population Trends

<u>Year</u>	<u>Wheeler County Population</u>
1900	2243
1910	2484
1920	2791
1930	2799
1940	2875
1950	3313
1960	2722
1970	1849
1979*	1950

Source: Glimpses of Wheeler County's Past. F. Smith Fussner, ed. Binford & Mort, Portland, 1975.

The overall Wheeler County population, while experiencing some growth within incorporated areas, has remained below the peak of 3,313 persons attained in the 1950's (Table B-2)

TABLE B-2

Population Estimates of Incorporated Cities, Wheeler Co.

<u>City and County</u>	<u>1960</u>	<u>1965</u>	<u>1972</u>	<u>1979*</u>
Wheeler County	2722	1800	1820	1950
Fossil	672	528	510	645
Mitchell	236	208	195	190
Spray	194	212	185	190
Incorporated Area	1102	948	890	1025
Unincorporated Area	1620	852	930	925

Source: Wheeler County, Oregon Resource Atlas: Natural, Human, Economic, Public, p. 22. Oregon State University Cooperative Service, 1973.

* Population Estimates: Oregon Counties and Incorporated Cities July 1, 1979. Center for Population Research and Census, Portland State University.

Wheeler County's loss of population since the 1950's is attributable to the lack of employment opportunities. In Wheeler County and other rural areas, emigration of young adults seeking jobs elsewhere is commonplace. The number of jobs in Wheeler County has dwindled. The increasing competitiveness of the forest products industry has encouraged greater mechanization and construction of larger, more efficient plants. Sawmills formerly operating in Kinzua and Spray have been closed for economic reasons, with a resultant loss of employment. Not only have the sawmill jobs themselves disappeared; related logging and forestry employment has declined. The absence of employment opportunities in a resource-based economy will continue to limit possibilities for population growth. (See Chapter V, "Population Projections," and Chapter V. D., "Employment and Payrolls.")

The U.S. Census publications provide the most detailed Wheeler County demographic information. Table B-3, below, shows the population by age and sex in Wheeler County, 1960 and 1970.

TABLE B-3

Population by Age and Sex, Wheeler County, 1960 and 1970

Age Group	Male		Female		Total		Percent	
	1960	1970	1960	1970	1960	1970	1960	1970
Total Population	1,393	952	1,329	897	2,722	1,849	100	100
Under 5....	153	63	160	88	313	151	11.5	8.17
5-9....	144	82	175	75	319	157	11.7	8.49
10-14....	121	98	140	76	261	174	9.6	9.41
15-19....	114	96	113	85	227	182	8.3	9.84
20-24....	78	42	95	60	173	102	6.4	5.52
25-34....	166	102	161	93	227	195	12.0	10.55
35-44....	188	98	165	109	353	207	13.0	11.20
45-54....	181	150	136	118	317	268	11.6	14.49
55-64....	140	119	98	94	238	213	8.7	11.52
65 and over....	108	102	86	98	194	200	7.2	10.82
Median Age.....	30.9	34.3	24.0	31.6	27.5	33.0		

SOURCE: U.S. Bureau of the Census, Census of Population: 1970 General Population Characteristics, Final Report PC(1)-B39 Oregon, U.S. Government Printing Office, Washington D.C., 1971.

During this period of significant population decline (32%), the median age of Wheeler County's population has increased from 27.5 to 33.0. The population reduction was most evident in the 0-19 age group, which experienced a 40.7% decrease. The substantial population loss in this age group reflects a number of factors, including, perhaps, the generally declining birth rate and the emigration of young families, for whom the availability of suitable employment opportunities is most critical. In contrast, the percentage of total county population comprised by individuals over 45 years of age has risen. The older age groups may represent a more firmly-established segment of the population.

Wheeler County's minority population is very small (.67%), as shown in Table B-4.

TABLE B-4 .

Number of Persons by Racial Group, Wheeler County, 1970

Racial Group	Number of Persons
Total.....	1,849
Caucasian.....	1,837
Spanish Language.....	7
Black.....	---
American Indian.....	3
Other.....	2

SOURCE: O.S.U. Cooperative Extension Service, Income and Poverty Data for Racial Groups: A Compilation for Oregon Census County Divisions, Special Report 367, Sept. 1972.

According to the 1979 edition of the Indicators of Depressed Socio-Economic Conditions (State of Oregon Community Services Program, p 399), Wheeler County had the state's third highest percentage of 9th grade enrollment graduating from high school in 1978. Wheeler County ranked third among Oregon counties for the five-year average (1974-1978) of 9th graders who continued through high school and graduated.

Despite the relatively low high school dropout rates of recent years, 47.9% of Wheeler County adults did not complete high school. That is the sixth highest percentage among counties in the state. 25.6% of Wheeler County adults have an 8th grade education or less. On a percentage basis, Wheeler County ranks ninth in the state. (Indicators of Depressed Socio-Economic Conditions.)

Information from the 1970 Census on educational attainment by sex is presented on Table B-5.

TABLE B-5

Years of School Completed By Population 25 Years and Older, Wheeler County

Category	Male	Female
25 Years and Over.....	576	512
No School Years.....	---	---
Elementary: 1-4 yrs.....	23	5
5-7 yrs.....	59	12
8 yrs.....	95	85
High School: 1-3 yrs.....	103	139
4 yrs.....	182	189
College: 1-3 yrs.....	63	53
4 yrs. or more....	51	29
Median School Years Completed....	12.0	12.1
Percent High School Graduates....	51.4	52.9

SOURCE: U.S. Bureau of Census, Census of Population: 1970 General Population Characteristics, Final Report PC(1)-B39 Oregon U.S. Government Printing Office, Washington, D.C., 1971.

C. Income

Table C-1 shows the distribution of family and unrelated individuals income for the three incorporated cities of Wheeler County, which are Fossil, Mitchell, and Spray, and compares these figures with income data for Wheeler County and the State. When 1970 income data is compared for the three cities, Wheeler County, and Oregon, it becomes immediately apparent that the cities and the county have a higher percentage of the population earning less than \$8,000 annually than does the state. (73%, 94%, 87%, and 72% respectively, compared to 38% for the State). The comparisons show up more dramatically over the \$10,000 annual income level because the data for the cities of Mitchell and Spray fails to show any percent of the population above this income level while the City of Fossil shows only 18% over \$10,000 annually and 0% over \$15,000 annual income. For Wheeler County this information shows only 17% of the population earning more than \$10,000 annually compared to 46% for the State.

Wheeler County is compared to the 17 other Eastern Oregon Counties and to the State using median family income in Table C-2. This table also compares each county by median effective buying income which is a bulk measurement of market potential of buying power. Using either the median family income or the effective buying income to rank the family income or the effective buying income to rank the counties with each other and with the rest of the counties in the State, Wheeler County ranks at the bottom of the list. Wheeler County's median family income is 28% less than the State's and its effective buying income is 34% less than the State's. Table C-3 further compares Wheeler County to Oregon state on the basis of effective buying income using 1977 data. The table shows a percentage breakdown of households within each given income level. Wheeler County has almost 60% of its households under the \$10,000 level while the state has just over 60% of the households above \$10,000 level.

The interpretation of Tables C-4 and C-5 should be done with caution. Neither table should be used as a source of exact number comparisons, but rather, as a source of general trend indicators. The Homeowners and Renters Relief Fund (HARP) is available to households with income less than \$15,000 per year and in addition, the existing information is incomplete. Consequently, the data compiled in Table C-4 was used to construct Table C-5 which controlled the number and percentages of Oregon income tax returns and effective buying income (EBI) for incomes under \$15,000 per year. The general trend that comes out of Table C-5 is that on the average two-thirds of the households had incomes less than \$10,000 per year and the majority of them had incomes less than \$8,000 per year.

TABLE C-1
 OREGON, WHEELER CO., AND CITIES
 1970 HOUSEHOLD INCOME

INCOME LEVEL	FOSSIL		MITCHELL		SPRAY		WHEELER CO.		OREGON	
	NO.	%	NO.	%	NO.	%	NO.	%	NO.	%
	HOUSEHOLDS		HOUSEHOLDS		HOUSEHOLDS		HOUSEHOLDS		HOUSEHOLDS	
\$ 0 - \$2,999	64	32	20	30	10	24	147	21	50,100	9
3,000 - 4,999	20	10	15	22	0	0	97	14	53,942	10
5,000 - 7,999	63	31	28	42	26	63	253	37	104,197	19
8,000 - 9,999	17	8	4	6	5	12	76	11	83,987	16
10,000 - 14,999	37	18	0	0	0	0	85	12	152,677	28
15,000+	0	0	0	0	0	0	34	5	97,580	18
TOTAL	201	99	67	100	41	99	692	100	542,483	100

NOTE: Percentage totals may not equal 100% due to rounding.

SOURCE: City and County information from 1970 U. S. Census of Population and Housing, Fifth Count Summary Tape, File C. Oregon. Oregon figures from General Social and Economic Characteristics, Oregon, U. S. Department of Commerce, Bureau of the Census, 1970.

TABLE C-2
 Eastern Oregon Counties by Median Income
 With Effective Buying Income Comparisons
 1977 Data

<u>Rank In Eastern Oregon by Median Family Income</u>	<u>County</u>	<u>Median Family Income</u>	<u>Rank in Oregon (36 counties)</u>	<u>Median EBI</u>	<u>EBI Rank in Oregon (36 counties)</u>
1	Klamath	\$16,122	9	13,019	20
2	Harney	15,910	12	14,030	6
3	Wasco	15,860	13	13,966	7
4	Union	15,821	14	12,898	21
5	Deschutes	15,779	15	13,583	11
6	Lake	15,395	17	12,341	26
7	Sherman	15,066	20	10,750	32
8	Crook	15,012	21	12,502	24
9	Morrow	14,910	22	13,946	8
10	Umatilla	14,903	23	13,121	19
11	Hood River	14,662	25	13,226	18
12	Jefferson	14,263	27	13,292	17
13	Grant	14,192	28	11,846	29
14	Malheur	13,411	30	11,100	30
15	Gilliam	13,317	32	13,825	9
16	Wallowa	13,203	33	10,942	31
17	Baker	12,893	35	10,554	34
18	Wheeler	12,735	36	9,180	36
	State of Oregon	17,768		13,923	

Source: Oregon Department of Human Resources Social Accounting for Oregon, Socio-Economic Indicators 1979

TABLE C-3
 Effective Buying Income (EBI), Wheeler County and Oregon
 1977 Data

Median Household EBI	\$9,180	13,923
Income Level \$	Wheeler County Percent of Households	Oregon Percent of Households
0 - 7,999	39	30
8,000 - 9,999	20	8
10,000-14,999	29	22
15,000-24,999	10	29
25,000 and Over	3	11
Total	101	100

NOTE: Percentages may not equal 100% due to rounding.

SOURCE: Oregon Department of Human Resources
Social Accounting For Oregon, Socio-Economic Indicators 1979

TABLE C-4
Wheeler County Income Profile
1977 Data

Income Level \$	HARRP		Oregon Income Tax Returns		Effective Buying Income	
	No.	%	No.	%	No.	%
0 - 2,999	29	9	106	17	Actual Numbers Not Available	} 39
3,000 - 4,999	41	13	73	12		
5,000 - 7,999	80	25	64	10		
8,000 - 9,999	42	13	49	8		
10,000 - 14,999	124	39	125	20		
15,000 and Over	-	-	197	32		
Total	316	99%	614	99%		101%

NOTE: Percentage Totals may not equal 100% due to rounding.

SOURCE: Oregon Department of Human Resources
Social Accounting for Oregon Socio-Economic Indicators 1979

TABLE C-5
Wheeler County Income Profiles
1977 Data

Percentages Controlled For Income Under \$15,000

Income Level \$	HARRP	Oregon Income Tax Returns	Effective Buying Income
0 - 2,999	9	25	
3,000 - 4,999	13	18	45%
5,000 - 7,999	25	15	
8,000 - 9,999	13	12	22
10,000 - 14,999	39	30	33
TOTAL	99%	100%	100%

NOTE: Percentage totals may not equal 100% due to rounding.

SOURCE: Oregon Department of Human Resources
Social Accounting For Oregon, Socio-Economic Indicators 1979

D. Employment and Payrolls

Table D-1 provides for the most recent employment data available for Wheeler County. It clearly reflects the Mid-1978 Kinzua Mill Closure. Kinzua had been the largest employer in the County for many years. Lumber employment fell rapidly with the mill closure and continued to drop in 1979 as smaller logging operations also shut down. The total labor force decreased by 38% in 18 months according to these estimates. State and local government is now the largest employer in the County providing about 160 jobs. There is now an imbalance, with government comprising about 62% of total wage and salary and about 35% of total employment or over one-third of this employed labor force working in a sector which typically provides only services and in and of itself does not create growth.

Summarized in Table D-2 are 1972, 1974, 1976, and 1977 employment data and in Table D-3 are 1972, 1974, 1976, and 1978 income data for Wheeler County as reported by the Bureau of Economic Analysis. The data reflects the employment reports of only those county-based employers who are covered by the State Unemployment Insurance Law or by Unemployment Compensation for Federal Employees. Consequently, some employees may not be included in this Data. Table D-2 shows a declining share of total employment for the private sector (in particular, manufacturing) while the government sector increased its share. Between 1972 and 1977, the Private sector decreased from 45% of total employment to 39%, as the Government sector increased from 23% to 26%. Note that this table does not include the mill closures of 1978 which further aggravates each sector's share of the total, as evidenced in Table D-1. The farming sector experienced growth in its share of employment during this period moving from 7% to 11%.

Both the private and the government sector experienced increases in percentage share of personal income between 1972 and 1978, 62% to 70% and 17% to 28%, respectively. However, these figures are somewhat distorted due to the drastic decline in agriculture's share of personal income, 21% to 2%, during this same period. Actual dollar income figures supply a better picture of the situation, between 1972 and 1978, personal income from the private sector grew from \$5,176,000 to \$6,783,000 for an increase of 19%. (Note here that due to the yearly fluctuation in personal income caused primarily by the resource-based manufacturing, percentages can vary greatly for any given time period. However, this table can supply an indication of trends, such as an unstable economy due to too great of dependence on a single, and highly volatile, industry). During this same period, the personal income of the government sector constantly grew from \$1,137,000 in 1972 to \$1,965,000 in 1978, or an increase of about 72%. The result is that as the employment erodes from the private sector, unemployed workers will be forced to seek employment outside the county. As the population decreases due to emigration, less government services will be required forcing a decrease in government employees.

TABLE D-1

Wheeler County

Resident Labor Force, Unemployment and Employment

	1977	1978	1979					
	Annual Average	Annual Average	Jan	Feb	Mar	Apr	May	June
Civilian Labor Force ¹	840	700	610	640	610	580	580	520
Unemployment	80	80	100	180	150	120	110	60
% of Labor Force	9.5	11.4	16.4	28.1	24.6	20.7	19.0	11.5
Total Employment ²	760	620	510	460	460	460	470	460
Total Wage & Salary	450	360	300	270	260	260	270	260
Total Manufacturing	200	110	60	30	20	20	20	20
Lumber and Wood	200	110	60	30	20	20	20	20
Total Nonmanufacturing	250	250	240	240	240	240	250	240
Contract Construction	10	20	10	10	10	10	10	10
Transpo., Comm., & Utilities	20	10	10	10	10	10	10	10
Trade	40	40	30	30	30	30	30	40
Finance, Ins., & Real Estate	10	10	10	10	10	10	10	10
Service and Miscellaneous	10	10	10	10	10	10	10	10
Government	160	160	170	170	170	170	180	160

Note: Estimates are subject to revision and are calculated by place of residence.

1 Includes employed and unemployed individuals 16 years and older. Data are adjusted for multiple job holding and commuting.

2 Includes nonagricultural wage and salary, self-employed, unpaid family workers, domestics, agriculture and labor disputants.

Source: State of Oregon, Employment Division, Department of Human Resources, Monthly Labor Force Summaries for Wheeler County, July, 1979.

TABL D-2

WHEELER COUNTY

Employment by Type, Broad Industrial Sources, and by Place of Work (Full and Part-Time)

Employment by Place of Work	1972 ¹		1974 ¹		1976 ²		1977 ²	
	#	% Total Employment	#	% Total Employment	#	% Total Employment	#	% Total Employment
Total Employment ³	810	100	872	100	852	100	861	100
Number of Proprietors	199	25	202	23	202	24	206	24
Farm Proprietors	137	17	133	15	133	16	133	15
Non-farm Proprietors	62	8	69	8	69	8	73	8
Total Wage & Salary Employment	611	75	670	77	650	76	655	76
Farm	62	7	65	8	73	9	92	11
Non-farm	549	68	605	69	577	68	563	65
Private	365	45	396	45	352	41	335	39
Ag Serv., For., Fish, Other	(D)	-	(D)	-	(L)	-	(L)	--
Construction	(D)	-	(D)	-	(L)	-	(L)	-
Manufacturing	266	33	275	32	241	28	229	27
Durable Goods	266	33	275	32	241	28	229	27
Transport., & Public Facil.	14	2	16	2	11	1	(L)	-
Wholesale Trade	0	-	1	-	(L)	-	(L)	-
Retail Trade	33	4	52	6	45	5	38	4
Finance, Ins., & Real Estate	8	1	9	1	(L)	-	(L)	-
Services	41	5	38	4	34	4	35	4
Government & Gov't Enter.	184	23	209	24	225	26	228	26
Federal, Civilian	17	3	13	2	15	2	14	2
Federal, Military	11	1	12	1	10	1	10	1
State and Local	156	19	184	21	200	23	204	24

¹ Estimates based on 67 SIC.

² Estimates based on 72 SIC.

³ Consists of wage and salary employment plus number of proprietors.

(D) Not shown to avoid disclosure of confidential information, data are included in totals.

(L) Less than \$50,000, data are included in totals.

SOURCE: Regional Economic Information System, Bureau of Economic Analysis as supplied by the Ore. Department of Economic Development, April, 1977.

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TABLE
Wheeler County
Personal Income By Major Source

	1972 ¹		1974 ¹		1976 ²		1978 ²	
	Income \$ 1000	% Total Income	Income \$ 1000	% Total Income	Income \$ 1000	% Total Income	Income \$ 1000	% Total Income
Income by Type (total) ³	6,546	100	7,296	100	7,928	100	6,920	100
Wage and Salary	4,547	69	5,598	77	5,912	75	6,286	91
Other Labor	257	4	363	5	451	6	495	7
Proprietor's Income ⁴	1,742	27	1,335	18	1,565	20	139	2
Farm	1,057	16	737	10	901	11	-533	-8
Non-farm ⁴	685	11	598	8	664	8	672	10
Income by Industry (total)	6,546	100	7,296	100	7,928	100	6,920	100
Farm	1,370	21	1,131	16	1,420	18	137	2
Non-farm	5,176	79	6,165	84	6,508	82	6,783	98
Private	4,039	62	4,735	65	4,700	59	4,818	70
Ag Svc for Fish, Other ⁵	(D)	-	D	-	57	1	63	1
Construction	(D)	-	D	-	137	2	218	3
Manufacturing	2,989	46	3,637	50	3,455	44	3,525	51
Durable Goods	2,989	46	3,637	50	3,455	44	3,525	51
Trans & Public Facilities	137	2	136	2	189	2	182	3
Wholesale Trade	(L)	-	(L)	-	52	1	53	1
Retail Trade	296	5	382	5	396	5	400	6
Fin, Ins, & Real Estate	320	5	217	3	215	3	157	2
Services	156	2	195	3	199	3	220	3
Govnmt & Govt Enterprises	1,137	17	1,430	19	1,808	23	1,965	28
Federal, Civilian	142	2	178	2	166	2	159	2
Federal, Military	16	-	18	-	22	-	23	-
State & Local	979	15	1,234	17	1,620	20	1,783	26

1. Estimates based on 1967 SIC
 2. Estimates based on 1972 SIC
 3. Census of wage and salary disbursements, other labor income and proprietor's income.
 4. Includes the capital consumption adjustment for non-farm proprietors.
 5. Includes wage and salaries of U.S. residents working for international organizations
- (L) Less than \$50,000. Data included in totals.
(D) Not shown to avoid disclosure of confidential information. Data are included in totals.
- SOURCE: Regional Economies Information System, Bureau of Economic Analysis as supplied by the Oregon Department of Economic Development, April, 1979.

The 1974 Census of Agriculture provides the most recent comprehensive employment data obtainable. For 1974 census purposes, "Farm" was defined as:

"All land on which agricultural operations were conducted at any time in the census year under the day-to-day control of an individual management, and from which \$1,000 or more of agricultural products were sold during the census year. Control may have been exercised through ownership or management, or through a lease, rental, or cropping arrangement. Places having less than the minimum \$1,000 sales in the census year were also counted as farms if they could normally be expected to produce agricultural products in sufficient quantity to meet the requirements of the definition."

This definition was not the same as the definition used in the 1969 census. Consequently, 1969 and 1974 data are comparable only for farms with \$2,500 or more in total value of sales.

Evaluation of Table D-4 reveals a 23% decrease in the number of farms (with sales of \$2,500 and over) using hired labor with a corresponding decrease of only 3% in this total number of hired farm workers during the same period. The decrease in total number of hired workers may have been buffered by the increase in the average size of farms. From 7,863 in 1969 to 8,719 in 1974 (Table D-6). The increase in the average size of farms may also account for the 17% increase in number of farms using hired workers for a period of 150 days or more. Due to the lack of any figures to adjust for inflation, it is impossible to draw any conclusive results from the 3% drop in number of hired workers and the 31% increase in wages paid. However, noticing that the average dollar paid per worker was \$1,514.46 in 1974 and \$1,114.46 in 1969, a 5½% annual inflation rate would have resulted in a decrease in real income during this period. Again without the benefit of an actual inflation rate for Wheeler County, the change in real income is unknown.

Of the 80 farms in Wheeler County with Sales of \$2,500 and over, 43 (or 54%) hired farm workers. Table D-5 is a breakdown of farms, workers, and cash wages paid. The Distribution of these farms is fairly even with regards to the number of them hiring workers for either: less than 25 days; 25 to 149 days; or 150 days or more. However, the data shows that 40% of the workers are hired for less than 25 days and that 60% of farms hired less than 5 workers per farm. So, even though it may appear that agriculture is suppling an income for a relatively large section of Wheeler County's population, the employment is short and it is also seasonal and typically offers low wages.

TABLE D-4
Wheeler County
Payroll and Employment Data
for Farms with Sales of \$2500 and Over

Working Days	Farms		Workers		Dollars (\$1000)	
	1974	1969	1974	1969	1974	1969
Hired Farm Workers Working--						
150 days or more	21	18	47	48	215	} 224
25 to 149 days	26	} 50	58	} 153	65	
Less than 25 days	25		89		14	
TOTAL	43		194	201	294	224

SOURCE: 1974 Census of Agriculture-County Data U.S. Department of Commerce, Bureau of Census.

TABLE D-5
Wheeler County
Payroll and Employment for Farms
with Sales of \$2500 and over, 1974

Farms/ Workers	TOTAL	Hired Farm Workers Working		
		150 days or more	25 to 149 days	Less than 25 days
Farms	43	21	26	25
Cash Wages paid \$1000	294	215	65	14
Number of Workers	194	47	58	89
Farms with-- 1 worker	11	11	9	9
2 workers	7	5	9	5
3 or 4 workers	8	4	6	3
5 to 9 workers	13	-	2	8
10 workers and over	4	1	-	-

SOURCE: 1974 Census of Agriculture-County Data. U.S. Department of Commerce, Bureau of Census.

TABLE D-6

WHEELER COUNTY

Land In Farms: 1974 and 1969

WHEELER COUNTY	Farms With Sales of \$2,500 And Over	
	1974	1969
All Farms (Number)	80	90
Land in Farms (Acres)	697,542	707,652
Average Size of Farms (Acres)	8,719	7,863
Approx Land Area, Wheeler Co. (Acres)	1,092,480	1,092,480
Proportion in Farms (Percent)	63.8	64.8

SOURCE: 1974 Census of Agriculture - County Data.
U. S. Department of Commerce, Bureau of Census

Between the years of 1969 and 1974, there was a movement away from part ownership of farms to full ownership of farms (Table D-7) full ownership increased from 49% of total farms to 56% with an accompanying increase in acreage from 21% to 47% of total acreage (or 147,000 acres to 325,000 acres), conversely, part owners decreased from 44% in 1969 to 38% in 1974 with a decrease in acreage from 75% to 49%. (Or in numbers 532,800 acres to 344,000 acres). Note that these figures are still limited to farms with sales of \$2,500 or more. Because agricultural employment and accompanying payroll data is from different sources than other sector statistics, no direct comparisons can be made. Consequently, farm worker statistics have been enumerated but are not compared with other sector employment figures here.

TABLE D-7

WHEELER COUNTY

Farm Operator Tenure

Farms With Sales of \$2,500 and Over, 1974

	Full Owners		Part Owners		Tenants		Totals	
	1974 # 1000A	1969 # 1000A	1974 # 1000A	1969 # 1000A	1974 # 1000A	1969 # 1000A	1974 # 1000A	1969 # 1000A
Wheeler County	45 325	44 147	30 344	40 532	5 28	6 28	80 698	90 708
% of Total	56% 47%	49% 21%	38% 49%	44% 75%	6% 4%	7% 4%	100% 100%	100% 100%

SOURCE: 1974 Census of Agriculture - County Data
U. S. Department of Commerce, Bureau of Census

Projections in employment in Wheeler County are compiled in Table D-8. They cover the period 1975 to 2000 at five year intervals. These projections are supplied by the U.S. Department of Energy (Bonneville Power Administration, BPA) and it must be remembered that this is only one source and only one source is supplied for this statement. The data supplied reports a decrease from 800 households in 1975 to 350 households in 2000, or a 56% decrease.

TABLE D-8

Employment Projections, Wheeler County

(Household)

1975 - 2000

	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Wheeler County	800	675	575	450	400	350

SOURCE: U. S. Department of Energy
Population, Employment, & Households Projected to
2000 September 1979

E. City and County Financial Base

A breakdown of local government revenue sources exemplifies government financial structures. Local government obtain their revenues from five sources: Ad Valorem property taxes, user fees, special serial levies, state revenues, and federal grants. Ad Valorem property taxes are calculated annually when the various local government jurisdictions, county school districts, and special taxing districts, submit budgets of funds required to carry out local business. These budgets are accumulated, the property in the County is appraised and levies are derived for the various taxing areas. Levies cannot be submitted for more than 6% of last year's levy without a vote of the people.

Table E-1 summarizes Wheeler County Taxes for 1972 thru 1979. The total assessed value for Wheeler County grew 27% during this period while total takes increased 29%. The growth of both has not been a constant increase. Total taxes decreased once during this period and that was from 1976 to 1977, dropping about 2.9%. Total assessed value decreased once in 1978 when it dropped about 2.6% from the year before. The erosion in the tax base was probably due in most part to the closure of the Kinzua Lumber Mill. The effects of the erosion carried over into the following year, 1979, evidenced by the less than 1% increase in total assessed Value. Total taxes, however, were rising and showed an increase in 1979, over 1978, of about 7%. The greatest increase in taxes came from state taxes (i.e. timber and grazing receipts, etc.) showing an increase of 103%. This category was followed by city taxes - a 48% increase, county taxes (to support county government) - a 41% increase, and finally school district taxes - a 27% increase.

Assessed taxable values for Wheeler County and its three incorporated cities (Fossil, Mitchell, and Spray) during 1971 - 1979 (except 1975), are compiled in Table E-2. (Note: Spray column incomplete due to insufficient data). Wheeler county, as a whole, increased 33% in assessed taxable value between 1971-1979. Again, there was the 2.6% decrease in value in 1978 the previous year. The three incorporated cities, Fossil, Mitchell, and Spray, have increased constantly in assessed value (171%, 287%, and 222%, respectively) and in terms of present share of total county assessed value (104%, 192%, and 142% respectively), with Mitchell making the largest gains. Table E-3 compares Wheeler County to the State with regard to assessed taxable value and percent share of state total value. This Table shows that the State as a whole was growing over 5½ times faster than Wheeler County during the years 1975 to 1978. Also, during this same time, Wheeler County fell 25% in its percentage share of the State's total assessed taxable valuation.

Table E-4 summarizes the distribution of county tax dollars from 1971-1979. During this period, schools received over 75% of each tax dollar, except in the year 1978 when schools received 73.36%. On the average, schools were averaging approximately 80% of each tax dollar in this first half of the decade while dropping to an average approximating 76% in the second half. Picking up this decrease was the State, increasing from an average approximating 8% in the first half to an average approximating 12% in the second half. Comparing beginning and ending years

TABLE E-2
WHEELER COUNTY ASSESSED TAXABLE VALUES
1971 - 1979

	1971	1972	1973	1974	1976	1977	1978	1979	% 71 - 79
Wheeler County	26,818,687	28,134,623	29,929,693	33,427,742	34,058,924	36,568,749	35,635,404	35,684,470	33%
Fossil	1,731,660	1,707,829	1,873,271	2,243,651	2,640,936	3,171,776	4,091,944	4,702,423	171%
As % of County Total	6.46%	6.07%	6.26%	6.71%	7.75%	8.67%	11.48%	13.18%	104%
Mitchell	394,969	442,707	445,099	475,566	741,325	890,229	1,068,318	1,530,869	287%
As % of County Total	1.47%	1.57%	1.49%	1.42%	2.18%	2.43%	3.00%	4.29%	192%
Spray	527,885	-	-	-	-	-	-	1,702,423	222%
As % of County Total	1.97%	-	-	-	-	-	-	4.77%	142%

NOTE: Spray column incomplete due to insufficient data.

SOURCE: Compiled by ECOAC from Annual Abstract of Taxes for Wheeler County, County Assessor's Office.

TABLE E-1

Wheeler County Tax Structure (in \$1,000)

YEAR	TOTAL ASSESSED VALUE	COUNTY TAXES	CITY TAXES	SCHOOL DIST. TAXES	STATE TAXES	TOTAL TAXES
1972	28,135	56.0	6.9	1,789	32.7	1,884
1973	29,930	58.0	7.3	1,899	38.0	2,003
1974	33,428	61.8	7.7	1,948	43.1	2,060
1975	33,100	65.5	8.1	2,054	51.6	2,179
1976	34,059	69.6	8.6	2,140	58.9	2,277
1977	36,569	73.8	9.1	2,064	65.0	2,212
1978	35,635	79.1	9.7	2,097	78.1	2,264
1979	35,684	79.1	10.2	2,272	66.3	2,427
% Change						
1972-1979	27%	41%	48%	27%	103%	29%

SOURCE: Compiled by ECOAC from Annual Abstract of Taxes for Wheeler County, County Assessor's Office.

TABLE E-3

WHEELER COUNTY

Assessed Taxable Valuation By County, For Selected Years 1965 - 1978 ^{1/}
 (In Millions of Dollars)

State/County	1965	1970	1975	1976	1977	1978	Percentage Change 1975 - 1978
OREGON	3,313.8	18,800.2	31,786.1	35,222.3	40,188.7	45,750.3	43.9%
WHEELER	5.6	26.5	33.1	34.1	36.6	35.6	7.6%
As % of State Total	0.169%	0.141%	0.104%	0.097%	0.091%	0.078%	- 25.0%

^{1/} In 1965, assessed valuation was 25 percent of estimated market value.

SOURCE: Oregon Department of Economic Development.

for this time period, State experienced the greatest change, increasing 36.5% in its share of the tax dollar. Cities were also receiving more in 1979 than in 1971, 11.3% more. The County and schools both experienced decreases in their share of the tax dollar, 3.1% and 3.4% respectively.

TABLE E-4
Distribution of Wheeler County Tax Dollars (In Percentages)
1971 - 1979

UNIT	1971	1972	1973	1974	1975	1976	1977	1978	1979
County	11.19	11.28	10.28	10.07	9.63	9.09	10.18	10.96	10.84
Schools	79.35	80.04	80.03	80.40	76.07	79.52	75.41	73.36	76.63
Cities	1.51	1.50	1.56	1.44	1.94	1.46	1.78	1.73	1.68
State	7.95	7.17	8.13	8.09	12.35	9.94	12.63	13.95	10.85
TOTAL	100.00	99.99	100.00	100.00	99.99	100.01	100.00	100.00	100.00

NOTE: Percentage totals may not equal 100% due to rounding.

SOURCE: Compiled by ECOAC from Annual Abstract of Taxes for Wheeler County, County Assessor's Office.

Table E-5 is a breakdown of property taxes for Fossil, Mitchell, Spray, and the Unincorporated Area. As can be seen from this Table, property taxes are low for Wheeler County and its' cities - the largest share spent for public education, the highest rates levied in Fossil. Note here that Spray has a Mayor-Council government when operates on a volunteer basis without a tax-raised general fund. Real property (land and buildings) is assessed at 100% of estimated market value.

TABLE E-5
 PROPERTY TAXES, WHEELER COUNTY
 1971 - 1979
 Levy (\$/1,000 Assessed Value)

	1971	1972	1973	1974	1975	1976	1977	1978	1979
<u>FOSSIL</u>									
County	1.76	1.74	1.58	1.59	1.20	1.56	1.42	1.71	1.84
City	3.32	3.57	3.45	3.03	3.10	2.90	2.56	2.10	1.94
Schools	12.36	12.79	12.41	13.15	9.40	13.79	10.52	11.51	13.11
Total	17.44	18.10	17.44	17.77	13.70	18.25	14.50	15.32	16.89
<u>MITCHELL</u>									
County	1.76	1.74	1.58	1.59	1.20	1.56	1.42	1.71	1.84
City	1.85	1.75	1.84	1.83	1.21	1.31	1.16	1.02	.76
Schools	12.36	12.95	12.41	12.43	9.40	13.79	10.52	11.51	13.11
Total	15.97	16.44	15.83	15.85	11.81	16.66	13.10	14.24	15.71
<u>SPRAY</u>									
County	1.76	1.74	1.58	1.59	1.20	1.56	1.42	1.71	1.84
City	-	-	-	-	-	-	-	-	-
Schools	13.36	12.80	12.65	12.65	9.40	13.79	10.52	11.51	13.11
Total	15.12	14.54	14.23	14.24	10.60	15.35	11.94	13.22	14.95
<u>UNINCORPORATED AREA</u>									
County	1.76	1.74	1.58	1.59	1.20	1.56	1.42	1.71	1.84
City	-	-	-	-	-	-	-	-	-
Schools	12.36	12.54	12.41	12.43	9.40	13.79	10.52	11.51	13.11
Total	14.12	14.28	13.99	14.02	10.60	15.35	11.94	13.22	14.95

NOTE: Spray has a Mayor-Council Government which operates on a volunteer basis without a tax raised general fund.

SOURCE: Compiled by ECOAC from Annual Abstract of Taxes for Wheeler County, County Assessor's Office.

F. Transportation

Introduction

In many instances the existing transportation system of an area serves as an important clue as to how that area developed. In the case of Wheeler County, the need for supplies by the mines and early settlements of interior Oregon led to the use of the existing system of Indian trails by settlers. These trails usually followed the lowest elevations and more gentle slopes of the area as well as making use of water level routes. With continued usage these paths were expanded to approximately road width but were still restricted to use by pack animals.

In 1861, The Dalles Military Road was initiated as the first improved road allowing the use of wagons in place of pack animals for Wheeler County, then part of Wasco County which included all of present day Oregon east of the Cascades. Henry H. Wheeler, from whom the county is named, introduced the first commercial transportation to the area along the Military Road with a stage line which ran from The Dalles to Canyon City in 1864. Organized road building or maintenance was not available to settlers of Wheeler County until the creation of the county in 1899 and organization of a County Road Department.

In the late 1800's an additional form of transportation began to push into the rural portions of Eastern Oregon. In 1889 Heppner served as the first railhead for Wheeler County when a branch line was constructed north to a mainline along the Columbia River. Service was improved further in 1897 with the construction of another branch line with its terminus in Shaniko, which soon developed into a major shipping point. These early railheads were valuable not only for receiving supplies but also gained importance as collection points for agricultural produce bound for distant markets. One problem that early producers experienced was the considerable distance that products had to be driven or packed from Wheeler County to the railheads. Even with the construction in 1929 of a rail line from Condon to Kinzua by the Kinzua Corporation this problem was never wholly solved.

The present situation in Wheeler County, as in the past, is a system of transportation dependent largely on local roads and highways with only minor participation by other modes such as railroad and aircraft transportation.

Highway Transportation

Major Highways

Wheeler County is served by two major highways, U.S. 26 from John Day through Mitchell to Prineville and Oregon 19 running through Spray and Fossil to Interstate 80-N at Arlington. These highways are paved, two-lane roads serving as major through routes for inter-county travel. State Highway 207, which runs from Mitchell northward through Spray to Heppner, and State Highway 218, which runs from Fossil to Antelope, are also major highways within Wheeler County serving as collectors for local as well as through traffic. In light of the importance placed on highway transportation in Wheeler County these routes serve as major links to outside services and markets for the residents making it necessary to maintain and improve them in the future. (see Table F-1).

Table F-1
Highways and Public Roads in Wheeler County

	<u>Number of Miles</u>	<u>Condition</u>	<u>Percent of Total</u>
State Highways:			
Primary	97.14	High Type Pavement	
Secondary	<u>59.61</u>	High Type Pavement	
Subtotal State Highways	156.75		15.76%
County Roads:			
Within City Limits	0.19	Gravel	
Outside City Limits	8.63	High Type Pavement	
	27.20	Low Type Pavement	
	153.58	Gravel	
	38.06	Graded Road (Dirt)	
	<u>40.67</u>	Unimproved Road	
Subtotal County Roads	268.33		26.98%
City Streets:			
	0.40	High Type Pavement	
	9.88	Low Type Pavement	
	1.47	Gravel	
	<u>0.70</u>	Graded Road (Dirt)	
Subtotal City Streets	12.45		1.25%
Public Roads:			
	2.57	Low Type Pavement	
	26.95	Gravel	
	23.18	Graded Road (Dirt)	
	<u>106.74</u>	Unimproved Road	
Subtotal Public Roads	159.44		16.03%
U.S. Forest Service Roads			
	5.7	High Type Pavement	
	182.5	Gravel	
	63.8	Graded Road (Dirt)	
	<u>64.2</u>	Unimproved Road	
Subtotal Forest Service Road	316.2		31.79%

	<u>Number of Miles</u>	<u>Condition</u>	<u>Percent of Total</u>
U.S. Bureau of Land Management			
	5.0	Gravel	
	22.0	Graded Road (Dirt)	
	<u>52.0</u>	Unimproved	
Subtotal Bureau of Land Management	79.0		7.94%
Bonneville Power Administration Roads			
	<u>2.52</u>	Primitive Road	
Subtotal Bonneville Power Administration Roads	<u>2.52</u>		<u>0.25%</u>
TOTAL Wheeler County Roads	994.69		100.0%

Source: Department of Policy and Program Development, Oregon Department of Transportation, 1977 data.

Table F-2
Wheeler County Highway Financial Information

Highway funds are derived from fuel taxes, vehicle registrations and licenses, and weight-mile taxes and truckload fines. The federal fuel tax presently is 4 cents and the state tax is 7 cents per gallon.

Distribution of state highway funds include expenditures for maintenance, new construction, right-of-way, and parks; in addition, approximately 35.5 percent was transferred to cities, counties, and other agencies, including traffic enforcement, for the ten year period 1966-1975.

Shown below is the annual average receipts, and expenditures and transfers for the period 1966-1975 for Wheeler County.

Receipts		Expenditures and Transfer	
Amount	% of State	Amount	% of State
\$303,182	0.14%	\$761,631	0.35%

A breakdown of Wheeler County highway construction expenditures since FY 1975 and a comparison with state wide expenditures is shown below. The column titled "Total to 6/30/77" takes into account the fact that some programs began earlier than others and reflects to total receipts by Wheeler County up to and including FY 1977.

<u>Program</u>	<u>FY 1975</u>	<u>FY 1976</u>	<u>FY 1977</u>	<u>Total to 6/30/77</u>	<u>% of State Total</u>
State Highway Construction Funds	\$ 33,200	----	----	\$1,326,700	1.24%
Federal Aid Secondary - County	----	----	\$2,900	\$ 483,600	0.59%
Federal Aid Secondary - State	\$389,300	\$629,600	\$4,700	\$1,776,500	1.73%
Federal Aid Primary - State	----	----	\$ 400	2,507,100	0.84%
Interstate Funds	----	----	----	----	----

Source: Economic Services Division, Oregon Department of Transportation, 1979 Data and Highway Fiscal and Statistical Data, Oregon Department of Transportation, 1977.

County Roads

In contrast to the major highway system, county roads serve as market routes within the county and as local collectors for the state system. With the exception of some recently resurfaced county highways and former state highways, the majority of the county roads are gravel surfaced. This type of construction is most appropriate in Wheeler County from the standpoint of resources available for construction and maintenance as well as the number of persons being served by the county road system. The rapidly accelerating cost of improving and maintaining roads has made it necessary for the Wheeler County Court to establish priorities for the County Road Department as a means of avoiding overextension of resources. The Court approved resolutions on July 5, 1979, and September 5, 1979, which, in conjunction with a resolution passed May 3, 1972, establish policies regarding the acceptance, maintenance and vacation of County Roads (see Map F-1 and Appendix).

Forest Service Roads

Forest Service roads in Wheeler County comprise an important element of the transportation network. Uses of these roads include timber management and grazing support services, recreation, and public travel. Each of these uses varies in intensity depending on the activity and season of the year. Recreation, travel, and grazing activities, although operating in general for the entire year, result in particularly heavy use during the spring, summer, and fall. Timber related activities, such as harvest and hauling, are most intensive during the summer and fall months and are the most dominant users of the road system. Because the road system is under the jurisdiction of the U.S. Forest Service, the county role will be one of coordination and assistance to ensure that the transportation needs of Wheeler County residents are accommodated. Forest Service actions, such as construction of road to standards above those required for resource removal or not closing roads after completion of a sale, can result in adverse impacts to adjacent private land. (see Table F-1)

Future Funding and Level of Service

A majority of the traffic moving by the road system within Wheeler County does so on state highways. This traffic ranges from trucks moving area resources for processing to week-end travelers enjoying the scenery and relative isolation of portions of the county. Because a majority of the service is provided by state highways, maintenance and improvement of these routes are highly dependent on continued state funding. The Oregon Transportation Commission in a Planning Overview, published in January, of 1977, indicated that in order to avoid placing an additional burden on the Oregon motorist in form of higher license fees and taxes, the future direction of the state will be to provide maintenance for existing highways while undertaking very little new construction. The implications of this philosophy could be very serious for Wheeler County in light of it's dependence on the state highway system.

While funding for construction of new roads will be severely limited, funding should be available for minor improvements or upgrading of sections of existing state highways and county roads within the county.

KEY - MAP F-1

County Roads Proposed for Maintenance

- | | |
|------------------------------|--|
| 1. Winlock Road | 14. Bridge Creek Road |
| 2. Parish Creek Road | 15. Stone Cabin Road |
| 3. Kahler Basin Road | 16. Painted Hills-Bear Creek Road |
| 4. Richmond-Six Shooter Road | 17. Butte Creek Road |
| 5. Alder Creek Road | 18. Girds Creek Road |
| 6. Antone Road | 19. Black Butte Road |
| 7. Rowe Creek Road | 20. Twickenham Bridge Creek Cut-off Road |
| 8. Upper Bridge Creek Road | 21. Hoover Creek Road |
| 9. Kinzua Road | 23. Lost Valley Road |
| 10. Gable Creek Road | 25. Lone Rock Road |
| 11. Cottonwood Road | 27. Huddelston Road |
| 12. West Branch Road | 29. Clarno Road |
| 13. Pine Creek Road | |

County Roads Proposed For Vacation

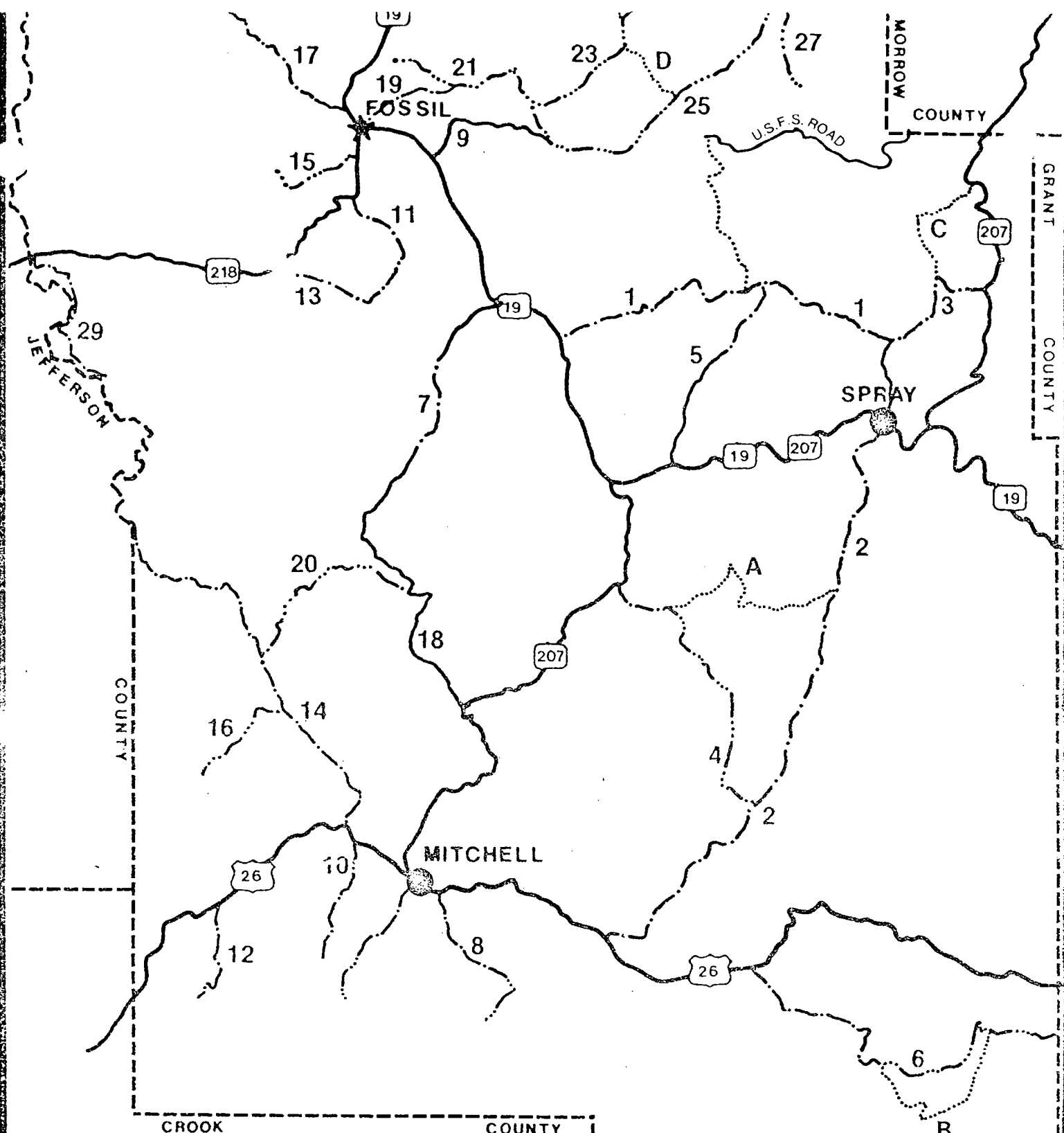
ROAD "A" commencing at its juncture with Parrish Creek County Road in Section 3, T10S R24E proceeding westerly to its termination at its juncture with Sixshooter County Road in Section 10, T10S R23E.

ROAD "B" commencing at its juncture with Antone County Road in Section 1 of T13S R24E and proceeding through Section 1, 12, 13 and 18 of T13S R24E; through Sections 18, 17, 9, 4, and 3 of T13S R24E; and terminating at its juncture with Antone County Road in Section 34 of T125 R25E.

ROAD "C" commencing at its juncture with Kahler Basin County Road in the northwest quarter of Section 33 of T7S R25E and proceeding through Sections 29, 20, 17, 16, and 15 in T7S R25E; and terminating at its juncture with Highway 207 in Section 10 of T7S R25E.



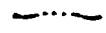
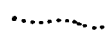

ROAD "D" commencing at the northwest corner of Section 7, T6S R22E, proceeding southeasterly and southwesterly to its termination with its juncture with Pethill Road in Section 18, T6S R22E.

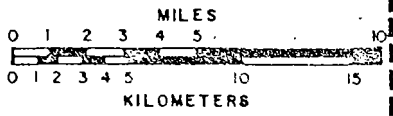
Source: Wheeler County Planning Commission, Fossil, 1980



CROOK COUNTY

LEGEND

-  OILED/PAVED
-  GRAVEL, all weather road
-  GRAVEL, summer use only
-  TO BE VACATED BY COUNTY
-  STATE AND U.S. HIGHWAYS

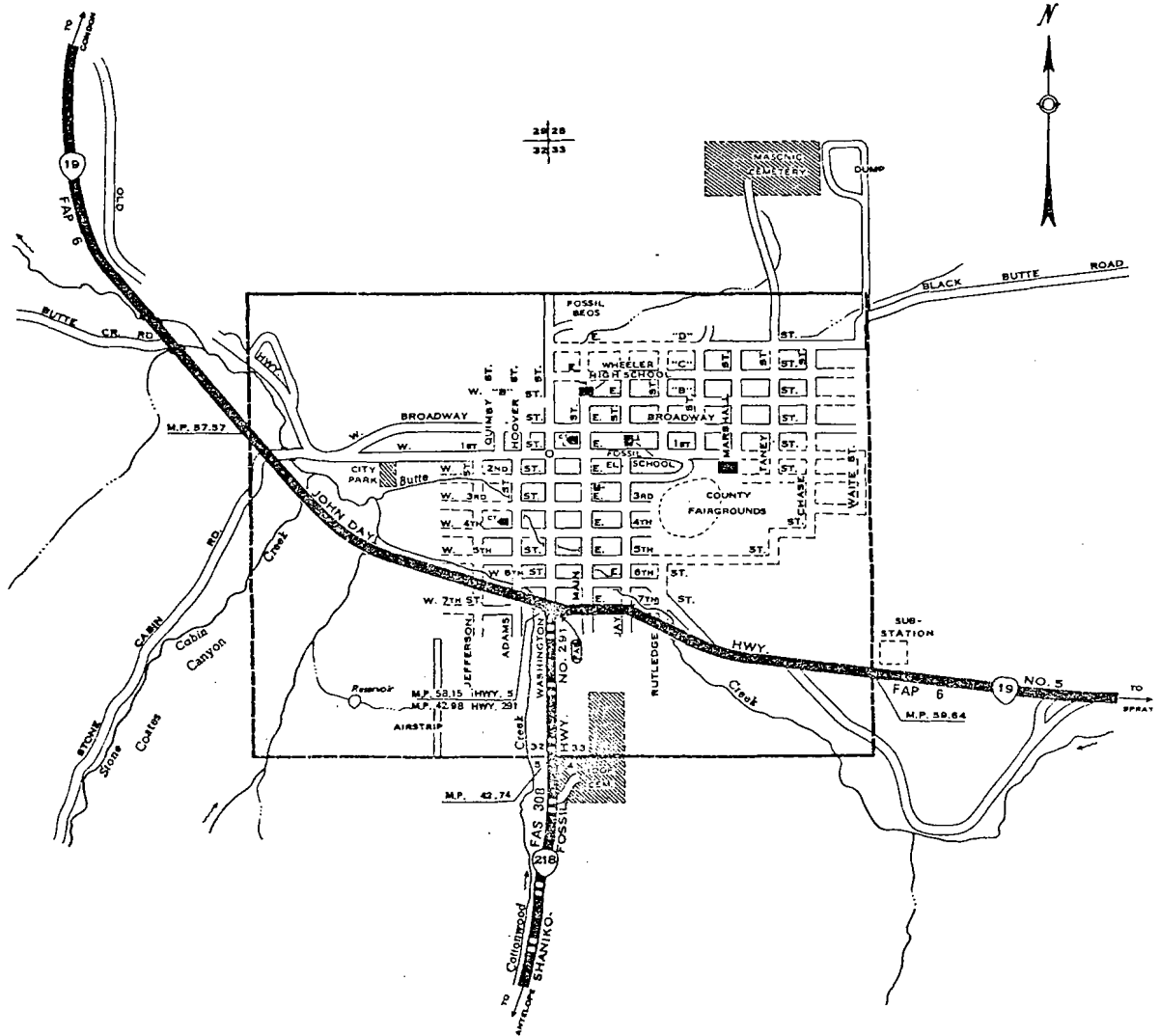


COUNTY ROAD CONDITIONS

WHEELER COUNTY, OREGON

Map No. F-1





T 6 S R 21 E W.M.

LEGEND

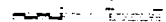
- | | | | |
|--|---------------------------------------|--|---------------------------------|
| | FEDERAL AID INTERSTATE SYSTEM | | INTERSTATE NUMBERED ROUTE (I-5) |
| | FEDERAL AID PRIMARY SYSTEM | | U.S. NUMBERED ROUTE |
| | FEDERAL AID SECONDARY SYSTEM - STATE | | STATE NUMBERED ROUTE |
| | FEDERAL AID SECONDARY SYSTEM - COUNTY | | |
| | OTHER FEDERAL AID SECONDARY - LOCAL | | |
| | TERMINATION OF FA SYSTEM | | |
| | TERMINATION OF ROUTE | | POST OFFICE |
| | DIVIDED HIGHWAY | | SCHOOL |
| | UNDIVIDED HIGHWAY - NO. OF LANES | | CITY CENTER |
| | STREET OPEN FOR TRAVEL | | R.R. DEPOT |
| | STREET DEDICATED BUT NOT OPEN | | CITY LIMITS |
| | | | PUBLIC BLDG. |
| | | | CITY HALL |
| | | | COURT HOUSE |
| | | | ARMORY |
| | | | LIBRARY |

FOSSIL
WHEELER COUNTY, OREGON

PREPARED BY THE
OREGON STATE HIGHWAY DIVISION
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

Population 640

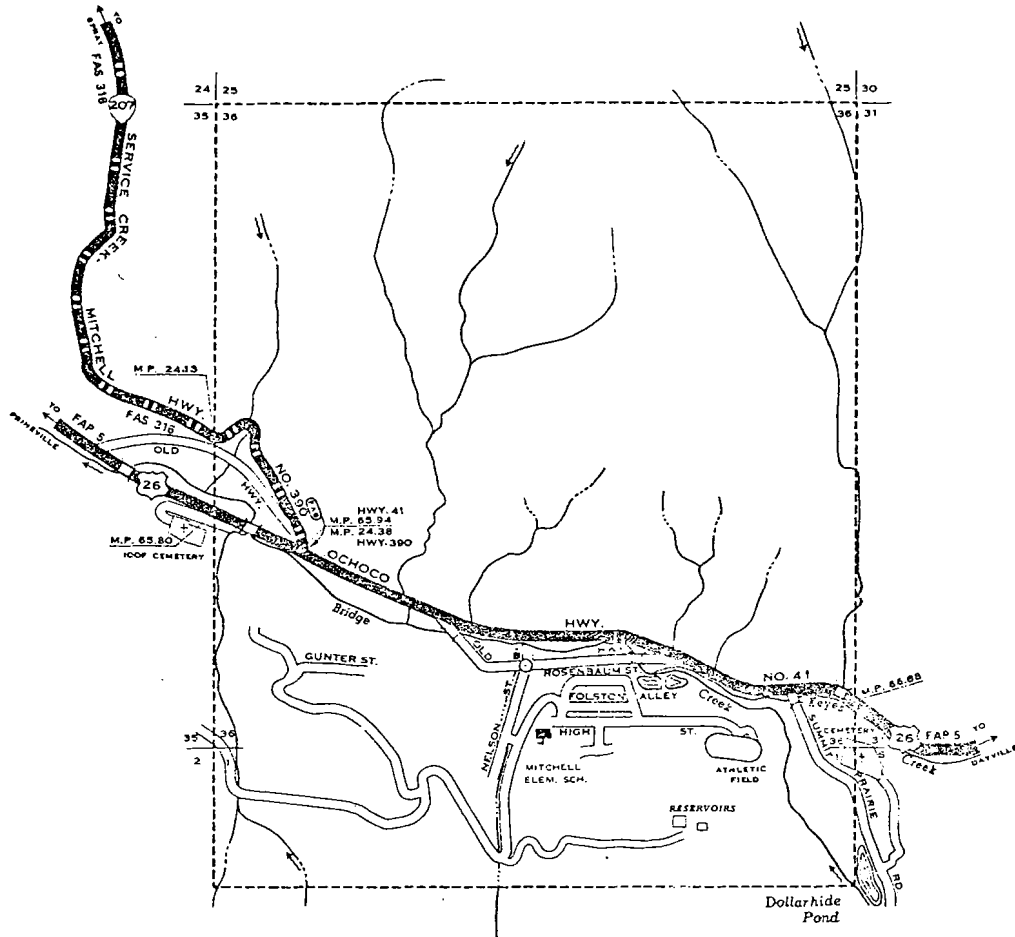
Scale in Feet



Revised March 1976

STREET & HIGHWAY SYSTEM

Map No. F-2

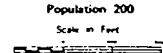


T11-12S R21-22E W.M.

MITCHELL

WHEELER COUNTY, OREGON

PREPARED BY THE
OREGON STATE HIGHWAY DIVISION
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
Population 200



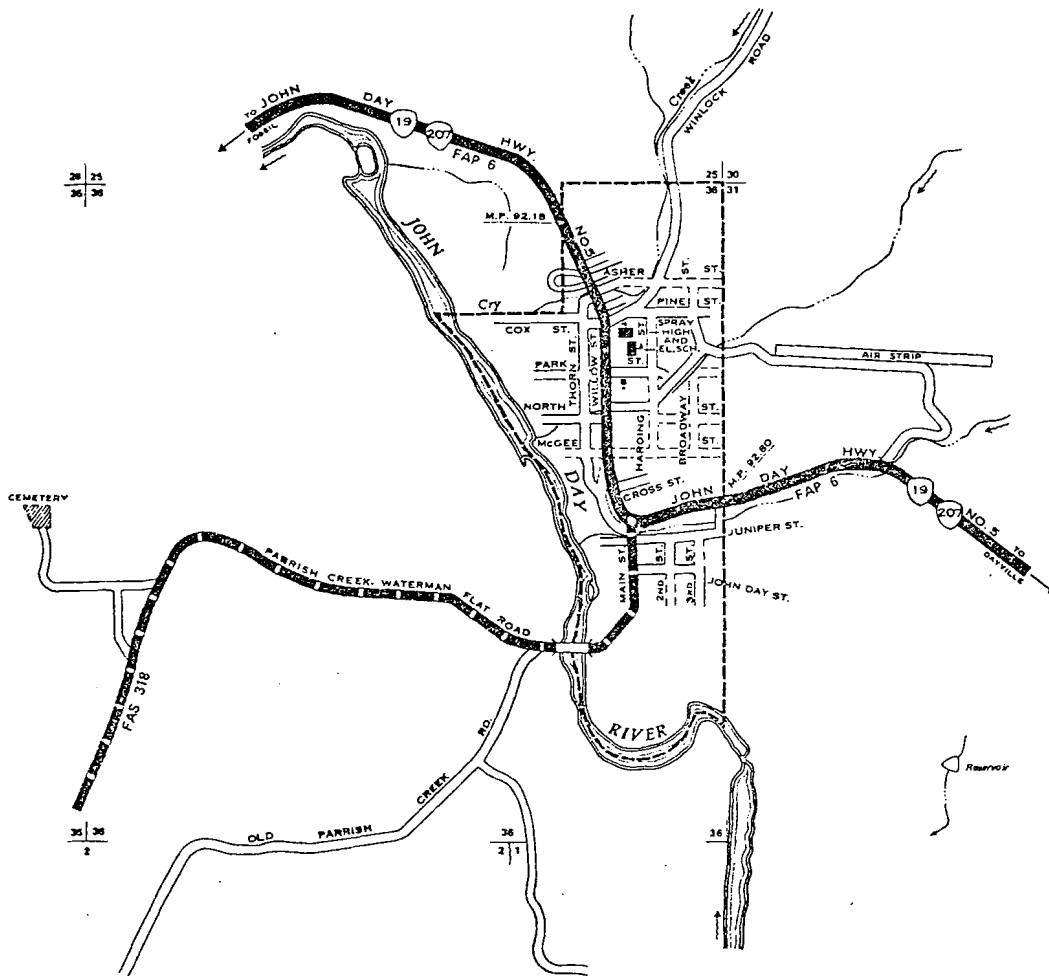
Revised February 1974

LEGEND

- | | |
|---------------------------------------|---------------------------------|
| FEDERAL AID INTERSTATE SYSTEM | INTERSTATE NUMBERED ROUTE (FAH) |
| FEDERAL AID PRIMARY SYSTEM | U.S. NUMBERED ROUTE |
| FEDERAL AID SECONDARY SYSTEM - STATE | STATE NUMBERED ROUTE |
| FEDERAL AID SECONDARY SYSTEM - COUNTY | |
| OTHER FEDERAL AID SECONDARY - LOCAL | |
| TERMINATION OF FA SYSTEM | POST OFFICE |
| TERMINATION OF ROUTE | SCHOOL |
| DIVIDED HIGHWAY | CITY HALL |
| UNDIVIDED HIGHWAY - NO. OF LANES | COURT HOUSE |
| STREET OPEN FOR TRAVEL | R.R. DEPOT |
| STREET DEDICATED BUT NOT OPEN | ARMORY |
| | LIBRARY |
| | CITY LIMITS |

STREET & HIGHWAY SYSTEM

Map No. F-3



T 8 S R 24 E W. M.

LEGEND

- | | | | |
|--|--|--|---------------------------|
| | FEDERAL AID INTERSTATE SYSTEM | | INTERSTATE NUMBERED ROUTE |
| | FEDERAL AID PRIMARY SYSTEM | | U.S. NUMBERED ROUTE |
| | FEDERAL AID SECONDARY SYSTEM - STATE | | STATE NUMBERED ROUTE |
| | FEDERAL AID SECONDARY SYSTEM - COUNTY | | |
| | OTHER FEDERAL AID SECONDARY SYSTEM - LOCAL | | POST OFFICE |
| | TERMINATION OF FA SYSTEM | | SCHOOL |
| | TERMINATION OF ROUTE | | CITY CENTER |
| | DIVIDED HIGHWAY | | R.R. DEPOT |
| | UNDIVIDED HIGHWAY - NO. OF LANES | | CITY LIMITS |
| | STREET OPEN FOR TRAVEL | | PUBLIC BLDG. |
| | STREET DEDICATED BUT NOT OPEN | | CITY HALL |
| | | | COURT HOUSE |
| | | | ARMORY |
| | | | LIBRARY |

SPRAY
WHEELER COUNTY, OREGON

PREPARED BY THE
OREGON STATE HIGHWAY DIVISION
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

Population 200

Scale in Feet



Revised August 1976

STREET & HIGHWAY SYSTEM

Map No. F-4

Various sources of federal funding for improvement to Wheeler County roads are available through programs administered by the Oregon Department of Transportation. The Federal Aid to Secondary-County (FAS-C) and Safer Off-System Roads (SOS) programs are two such sources which have provided valuable funding in the past. Of the approximately \$6.3 million allocated to Oregon under the Federal Aid to Secondary-County, \$3.14 million is divided among the 36 counties on the basis of rural population and road mileage. Both the FAS-C and SOS programs require a local match of 7% and 14% respectively which may limit the participation of Wheeler County depending on the availability of local monies.

The major state program providing funding to local jurisdictions is the Special City Allotment Fund (SCA). This fund was initiated by the 1947 legislature and provides \$250,000 annually to assist cities of less than 5,000 population. The maximum dollar amount available to any one city is \$25,000 which allows ten cities per year to participate in the program. There are other programs available for safety related repairs and bridge replacement but requirements and fundings are more restricted than the above programs. (see Table F-2)

In light of the limited resources, both at the local and state levels, it will be necessary to develop a strategy to maintain the existing road system and utilize it to its greatest potential. In the past the routes utilized most often by county residents; mail routes, school bus routes, and residential access streets, have received the most immediate attention. To preserve this strategy and to minimize the public investment in roads, large scale housing developments should be encouraged to locate along major or secondary roads. This will allow the expanded use of existing roads rather than creating a demand for new or improved facilities.

An additional concern for Wheeler County, as in all other rural counties, is the preservation of agricultural land for future use. In order to preserve the amount of land suitable for continued agricultural use and in configurations which can be farmed economically it will be necessary to carefully evaluate future expansions or realignments of state or local roads.

Aviation

Wheeler County is not served by a scheduled air carrier so all aviation activity in the county is classed as General Aviation. This category consists of the bulk of civil aviation activity and encompasses everything from crop dusting in small aircraft to recreational and passenger flights. In light of the restricted access to other transportation modes it would be reasonable to expect that air transportation would be a major factor in serving Wheeler County. However, although several airstrips are scattered through out the county only one, the Mitchell Airstrip, is utilized by the public to any degree and no airstrips are presently included on the Oregon Aviation System Plan.

The Mitchell Airstrip is located adjacent to State Highway 207, just northwest of town, and presently has a short, unimproved runway adjacent to a ridge. Location of this natural obstruction so close to the runway surface could limit the potential of the airstrip for expanded use and federal or state funding. The Collins Airstrip, about ten miles east of Mitchell, Fossil Airstrip and an airstrip near Spray are other privately owned airstrips which are used by the public to a lesser degree.

All of the airstrips within Wheeler County are relatively unimproved and can only be used under favorable weather conditions. This factor, coupled with the relative isolation of the county in relation to emergency medical services, would indicate a need for improved air service to the area. While regular scheduled air carrier service would not be a reasonable expectation, due to the number of persons served, some activity in recreational-charter, search and rescue and emergency medical evacuation can easily be justified.

In order to gain entry to the Oregon Aviation System Plan and National Airport System Plan, a preliminary step to receive state and federal funding for airport improvement, it will be necessary to designate one or more airstrips suitable for expanded service to Wheeler County. Once the site or sites have been selected and improved to minimum standards an application could be made to the Oregon Department of Transportation, Aeronautics Division for inclusion in the Oregon Aviation System Plan as a remote location requiring air service. The criteria used by the Aeronautics Division takes into account the fact that in some locations the availability of many specialty items and services are limited and reliance on major and regional service centers is heavy. Wheeler county could easily qualify for a high priority under this criteria simply because a majority of the county is more than thirty minutes ground time from the nearest improved airport and more than two hours travel time from a major or regional commercial center. Inclusion in the Oregon Aviation System Plan and later in the National Airport System Plan would ensure future funding for improvements to facilities which will better serve Wheeler County with necessary commercial and health services.

Recreational Transportation

Transportation related recreational opportunities that presently exist in Wheeler County include: the highway system, which provides opportunities for sight-seeing and off-road vehicle use as well as winter use by snowmobiles and cross-country skiers; the aviation system, which also provides a means of sight-seeing and access to more remote sections of the area, and the Trans-America Bikeway on Highway 26 in southern Wheeler County.

An Off-Road Vehicle (ORV) is defined as any motorized vehicle which is used off established roadways is designed for travel on or over natural terrain. It is often difficult to limit the use of these vehicles to designated areas due to their ability to travel in all conditions and terrain. As a recognized form of outdoor recreation ORV use has many positive benefits for Wheeler County, but the possibility also exists for damage to the environment, historical or geological areas, and private property if proper controls are not exercised.

The Trans-America Bikeway was the result of nearly three years of study by the Bike Centennial, which is non-profit publicly and privately supported organization. The 4,800 mile route meanders over secondary roads from the Oregon Coast to the Virginia Coast. In the Bicentennial Year 1976, approximately 4,000 cyclist rode all or significant portions of the route and long distance touring is continuing on this trail today under the sponsorship of Bike Centennial.

In Oregon both the state and local governments are committed to the development of a bikeway system for travel and recreation as demonstrated by the one percent of state gasoline tax revenues that are directed toward planning and construction of bikeways and footpaths. With a national bikeway forming a major east-west route across Wheeler County consideration should be given during construction or realignment of state or county roads to adding short, connecting county bikeways as a means of developing a county bikeway system.

Access to Other Modes

While in many cases Wheeler County is not directly served by a given transportation mode there are points of connection which are, in some instances, located within a reasonable distance.

Aviation

As previously mentioned, Wheeler County does not have an airport recognized by the National Airport System Plan nor is it served by a scheduled air carrier. Freight and passenger service is available through several adjacent communities by a wide range of carriers. United Airlines, a major national carrier, operates light freight and passenger facilities at the Pendleton Municipal Airport 122 miles to the north and Hughes Airwest, a major regional carrier, operates passenger facilities out of the Redmond Airport 50 miles southwest and Pasco Airport 99 miles to the north. Air Oregon, a commuter airline carrying passengers and bank records, is based in Pendleton (122 miles north) and Hermiston (95 miles north) and lands in Redmond (50 miles southwest), Prineville (30 miles southwest) and The Dalles (80 miles northwest).

The nearest general aviation airports with paved runways which are maintained for year-round use are:

Table F-3
Adjacent Airport Facilities

<u>Location</u>	<u>Owner</u>	<u>Elevation</u>	<u>Max Runway Length</u>	<u>Unicom</u>
Condon	State	2,910	2,000	122.8
Madras	City-County	2,434	8,825	122.8
Prineville	Private	3,246	4,000	122.8
John Day	State	3,700	4,500	122.8

Source: Wheeler County, Oregon, Industrial Development Factbook, Business Economic, Inc., 1978

Of particular importance to Wheeler County is the John Day State Airport for which an airport master plan is currently being developed. The John Day Airport has potential for supporting future commuter service, search and rescue operations or emergency medical evacuation service which would benefit residents of Wheeler County in addition to the residents of Grant County. By improvement of airstrips within Wheeler County to minimum standards some of these services, while being based in John Day, will be able to land in the county in an emergency situation. For this reason the John Day State Airport Master Plan, when completed, should be included, by reference, in the Wheeler County land use plan.

Bus Transportation

Prior to May 10, 1979 Wheeler County was served by a regularly scheduled carrier, Pacific Trailways, which had no facilities within the County but did run along Highway 26 and stop in Mitchell. On that date, the Oregon Public Utility Commission, which is responsible for regulating interstate bus routes, approved a request by Trailways to eliminate service between Prineville and Vale along Highway 26 and authorized once-daily round trip service from John Day to Vale via Highway 395 and Burns. Though the Interstate Commerce Commission (ICC) has not yet approved the request, it appears that they probably will.

Loss of the daily run not only terminated scheduled passenger service to Wheeler County, but also severed express package service which served as an important connection to surrounding communities. Bus express package service gives smaller towns and rural areas access to specialized services and merchandise that would otherwise be available only by traveling to a metropolitan area. This service is particularly critical with items such as farm, medical, and veterinary services and supplies which must be transported quickly. Local businessmen are able to capture trade which might otherwise be lost to businesses outside the county and residents receive improved service by utilizing the express package service.

There are several solutions exist for the existing lack of bus passenger and express package service to Wheeler County. A recently announced White House Rural Initiative Program has proposed legislation seeking to develop a means for overcoming the isolation that some rural residents now experience. The possibility exists that funding will become available in the near future for initiation of a small bus or truck shuttle system connecting with regularly scheduled Pacific Trailways service in John Day, which is about 70 miles east of Mitchell. Such service would help meet the passenger and express package needs of Wheeler County residents.

Water Transportation

Wheeler County is landlocked and, aside from limited passenger service along the John Day River in the late 1800's, has never had direct access to barge or deepwater transportation. Access to Columbia River barge service is obtained through the Ports of Arlington, The Dalles, and Umatilla to the north, while connections with deepwater service must be made at the Port of Portland.

Railroad

With the closing of the Kinzua Corporation lumber mill in June of 1978 and abandonment of the Condon, Kinzua and Southern Line between Condon and Kinzua, Wheeler County was left without direct access to rail freight and passenger service. This line, constructed in 1929, was designated as a common carrier and transported mail and passengers to Kinzua until 1952.

Connections can be made with two major rail freight carriers at railheads located within 30 miles of Wheeler County. Burlington Northern operates a north-south mainline which passes through Redmond where connection with the City of Prineville Railroad brings service to within 30 miles of the west boundary of the county. Access to the Union Pacific mainline along the Columbia River can be obtained along a spurline extending from Condon, approximately twenty miles north of Fossil, to Arlington.

The Condon Branch was designated as being under study and potentially subject to abandonment by the Interstate Commerce Commission on April 15, 1977. The main reason for this designation was the loss of traffic that resulted when the Condon to Kinzua portion of the line was embargoed on November 23, 1976 due to deferred maintenance which left the line unsafe for operations. While the Condon to Arlington portion of the line will not be abandoned in the near future, due to continued use by agricultural shippers, such an action would jeopardize one of the few railroad access points for Wheeler County. Preservation of these adjacent railheads will be important in the future as sites where containerized freight can be transferred from train to truck for delivery to Wheeler County. At the present time this intermodal service, known as trailer-on-flatcar or piggyback service, is available only through the Hood River and Hinkle Rail Yards.

Railroad passenger service is provided by the National Railroad Passenger Corporation (Amtrak) which was created by the Rail Passenger Service Act of 1970. Since 1977 a daily scheduled run has operated between Portland and Salt Lake, with stops at The Dalles, Hinkle and Pendleton providing access for Wheeler County residents.

Truck Transportation

Regularly scheduled truck service, providing shipment for goods for local producers and businesses, is an important asset for Wheeler County. As with the package express service provided by buses, previously mentioned, the truck freight system offers access to amenities that rural areas would otherwise not enjoy.

The John Day Auto-Freight Company operates between John Day and Portland via U.S. Highway 26 and serves the southern portion of Wheeler County. Mid-Oregon X-Press, Inc. provides motor freight service to the entire Central Oregon Region, including Wheeler County. As mentioned in the rail-road section, truck service will provide an important connection for delivery of supplies and outbound shipment of goods as intermodal or piggyback service.

Transportation Disadvantaged

One group of citizens, the "transportation disadvantaged", is particularly sensitive to the level of transportation service which is available in Wheeler County. Within this broad classification is included the poor, the young, the aged and the disabled of the population who are unable or have great difficulty in utilizing the existing transportation system either through physical, financial or legal restrictions.

As outlined in a publication titled: The Transportation Disadvantaged, by the Oregon Department of Transportation, the needs of these four groups vary widely. The limited financial resources of the poor not only decrease the likelihood that they will own a vehicle, but also reduce their access to other modes of transportation. The young have limited resources, which may force them to purchase an inadequate automobile as a means of mobility, or face legal restrictions which limit their options. The aged experience reduced sensory and physical abilities which make forms of transport, other than the automobile more desirable for access to specialized medical services and visits to children and friends. The disabled may require modification in the design or delivery of existing transportation services before they can enjoy increased mobility.

A 1972 estimate by the Oregon Department of Transportation indicated that approximately 726 persons or 39.9% of the population in Wheeler County are classed as transportation disadvantaged. It should be stressed that these are 1972 figures which do not take into account recent developments, such as the closing of Kinzua operations, in Wheeler County. It is reasonable to assume that this percentage of the population will increase in the future due to recent economic factors and the rising cost of transportation. The scattered nature of population in rural counties, such as Wheeler County, presents a special set of problems in providing an adequate level of service for the disadvantaged segment of the population. Taxi service does not exist for any Wheeler County city and bus service is limited to those residents living in the southern portion of the county, adjacent to Highway 26. An informal system of ridesharing presently exists in the County as disadvantaged or elderly residents are able to arrange rides with neighbors or relatives for doctor appointments and shopping trips. As funding becomes available, subsidizing this informal system might serve as a solution to some of the transportation problems experienced by Wheeler County residents.

A 1976 survey conducted by the District 12 Area Agency on Aging (AAA) concluded that a need exists in the five county area, including Wheeler County, for: the provision of improved health services; escort services to grocery stores, doctors, and other necessary services; and county-wide transportation services. The agency has developed a two-fold program which addresses the provision of transportation services for a target group of low-income, elderly persons.

Escort services for residents to hot meal sites in the Cities of Fossil, Mitchell, and Spray are supported by funding from AAA. Although the amount available to the program is limited and must be distributed throughout the five county area, the program does provide some measure of mobility for low-income, elderly persons in Wheeler County. The Area Agency is also involved in the Quintra Program, a system of five buses each carrying 9-13 passengers, which are proposed to serve the transportation needs of senior citizens in the five county area. One bus will be located in Wheeler County with a routing system to be organized in a manner which best addresses the travel desires of elderly residents. Continued involvement in these programs is an important step in addressing the needs of the transportation disadvantaged in Wheeler County, and the needs of segments of the population not presently served; the disabled, poor, and young, will be a consideration in the future.

G. Housing

The Oregon Department of Commerce, Housing Division, estimated new, non-subsidized housing demands in Wheeler County for April, 1978 through June 1980. The results are tabulated in Table G-1, giving some indication of housing price needs. It is important to emphasize that these predictions do not cover all housing needs for the county during the period - - just new, non-subsidized housing needs. Annual projected totals equal construction of two new houses and five new apartment units in the County. According to the Oregon Department of Human Resources, there were twelve building permits for all building units in 1978. Of these twelve, three were for single family units and the other nine were for mobile homes, with zero building permits for multiple family dwellings. This indication from this data is that the outlook for the Residential Construction Industry in the near future is dismal.

Table G-2 is a housing survey of existing houses by cities and county-wide. Note that this survey does not include double-wide mobile homes, according to this data, close to three-quarters of the houses were valued at less than \$15,000. The Oregon Department of Human Resources also notes that 450 of Wheeler County's dwellings were built before 1939. (Oregon Department of Human Resources, Social Accounting For Oregon Socio-Economic Indicators 1979 page 398). This figure is just over half of all 1978 occupied dwellings, which ranks Wheeler County third in the State. The year 1939 is used as a measure for comparing the conditions of dwellings between counties. It is assumed that dwellings built prior to 1939 have a greater chance of having structural or system deficiencies causing it to be inadequate for housing purposes. The percentage of pre-1939 dwelling units of all occupied dwellings is a general indicator of inadequate housing.

Compiled in Table G-3 are data from April 1, 1960, April 1, 1970, and April 1, 1978 of the housing inventory in Wheeler County providing tenure and vacancy trends. Total housing inventory, even though up 6% from 1970, has fallen 17% since 1960. Almost as distressing is the continually decreasing amount of available vacant housing, either for sale or for rent. An inadequate supply of available vacant housing can be a negative factor in the location of young people from the county, either single or getting married, moving out on their own. Adequate housing is also a factor considered by prospective new industries in their decision-making process for new locations, if employment will require more labor than the existing labor-pool can provide. However, they still have to be able to house the top level management.

TABLE G-1
 Estimated Annual Demand For New Nonsubsidized Housing
 WHEELER COUNTY
 April - 1978 Through June - 1980

Single - Family Houses

<u>Price Class</u>	<u>Number of Houses</u>	<u>Percent of Total</u>
Under \$40,500	1	50.0
40,000 - 44,999	1	50.0
45,000 - 49,999	0	0.0
50,000 - 54,000	0	0.0
55,000 - 59,999	0	0.0
60,000 - 64,999	0	0.0
65,000 - 69,999	0	0.0
70,000 and Over	0	0.0
TOTAL	2	100.0

Multi-Family Units

<u>Gross Monthly Rent</u>	<u>Efficiencies</u>	<u>One Bedroom</u>	<u>Two Bedrooms</u>	<u>Three or More Bedrooms</u>
Under \$175	0	0	0	0
175 - 184	0	0	0	0
185 - 194	0	0	0	0
195 - 204	0	0	0	0
205 - 214	0	0	0	0
215 - 224	0	0	0	0
225 - 234	0	0	0	0
235 - 244	0	0	0	0
245 - 254	0	0	0	0
255 - 264	0	0	0	0
265 - 274	0	0	0	0
275 - 284	0	0	0	5
285 - 294	0	0	0	0
295 - 304	0	0	0	0
305 - 314	0	0	0	0
315 - 324	0	0	0	0
325 - 334	0	0	0	0
335 - 344	0	0	0	0
345 - 354	0	0	0	0
355 and Over	0	0	0	0
Total	0	0	0	5

SOURCE: Projected Housing Demands in Wheeler County, Oregon
 Oregon Department of Commerce, Housing Division April 1978

TABLE G-2

Housing Survey of Wheeler County by Cities, County-Wide

	<u>\$15,000 or Less</u>	<u>\$15,000- \$24,999</u>	<u>\$25,000- \$39,999</u>	<u>\$40,000- and UP</u>
Fossil	126	34	31	0
Mitchell	62	10	2	2
Spray	46	8	5	0
County-Wide	156	33	16	8

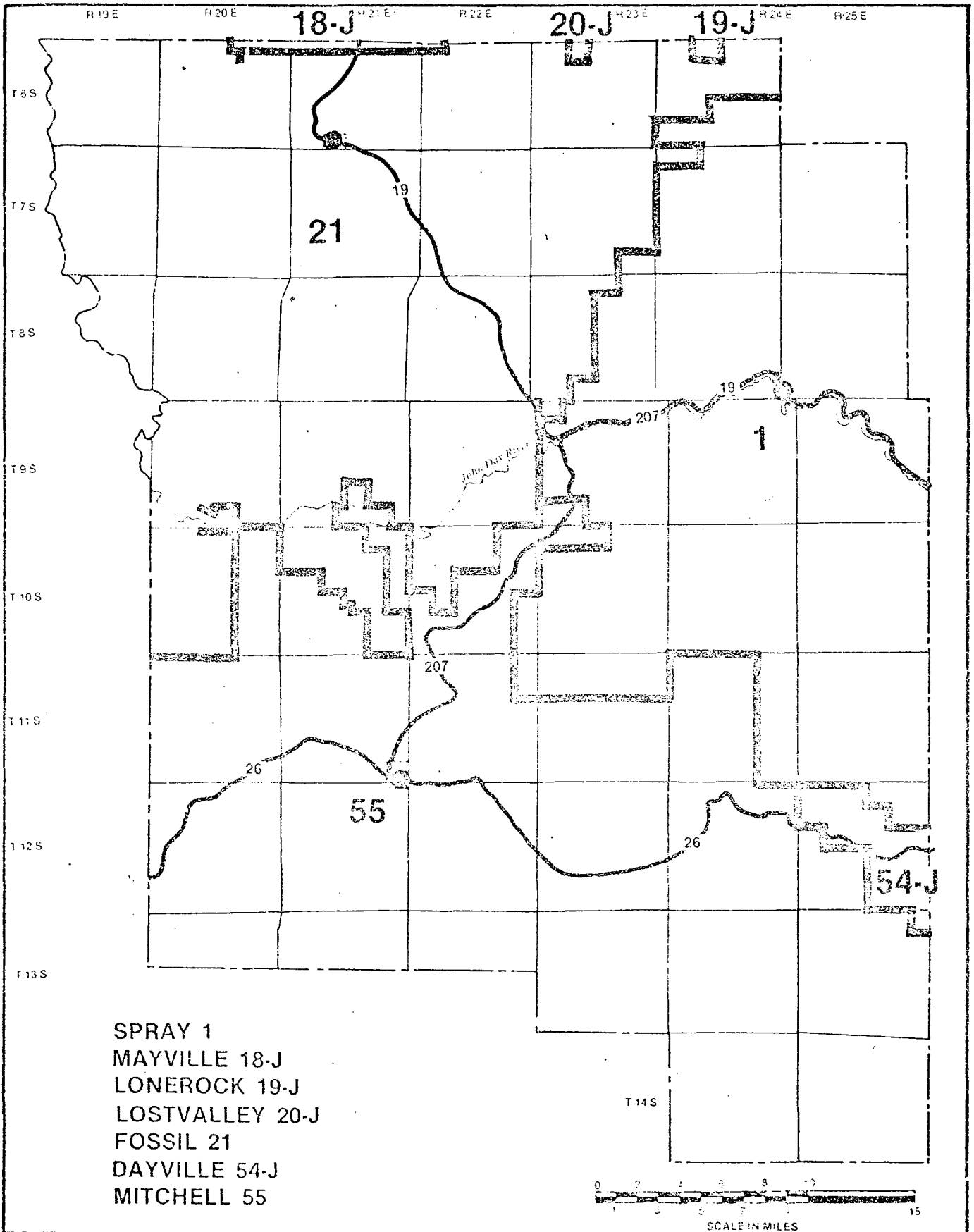
NOTE: This does not include double-wide mobile homes

SOURCE: County Appraisal Records 1979

TABLE G-3
 Tenure And Vacancy Trends, Wheeler County
 April 1, 1960 to April 1, 1978

	April 1 1960	April 1 1970	April 1 1978
Total Housing Inventory	987	776	820
Total Occupied Units	822	650	749
Owner Occupied Units	384	335	403
Percent of Total	46.7	51.5	53.8
Renter Occupied Units	438	315	346
Percent of Total	53.3	48.5	46.2
Total Vacant	165	126	70
Available Vacant	67	59	25
For Sale	12	10	7
Sales Vacancy Rate	3.0	2.9	1.8
For Rent	55	49	18
Rental Vacancy Rate	11.2	13.5	5.0
Other Vacant Units	98	67	45

SOURCE: Projected Housing Demands in Wheeler County, Oregon
 Oregon Department of Commerce, Housing Division, April 1978



SPRAY 1
 MAYVILLE 18-J
 LONEROCK 19-J
 LOSTVALLEY 20-J
 FOSSIL 21
 DAYVILLE 54-J
 MITCHELL 55

SCHOOL DISTRICTS
WHEELER COUNTY, OREGON



H. County and City Services

Medical Services

Wheeler County is served by one medical clinic located in Fossil. Presently, a physician from Madras provides medical services each Thursday at the clinic. The clinic expects that, after July 1, 1979, a physician will reside in Fossil, providing greatly expanded medical services to the community.

Fossil, Mitchell, and Spray have municipally-owned ambulances. Ambulance operators have received EMT-1 certification. Individuals requiring emergency medical attention are usually transported to hospitals in The Dalles (Fossil area patients), John Day (Spray area patients), and Pineville (Mitchell area patients). Radio communication from all ambulances to the Sheriff's office and Fossil clinic is possible.

The State of Oregon Emergency Medical Services (EMS) agency provides training and materials assistance to Wheeler County from its Pendleton office. Projects which EMS expects to help coordinate in Wheeler County include use of a 911 emergency phone number and use of special trousers for shock victims.

Source: Fossil Clinic and State of Oregon Emergency Medical Services, Pendleton. 1979

Mental Health Services

Wheeler County residents can receive mental health services from the Mental Health Clinic that has been established in Fossil. Staffing for the clinic includes one therapist and one secretary. Operating with a \$42,286 annual budget comprised of Federal, State, and County resources, the clinic operates three days each week. The clinic also provides funds to the schools for special instruction for the trainable mentally retarded.

Source: Wheeler County Mental Health Clinic. 1979

Law Enforcement Services

The Wheeler County Sheriff's Department, Fossil, employs one full-time person in law enforcement. In addition, two part-time persons are employed - - one at Mitchell and one at Spray.

The City of Fossil employs a part-time marshall to provide law enforcement services. The Sheriff's Department provides back-up assistance for the marshall, including investigative work.

Source: Wheeler County Sheriff's Department. 1979

Public Schools

Each of Wheeler County's three communities provides a public school education through grade 12. Schools in the county are listed below.

<u>Community</u>	<u>School Dist. No.</u>	<u>Average Daily Enrollment</u>	<u>No. Faculty Members</u>
<u>Fossil</u>			
Elementary	21	128.1	Combined 32
High School	21	67.3	
<u>Spray</u>			
Elementary	1	50.3	Combined 16
High School	1	31.9	
<u>Mitchell</u>			
Elementary	1	50.3	Combined 19
High School	1	31.9	

Source: Wheeler County School Superintendent Office. 1979

Public Library

The County's only public library is located at Main and Broadway Streets in the City Hall Building, Fossil. The governing body for the library is the Fossil Library Board, and the library receives its financial support from the City of Fossil. The Library Board is presently evaluating changes that will improve the delivery of library services.

The purpose of the library is to provide reading materials to the general public for reference and pleasure. People from other communities may, and sometimes do, borrow books. At present, the book collections are not sent to other communities but they have been at times in the past. Approximately 10 persons per week use the library. Its collection consists of 1,500 hard-cover books, 200 paperback books, a reference collection of 275 and 5 magazines (other magazines are donated). Special Collections include 9 books on Oregon, general history, health, gardening, humor and games, crafts, biographies, art and cooking. Also, there are two special historical collections. Other resources contained in the library include Oregon and local history materials, children's materials, young adult materials, senior citizen's materials and medical information for lay people. The library borrows materials from the Oregon State Library only. The average monthly circulation of the library is 60 and the total annual circulation is 720. Approximately 10% of the collection is weeded out annually. The annual loss of books is two or three dozen including paperbacks.

In most cases, members of the general public are permitted to utilize the school libraries for materials that are not otherwise readily available.

Source: The Brewster Company, ECOAC Library Improvement Project. 1979

Fire Protection

The City of Fossil maintains a fire truck to provide fire fighting services to the community of Fossil. In addition, a specially-equipped pickup truck is available for fire protection in rural areas near Fossil.

Adequate fire protection for Fossil is hampered by water system deficiencies. Undersized pipes and low level reservoirs contribute to inadequate water pressure and small flow volumes. There is an insufficient number of hydrants to provide satisfactory fire protection. The community has a poor fire rating, and fire insurance is quite expensive.

In Spray, the city-owned fire truck is operated by volunteers to provide fire protection to city residents. Service is also provided to areas outside of the community, but only if a home is on fire or threatened by fire. A nominal fee is charged individuals who utilize the service.

Water system deficiencies that limit the effectiveness of fire protection efforts include an inadequate source and old distribution system. There are no fire hydrants in the community, although there are two locations within the distribution system where hoses can be attached to fill the storage tanks on the fire truck. Fire insurance rates are high in Spray.

Mitchell's two fire trucks and volunteer fire department respond to calls for assistance in the community and surrounding rural area. There is no charge for the service. Many of the water system problems that apply to Fossil and Spray are prevalent in Mitchell. The community has applied for Federal assistance to replace some distribution lines and install additional hydrants, but has not been successful.

Source: City of Fossil, City of Mitchell, City of Spray, Krumbein Engineering. 1979

County and City Parks

Fossil and Mitchell each have city parks. Both communities have made efforts to improve the parks and park facilities over a period of time.

Fossil's park is located on 1st street between the motel and county shops. The park's tennis court is its most prominent feature.

Mitchell's city park, which has a sprinkler system, lawn, and swing set, lies adjacent to Bridge Creek and across from the hotel. Additional improvements are anticipated.

Spray lacks a park, but there is ample interest in developing one of two parcels of city-owned property. One of the two potential locations is located alongside State Highway 19, but the available property is probably too small to accommodate the community's needs. The other possible area is located one-eighth mile from the highway.

In 1976, the U.S. Economic Development Administration provided financial assistance to Wheeler County for construction of a 19-acre park. The park is known as Bear Hollow Park, and is located seven miles south of Fossil, adjacent to Highway 19. The park lies back from the highway about 300 feet with trees and shrubbery providing a natural barrier between the park and highway. The improved portion of the park will accommodate overnight activities as well as day use activities. Facilities include water, outdoor restrooms, picnic areas, a play field, and a nature trail.

Source: Wheeler County Planning Commission, City of Spray, City of Mitchell. 1979

Communications

Newspapers:

No newspapers are published in Wheeler County.

The Condon Times-Journal is a weekly newspaper published in Condon (Gilliam County), Oregon. It is the newspaper of record for Wheeler County and is distributed county-wide.

The Portland Oregonian and Oregon Journal dailies are available county-wide, and have sizable readerships.

In northern Wheeler County (Fossil area), the East Oregonian daily newspaper, published in Pendleton, is available.

Spray-area residents frequently subscribe to weekly newspapers from John Day, the Blue Mountain Eagle, and Heppner, the Heppner Gazette Times.

Many Mitchell residents subscribe to the weekly Central Oregonian, published in Prineville.

Radio:

No radio stations are located in Wheeler County. AM radio stations most frequently listened to are located in Prineville (KRCO) or The Dalles (KACI or KODL). In some areas of the county, radio reception is poor.

FM radio reception can be purchased through the cable television system in Fossil.

Television:

In Fossil, television service is provided through Fossil Community TV, Inc. Five Portland and three Tri-Cities (Washington) channels are available through the system, which is community-owned. The seven-member Board of Directors is elected by the public. The system is financially self-supporting.

No cable television service is available to Spray residents. Residents having television antennae are able to receive one Portland station and two UHF stations from Pasco, Washington. The remoteness of the community prevents high quality reception.

High quality television service is available in Mitchell, where residents pay a fee to the City for benefits received from a nearby TV signal translator. Those purchasing the service have antennae installed on their homes to receive the signal.

Source: Wheeler County Planning Commission, Fossil Community TV, local elected officials. 1979

I. Community Facilities

Water - Fossil

Three supply sources are presently utilized by the City of Fossil's municipal water system. A fresh water spring is located four miles southeast of the city limits with a capacity of 25-35 gallons per minutes (GPM). A deep well is located in the southeast corner of the city with a capacity of 45 gallons per minute and a well drilled in July, 1978 has an estimated capacity of 250-300 gallons per minute. The most recent well was produced under an Economic Development Administration (EDA) grant, matched by the City of Fossil funds, and features automatic controls. The new equipment is the solution to a year around water supply problem experienced by the residents of the community in the past.

Storage is provided by two, 150,000 gallon ground level concrete reservoirs which feed the distribution system through steel mainlines. A storage capacity of 3½ times the average daily demand is considered adequate for a city in the event of a system failure. With a demand of 150 gallons per person per day, yielding a total demand of 274,000 gallons, the existing storage capacity for Fossil will be adequate for future needs (See Table I-1).

The reservoirs are located to provide pressure to a majority of the residences of about 50 pounds per square inch (PSI). The existing distribution system, with its 5" mainlines, is geared more for domestic water supply than for developing a flow rate capable of providing adequate fire protection. Elimination of dead-ends and looping the distribution system will ensure that all dwellings are within 1,000 feet of a hydrant capable of supplying 250 GPM at 30 PSI residual pressure.

Fossil Water Rates: First 2,000 gallons - \$6.75 (minimum)
Over 2,000 gallons - .10¢/200 gallons

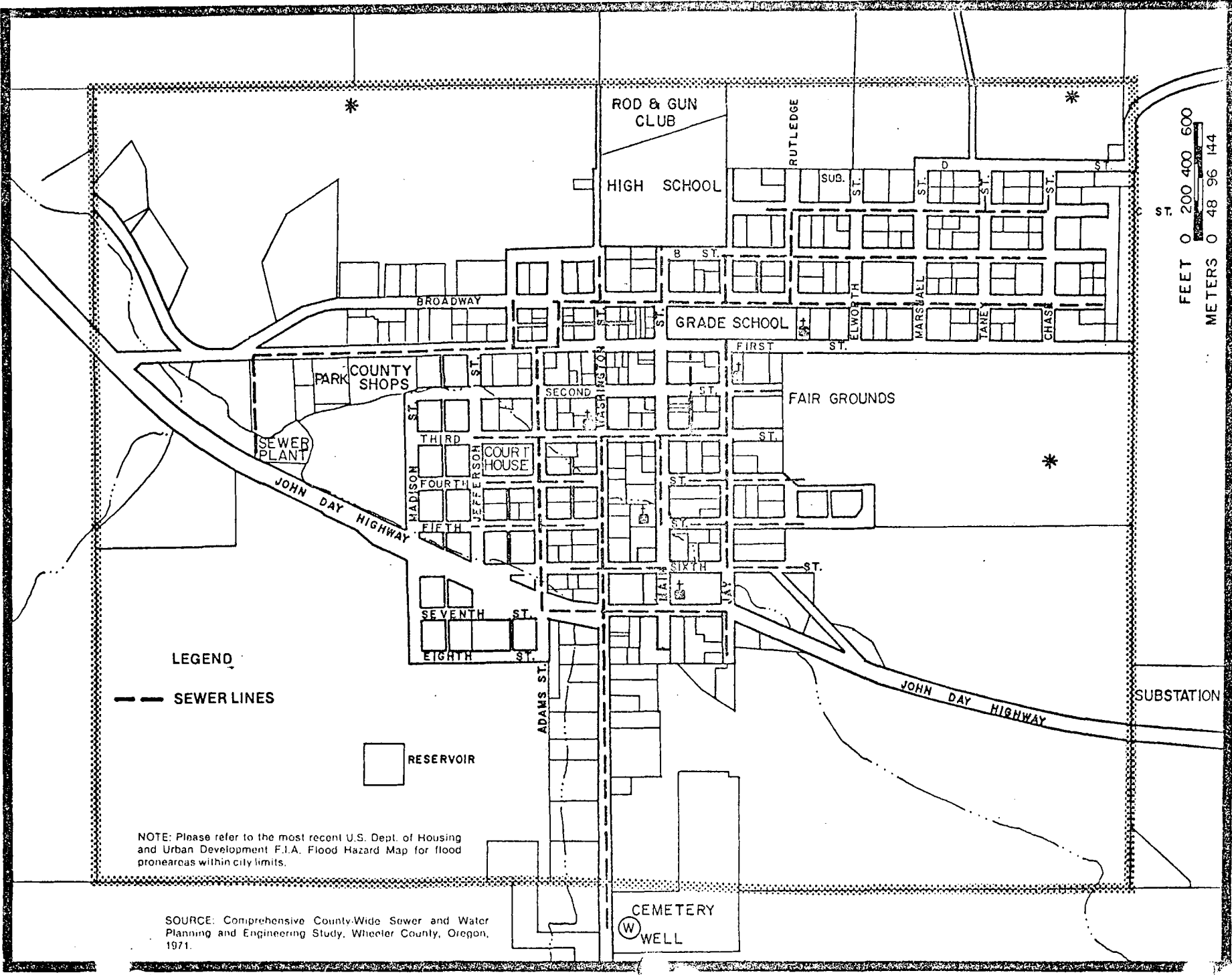
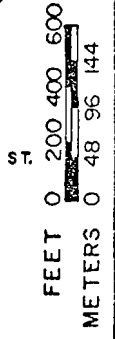
Water - Mitchell

A diversion dam on Mill Creek, located 2½ miles southeast of the city, supplies water for residents of Mitchell. A four-inch steel main transports water from the source, through a sedimentation basin and chlorinator, to a concrete, 100,000 gallon reservoir located within the city limits. A water right of 2 cubic feet per second entitles the city to remove 900 GPM from Mill Creek.

A portion of the watershed for Mitchell is located within the Bridge Creek section of the Ochoco National Forest. The Final Environmental Impact Statement for the Ochoco-Crooked River Planning Unit does not designate the area for wilderness use, but does not recognize that limitations on road building in those areas of the unit where logging is appropriate to produce desired wildlife habitat may be necessary to protect water resource quality. Since a primary concern of the city will be preservation of a pollution-free water supply, even though Mill Creek may be relegated to a secondary role in the future, if an alternative groundwater source is developed, it should be recognized that actions taken on National Forest lands will have impacts on both the quality and quantity of water available.



Map No. 1-1a



LEGEND

--- SEWER LINES

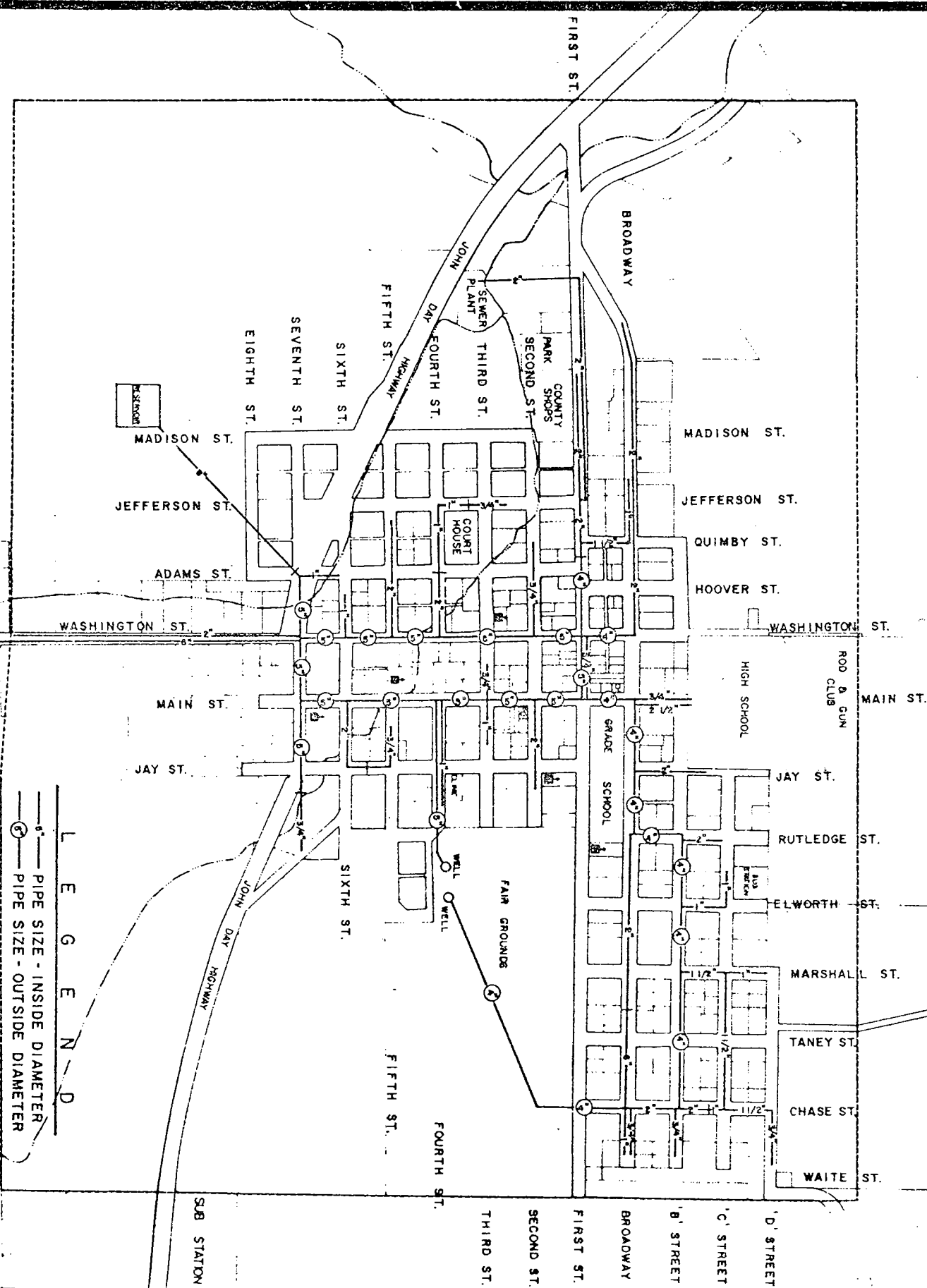
□ RESERVOIR

NOTE: Please refer to the most recent U.S. Dept. of Housing and Urban Development F.I.A. Flood Hazard Map for flood prone areas within city limits.

SOURCE: Comprehensive County-Wide Sewer and Water Planning and Engineering Study, Wheeler County, Oregon, 1971.

SEWER SYSTEM
CITY OF FOSSIL, OREGON

NOTE: This map is for the City of Fossil, Oregon, and is not to be used for any other purpose. It is based on the 1978 Census of the City of Fossil, Oregon, and is not to be used for any other purpose. It is based on the 1978 Census of the City of Fossil, Oregon, and is not to be used for any other purpose.

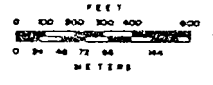


LEGEND
 (C) PIPE SIZE - INSIDE DIAMETER
 (O) PIPE SIZE - OUTSIDE DIAMETER

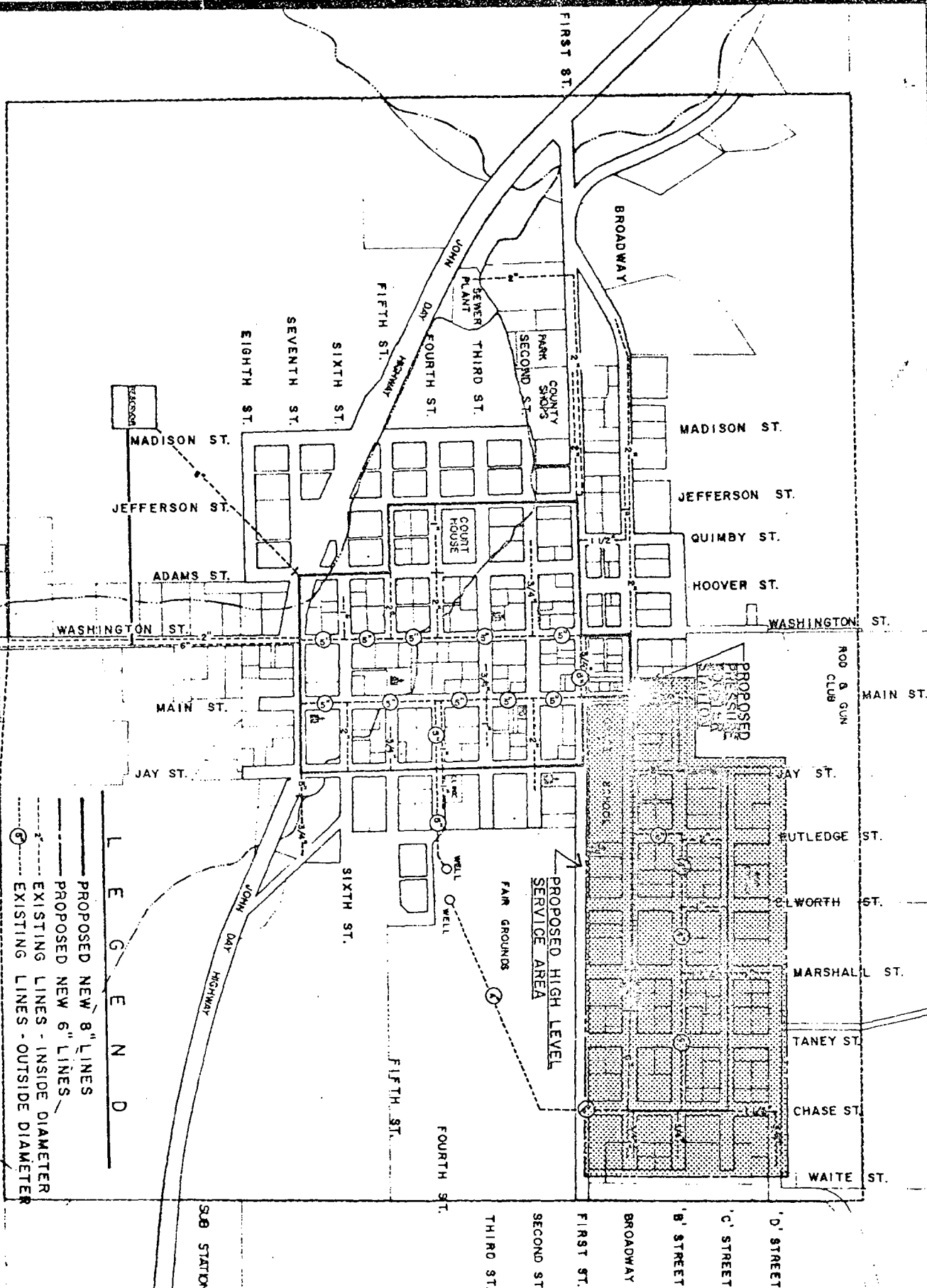
This map was prepared by Williams & Associates, Inc., Pendleton, OR

EXISTING WATER SYSTEM
 CITY OF FOSSIL, OREGON

NOVEMBER 5, 1979



NOT TO SCALE. REFER TO THE MAP SHEET FOR THE LOCATION OF THE CITY OF FOSSIL AND STATE DEVELOPMENT P.L. 8. FROM THE FEDERAL BUREAU OF SURVEY (1960).

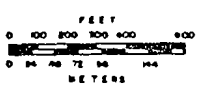


L E G E N D
 ——— PROPOSED NEW 8" LINES
 - - - - PROPOSED NEW 6" LINES
 ——— EXISTING LINES - INSIDE DIAMETER
 - - - - EXISTING LINES - OUTSIDE DIAMETER

This map was prepared by Wallulis & Associates, Inc., Pendleton, OR.

PROPOSED WATER SYSTEM IMPROVEMENTS
 CITY OF FOSSIL, OREGON

NOVEMBER 5, 1979

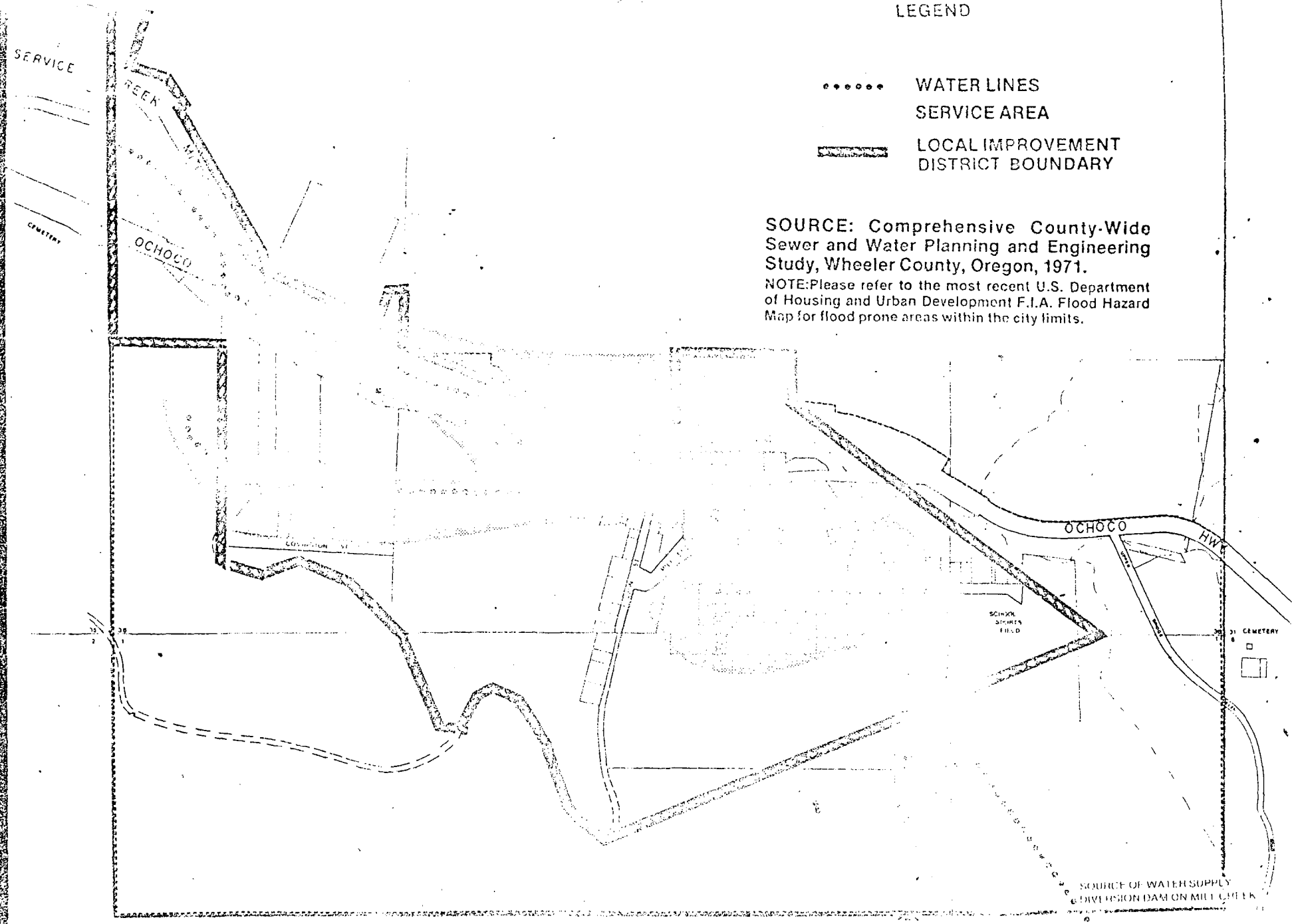


LEGEND

- WATER LINES
- SERVICE AREA
- LOCAL IMPROVEMENT DISTRICT BOUNDARY

SOURCE: Comprehensive County-Wide Sewer and Water Planning and Engineering Study, Wheeler County, Oregon, 1971.

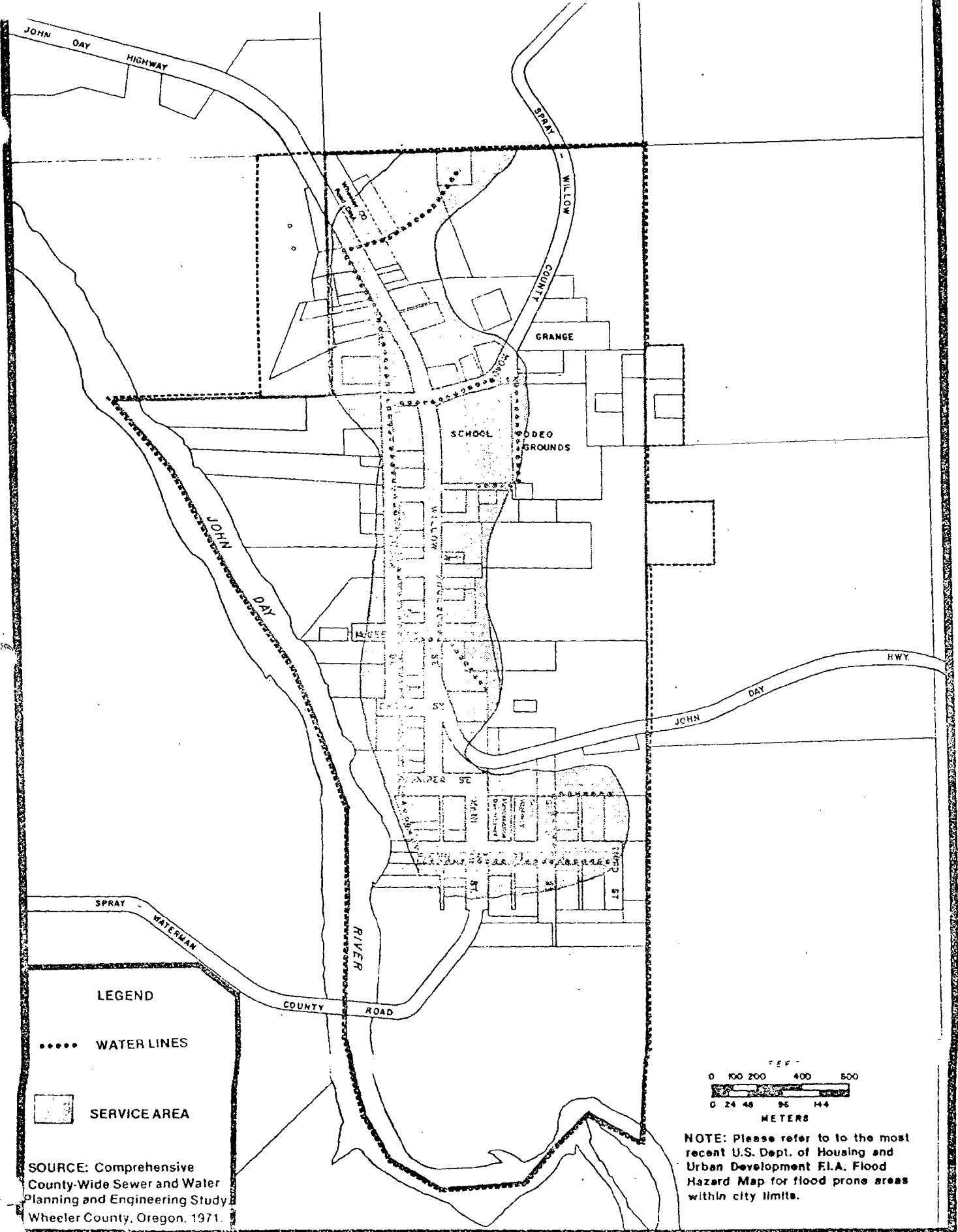
NOTE: Please refer to the most recent U.S. Department of Housing and Urban Development F.I.A. Flood Hazard Map for flood prone areas within the city limits.



WATER SUPPLY & DISTRIBUTION SYSTEM
CITY OF MITCHELL, OREGON



CITY

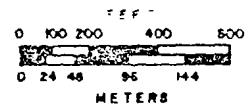


LEGEND

..... WATER LINES

▭ SERVICE AREA

SOURCE: Comprehensive
County-Wide Sewer and Water
Planning and Engineering Study
Wheeler County, Oregon, 1971.



NOTE: Please refer to the most recent U.S. Dept. of Housing and Urban Development F.I.A. Flood Hazard Map for flood prone areas within city limits.

**WATER SUPPLY & DISTRIBUTION SYSTEM
CITY OF SPRAY, OREGON**



On February 8, 1978 the United States Environmental Protection Agency (EPA) informed the City of Mitchell that the water supplied to residents was in violation of National Primary Drinking Water Regulations due to a high level of turbidity. An application for financial assistance has been made to the Department of Housing and Urban Development (HUD) in order to develop an alternative water supply. An existing spring, located three miles upstream from the present water intake, is proposed as a means of eliminating the contamination problem in the application. The spring selected has an estimated flow of 220 GPM which will adequately supply the present needs of Mitchell estimated at 21 GPM average and 63 GPM peak, as well as the needs for many years to come (See Table I-1).

Due to Mitchell's rather extensive geographical boundaries, the extension of water services to certain portions of the city could be a very expensive undertaking. As a means of ensuring that the costs of improvements will not bear an unreasonable relationship to the benefits obtained, and so that property owners can be assessed for improvements, the City Council has adopted a Local Improvement District. Residents residing outside this District (shown on Map I-2) will be assessed costs for any service extensions. A copy of the resolution is contained in the Appendix of this report.

Mitchell Water Rates: Residential \$3.50/month
 Irrigation - Normal lots \$3.50/6 months/lot
 Large lots \$4.20/month/lot

Water - Spray

The water supply for Spray is obtained from three shallow wells drilled in the sand and alluvial soils near the John Day River. The total capacity of the three wells is estimated to be 175-240 GPM, and the quality is acknowledged as being good. Storage for the municipal system is provided by a concrete 38,000 gallon reservoir located adjacent to the north city limits. With an average daily demand of 27,800 gallons, yielding a total demand of 83,000 gallons, the capacity of the existing reservoir does not appear to be adequate in the event of a system failure. An expansion of storage capacity to 100,000 gallons is planned and will greatly enhance Spray's municipal system (See Table I-1).

Spray Water Rates: September - May \$6.50/month
 June - August \$9.00/month
 Industrial rates are negotiated.

TABLE I-1

Municipal Water Supply Capacities and Demands

	Est'd. Demand (Gallons/Min.)		Flow Capacity (GPM)	Demand (Gallons/Day)		Storage Capacity (Gallons)
	Average	Peak		Average	Peak	
Fossil	38.7	116.0	420-470	55,700	167,000	300,000
Mitchell	20.8	62.5	900	30,000	90,000	100,000
Spray	19.3	57.8	175-240	27,800	83,300	38,000

Source: Wheeler County, Oregon Industrial Development Factbook, Business Economics, Inc., 1978

Sewage Disposal - Fossil

Fossil operates the only municipal sewage treatment facility in Wheeler County. The system, which was constructed in 1948, consists of concrete sewer pipe gravity collection system, lift pump station, and a treatment plant consisting of an Imhoff tank, trickling filter, and secondary clarifier. The collection system offers coverage to all portions of the city and the lines are adequately sized to serve additional development.

A review of Oregon Department of Environmental Quality (DEQ) records indicates that although the existing facility has the capacity to provide sewage treatment for a domestic load of 1,500 people, roughly twice the present population, it has not always provided treatment within the guidelines established in the city's waste discharge permit. Numerous violations of biochemical oxygen demand and suspended solids standards have been noted and the flow meter, a necessary instrument for measuring waste discharge amounts, has been broken for some time. Fossil has undertaken measures recently to ensure that the facility will operate more efficiently in the future. A new chlorine contact tank has been added which should address some of the DEQ concerns and violations of the biochemical oxygen demand standards.

Plants similar to Fossil's have, in the past experience of DEQ, efficiently met the sewage treatment needs of other communities for many years. It is unclear whether the problem involves the age of the facility, the manner in which it is operated and maintained, or some combination of both. A Step I Planning Grant administered by DEQ may offer a means of studying the existing system, possibly offering guidelines for improvements in operation and maintenance procedures, or propose an alternative system, such as lagoon treatment of wastes, if the age of the facility is a factor.

Fossil Sewer Rate: \$3.25/month

Sewage Disposal - Mitchell and Spray

The Cities of Mitchell and Spray do not provide municipal sewage disposal services and are dependent on individual septic tanks and disposal fields. Local soil conditions appear to be suitable for the present number of individual systems, according to available engineering data, and such systems adequately provide for the present needs of these communities.

Storm Drainage - Fossil, Mitchell, and Spray

The Cities of Wheeler County do not presently provide storm drainage systems although occasional rapid water run-off situations are experienced in the area. The development of storm drainage systems in smaller communities are often neglected due to funding limitations and the more pressing problem of providing basic water and sewer services to residents. Since the retroactive installation of storm drainage in areas of the city already developed would be very expensive, the consideration of flood control measures during extensive improvements to streets or prior to approval of new developments will be a positive step toward providing some storm drainage.

Other Services - Fossil, Mitchell, and Spray

Telephone:

- Fossil - Fossil Telephone Company, office located in Fossil.
- Mitchell - Blue Mountain Telephone Company, office located in Spray.
- Spray - Blue Mountain Telephone Company, office located in Spray.

Electricity:

- Fossil - Columbia Basin Electric Cooperative, office located in Heppner.
- Mitchell - Columbia Power Cooperative Association, Inc., office located in Monument.
- Spray - Columbia Power Cooperative Association, Inc., office located in Monument.

Rate schedule information is included in Chapter IV Natural Environment, Section M, Energy Resources and Utilities.

Television:

- Fossil -)
- Mitchell -) Cable service providing programming originating in Spokane
- Spray -) and Portland.

See Chapter V, Section H, County and City Services for detailed information on television service.

Solid Waste Disposal:

- Fossil -)
- Mitchell -) Service provided at municipal landfills located in each city.
- Spray -)

See Chapter IV, Section K, Air, Water, and Land Resource Quality for detailed information on landfill sites.

J. Economic Development

The lack of diversification of Wheeler County's economic base may be considered a root cause of the county's population decline and high unemployment rates. As noted in Chapter V, Section A, (Resource Base and Economic History), the sawmill closures and fluctuating cattle prices of recent decades have weakened the county's economic strength.

Economic Development in Wheeler County is constrained by poor transportation facilities and long distances from sizable markets and sources of supply for raw materials and product components. In addition, the small size of Wheeler County's communities makes it difficult to provide the level of services that many prospective investors regard as essential. Chapter V, Section H, (Community Facilities) describes in detail the community facility deficiencies that can deter desirable economic development.

Despite the difficulties inherent in attracting the kinds of investment that would create significant employment opportunities and contribute to economic diversity, there is interest in achieving economic growth. A 1978 survey of Wheeler County households (conducted by Business Economics, Inc., Portland) revealed that only 17% of the respondents (approximately 19.9% of all households responded) were opposed to economic growth for environmental or other reasons. Two-thirds of the negative responses were from retired people or individuals employed in farming. In the Fossil and Spray areas, in particular, there was a low incidence of negative responses. When examined in relation to the high interest expressed in more and better jobs, it appears that there is substantial support for economic development.

Among alternative economic development activities, establishing manufacturing operations holds greatest promise for alleviating high unemployment and stemming outmigration. A strong manufacturing sector can reinforce potential for growth in other sectors, including commercial/retail, transportation, utilities, construction, and resource extraction. Wheeler County would capture a major portion of the benefits associated with location of new manufacturing.

Wheeler County's small population and distance from major manufacturing and merchandising centers almost precludes its selection as a site for a large-scale manufacturing plant investment. Such a plant might seem initially appealing because of its potential dramatic impact on employment. Part of Wheeler County's present economic plight, however, may be attributed to over-reliance on a single manufacturer to sustain the local economy. It is more appropriate to encourage the location of a number of small scale manufacturing operations. The impact of a single firm's closure on the county's economy would be mitigated if other firms were stable.

K. Population Projections

It is important to remember that the prediction of population growth is dependent upon all economic and demographic information and that the precise determination of that growth is difficult to determine. Keeping this in mind, various projections of Wheeler County's population for the next twenty years are presented in Table K-1. Two different, and contrasting sources of data are supplied. They are the Oregon Department of Economic Development (ODED) and the Bonneville Power Administration (BPA). The ODED presents an optimistic picture of a positive growth rate while the BPA predicts a pessimistic, though perhaps more realistic, future with continually decreasing total growth. Support for BPA's prediction are the MID-1978 closure of the Kinzua Lumber Mill and the subsequent closure of smaller lumber operations, causing a further slowdown in the Economy with an uncertain outlook for replacement industry. Table K-2 and Table K-3 are projections supplied by the BPA. Table K-2 shows the projected continually decreasing percentage change in population for Wheeler County, while Table K-3 shows the component of each change. The significance of the related migration is demonstrated by Table K-3 and also by Table K-4. Table K-4, pointing out the components of population change in the State, District 12, and Wheeler County from 1970-1977, shows that Wheeler County experienced a negative net migration resulting in a decrease in total population growth of almost 17 percent. In interpreting this table, it is important to remember that the immigration figures are minimums which assume that no county residents emigrate. The actual emigration versus immigration ratio is not possible to determine but with total population growth of 71, the actual number of new County residents is somewhere between this total figure and -12. Table K-3 represents the future if the local economy can not provide jobs for the local inhabitants, thus curbing the out-flow of people from Wheeler County.

The most recent population estimates received (PSU Center for Population Research and Census, 1979) indicate that the population of Wheeler County has stabilized at 1,950. Despite the relatively bleak economic outlook at the present time, Wheeler County's natural resource base and scenic attraction can be utilized in the future to fuel very moderate expansion of the economy and population growth. As such, the "low" projection by the Oregon Department of Economic Development, which best reflects the current population, has been utilized, and the following projections made for Wheeler County and its cities based on existing percentages of the total county population:

	<u>est. 1978</u> ¹	<u>est. 1979</u> ¹	<u>1980</u> ²	<u>1985</u> ²	<u>1990</u> ²	<u>1995</u> ²	<u>2000</u> ²
Wheeler County	1950	1950	2000	2200	2200	2300	2400
Fossil (33%)	635	645	660	726	726	759	792
Mitchell (10%)	190	190	200	220	220	230	240
Spray (10%)	190	190	200	220	220	230	240
Unincorporated (47%)	935	925	940	1034	1034	1219	1272

Source: Population Estimates: Oregon Counties and Incorporated Cities, July 1, 1979, PSU Center for Population Research and Census.

Source: Economic Information: Wheeler County, June 1979, Oregon Department of Economic Development.

TABLE K-1
 Projected Population of Wheeler County
 1970 - 2000

	Actual* <u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Wheeler County ^{1/}	1,849	2,050	1,700	1,450	1,150	1,025	900
Wheeler County ^{2/}	1,849						
High		-	2,100	2,300	2,500	2,700	3,000
Medium		-	2,100	2,200	2,300	2,500	2,600
Low		-	2,000	2,200	2,200	2,300	2,400

* U. S. Bureau of the Census, Census of Population: 1970 General Population Characteristics

Source ^{1/}: U. S. Department of Energy
Population, Employment and Households Projected to 2000, September 1979
 Bonneville Power Administration

Source ^{2/}: Oregon Department of Economic Development
Economic Information: Wheeler County, June 1979

TABLE K-2
Percentage Change in Population of Wheeler County
1960 - 2000

<u>Actual *</u> <u>1960-1970</u>	<u>Projected</u> <u>1970-1980</u>	<u>Projected</u> <u>1980-1990</u>	<u>Projected</u> <u>1990-2000</u>
-32.1	-8.1	-32.4	-21.7

* Census of Population

SOURCE: U. S. Department of Energy
Population, Employment & Households Projected to 2000 September 1979

TABLE K-3
Population by Component of Change, Wheeler County
1970 - 2000

	Natural Increase		Net Migration		Net Change	
	No.	%	No.	%	No.	%
1970 - 1980	75	4.1	-225	-12.2	-150	-8.1
1980 - 1990	0	0.0	-550	-32.4	-550	-32.4
1990 - 2000	-50	-4.3	-200	-17.4	-250	-21.7

SOURCE: U. S. Department of Energy
Population, Employment & Households Projected to 2000
September 1979

TABLE K-4
 Components of District 12 Population Change, By Counties
 1970 - 1977

	<u>Births</u>	<u>Deaths</u>	<u>Natural Increase</u>	<u>Total Pop. Change</u>	<u>Net Migration</u>	<u>% Pop. Growth Due to Migration</u>
Gilliam Co.	202	166	36	-242	-278	NA
Grant Co.	839	502	337	504	167	33.1%
Morrow Co.	566	342	224	1,085	861	79.4%
Umatilla Co.	5,296	3,324	1,972	7,177	5,205	72.5%
Wheeler Co.	193	110	83	71	-12	-16.9%
District 12	7,096	4,444	2,652	8,596	5,943	69.1%
Oregon	240,980	146,281	94,649	304,715	210,066	68.9%

SOURCE: Overall Economic Development Program Revision, ECOAC, Pendleton, Oregon, July 1979.

LAND USE PLANNING

CHAPTER VI

Land Use Planning

The primary purpose of land use planning in Oregon has been the protection of agricultural and forest resources by directing residential, commercial and industrial uses toward existing urban centers where services either already exist or can be economically provided.

Wheeler County

It has been difficult in some Oregon Counties to protect agricultural and forest resources due to the numerous non-farm and non-forest uses which are already in existence outside urban areas. In this sense Wheeler County is fortunate in that very few non-resource oriented uses are located outside the Cities of Fossil, Mitchell and Spray. Given this situation it will be possible for Wheeler County to protect agricultural and forest resources simply by preserving its present rural character.

As shown on the existing land uses maps, in this chapter, almost all land in Wheeler county is presently used for farming, livestock grazing, forest management or is in open space. A majority of the agricultural land is utilized for irrigated pasture or the production of cattle feed.

In 1974 the average farmsize for Wheeler County was estimated at 8,719 acres. Of the total land area within the County 64% was managed by eighty major farms or ranches for agricultural production.

As of 1977, public land ownership comprised a total of 26% of Wheeler County land. This figure includes State and National Forest land and when considered in conjunction with the percentage of land under agricultural production, illustrates the resource oriented economy of Wheeler County.

At the present time, neither detailed soils surveys or forest productivity information are available. Such specific data would be useful not only for the classification of land for planning purposes but also to private landowners and government agencies to aid in efforts to increase productivity and protect the environment.

As previously mentioned, the economy of Wheeler County is resource oriented and employment is tied to agricultural and forest production. Service-type employment is primarily dependent on governmental expenditures at the County, State and Federal levels.

In 1978 the unincorporated areas of Wheeler County lost population while the incorporated areas had shown a slight increase over 1972 figures. Available population projections indicate that either a gradual increase or decline in population will be possible over the next twenty year period.

As shown on the existing County Zoning Map, there are presently two zones in use: the F-2 Rural General Zone and the F-3 Rural Center Zone. The F-2 Zone is intended to reserve lands for agricultural and forest use and to maintain the open and rural nature of the County. In many respects it is very similar to the Exclusive Farm Use Zone as defined in ORS 215 in its intent and the type of uses encouraged and prohibited. The F-3 Rural Center Zone is intended to provide continuation of the small rural trading center and uses appropriate for existing rural centers. Only the Kinzua, Wetmore and Service Creek areas were designated for the F-3 Zone. Both Kinzua and Wetmore have been dismantled following the closure of the Kinzua Mill in 1979 and at the present time only Service Creek, with a gas station and store, is still in operation.

The State of Oregon has designated the John Day River from Service Creek, downstream to its mouth at the Columbia River, as a "Scenic Waterway". In June 1979, the U.S. Department of the Interior recommended that this segment of the river also be included in the National Wild and Scenic Rivers System. The final study extended an offer to the State of Oregon for inclusion at any time should the governor request it.

Wheeler County, in addition to many other jurisdictions across the nation, have limited funding available with which to maintain county facilities and provide needed services. Development of complex land use regulations would be difficult, if not impossible, for the part-time staff currently employed by the County to administer. Allowing uncontrolled non-farm and non-forest development to occur outside existing urban centers would substantially increase the need for provision of roads, school, transportation and utilities services and thus result in increased taxes for county residents. Such development could also result in conflicts with existing farm and livestock raising operations as well as forest management practices and wildlife protection.

County land use planning and development regulations are based on three Chapters of the Oregon Revised Statutes (ORS):

ORS 92	Subdivisions and Partitions
ORS 197	Comprehensive Planning Coordination; Planning Districts
ORS 215	County Planning; Zoning; Housing Codes

In addition to the ORS Chapters, fourteen of the nineteen Statwide Planning Goals (SWPG) established by the Oregon Land Conservation and Development Commission (LCDC) pursuant to ORS 197 apply to Wheeler County. Of the fourteen goals, there are three of particular importance:

Goal 2	Land Use Planning
Goal 3	Agricultural Lands
Goal 4	Forest Lands

Portions of the ORS and Statewide Planning Goals which are of particular concern to Wheeler County are:

(ORS) "215.243 Agricultural land use policy. The Legislative Assembly declares that:

1. Open land use for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.
2. The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.
3. Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.
4. Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones."

Statewide Planning Goal #3. Agricultural Lands

"Goal: To preserve and maintain agricultural lands.

Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space. These lands shall be inventoried and preserved by adopting exclusive farm use zones pursuant to ORS Chapter 215. Such minimum lot sizes as are utilized for any farm use zones shall be appropriate for the continuation of the existing commercial agricultural enterprise within the area. Conversion of rural agricultural land to urbanizable land shall be based upon consideration of the following factors: (1) environmental, energy, social and economic consequences; (2) demonstrated need consistent with LCDC goals; (3) unavailability of an alternative suitable location for the requested use; (4) compatibility of the proposed use with related agricultural land; and (5) the retention of Class I, II, III, and IV soils (also V and VI in eastern Oregon) in farm use. A governing body proposing to convert rural agricultural land to urbanizable land shall follow the procedures and requirements set forth in the Land Use Planning Goal (Goal 2) for goal exceptions."

Statewide Planning Goal #4. Forest Lands

"GOAL: To conserve forest lands for forest uses.

Forest land shall be retained for the production of wood fiber and other forest uses. Lands suitable for forest uses shall be inventoried and designated as forest lands. Existing forest land uses shall be protected unless proposed changes are in conformance with the comprehensive plan.

In the proces of designating forest lands, comprehensive plans shall include the determination and mapping of forest site classes according to the United States Forest Service manual "Field Instruction for Integrated Forest Survey and Timber Managment Inventories - Oregon, Washington, and California, 1974."

Statewide Planning Goal #2

..."PART II - EXCEPTIONS: When, during the application of the statewide goals to plans; it appears that it is not possible to apply the appropriate goal to specific properties or situations, then each proposed exception to a goal shall be set forth during the plan preparation phases and also specifically noted in the notices of public hearing. The notices of hearing shall summarize the issues in an understandable and meaningful manner.

- a. Why these other uses should be provided for;
- b. What alternative locations within the area could be used for the purposed uses;
- c. What are the long term environmental, economic, social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;
- d. A finding that the proposed uses will be compatible with other adjacent uses."

Exclusive Farm Use Zoning

ORS 215.203 Farm uses include:

Crops, livestock, poultry, fur bearing animals, honey bees, and dairying;
Preparation, storage and marketing of products raised on farm land;
Soilbank or land lying fallow for one year;
Orchards or other perennials prior to maturity;
Woodlot less than 20 acres contiguous to land in farm use; and
Cultured Christmas trees.

ORS 215.213(1) Non-farm uses permitted outright include:

- a. Public or private schools.

- b. Churches.
- c. The propagation or harvesting of a forest product.
- d. Utility facilities necessary for public service, except commercial facilities for the purpose of generating power for public use by sale.
- e. The dwelling and other buildings customarily provided in conjunction with farm use.
- f. Operations for the exploration of geothermal resources as defined by ORS 522.005.
- g. A site for the disposal of solid waste that has been ordered to be established by the Environmental Quality Commission together with equipment, facilities, or buildings necessary for its operation.

ORS 215.213(2) Non-farm uses allowed as conditional uses include:

- a. Commercial activities that are in conjunction with farm use.
- b. Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005 or exploration, mining and processing of aggregate and other mineral resources or other subsurface resources.
- c. Private parks, playgrounds, hunting, and fishing preserves and campgrounds.
- d. Parks, playgrounds or community centers owned and operated by a governmental agency or a non-profit community organization.
- e. Golf courses.
- f. Commercial utility facilities for the purpose of generating power for public use by sale.
- g. Personal use airports for airplanes and helicopter pads, including associated hangar, maintenance, and service facilities.
- h. Home occupations carried on by the resident as an accessory use within their dwelling or other buildings customarily provided in conjunction with farm use.
- i. A temporary (one-year, renewable) facility for the primary processing of forest products.
- j. The boarding of horses for profit.
- k. A site for the disposal of solid waste approved by the governing body of a city or county or both and for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality together with equipment, facilities or buildings necessary for its operation.

ORS 215.213(3) Non-farm dwellings:

"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."

Partitions and Subdivisions

ORS 92.012. "No land may be subdivided or partitioned except in accordance with ORS 92.010 to 92.160."

ORS 92.010

- "2. "Major partition" means a partition which includes the creation of a road or street...
4. "Minor partition" means a partition that is subject to approval by a city or county under a regulation or ordinance adopted pursuant to ORS 92.046 and that does not include the creation of a road or street...
8. "Partitioned land" means to divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year...
12. "Subdivide land" means to divide an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.
13. "Subdivision" means either an act of subdividing land or an area or a tract of land subdivided as defined in this section."

ORS 92.044

- "1. The governing body of a county or a city shall, by regulation or ordinance, adopt standards and procedures, in addition to those otherwise provided by law, governing, in the area over which the county or the city has jurisdiction under ORS 92.042, the submission and approval

of tentative plans and plats of subdivisions and governing the submission and approval of tentative plans and maps of major partitions."

ORS 92.046

- "1. The governing body of a county or a city may, as provided in ORS 92.048, when reasonably necessary to accomplish the orderly development of the land within the jurisdiction of such county or city under ORS 92.042 and to promote the public health, safety, and general welfare of the county or city, adopt regulations or ordinances requiring approval, by the county or city of proposed partitions not otherwise subject to approval under a regulation or ordinance adopted pursuant to ORS 92.044..."

ORS 215.263

- "1. Any proposed division of land included within an exclusive farm use zone resulting in the creation of one or more parcels of land of ten or more acres in size may be reviewed and approved or disapproved by the governing body of the county in which such land is situated. The governing body of a county by ordinance or regulation may require such prior review and approval for such divisions of land within exclusive farm use zones established within the County.
2. Any proposed division of land included within an exclusive farm use zone resulting in the creation of one or more parcels of land of less than ten acres in size shall be reviewed and approved or disapproved by the governing body of the county within which such land is situated.
3. If the governing body of a county initiates a review as provided in subsection 1 or 2 of this section, it shall not approve any proposed division of land unless it finds that the proposed division of land is in conformity with the legislative intent set forth in ORS 215.243..."

The following recommendations are based on the proceeding discussion of Wheeler County and statutory requirements of the ORS and Statewide Planning Goals. The conclusions will form the framework for land use planning and development regulations for Wheeler County.

The importance of preserving agricultural land and the development of exclusive farm use (EFU) zones to accomplish this task are outlined under ORS 215.243 (Agricultural Land Use Policy) and ORS 215.203(1) (Adoption of Zoning Ordinances Establishing Farm Use Zones). Wheeler County is required to designate agricultural and forest land to ensure their future protection under Statewide Planning Goals 2 (Land Use), 3 (Agricultural Lands) and 4 (Forest Lands). Exceptions to Goals 3 and 4 are allowed by Goal 2 (Part II) if they can be supported by "compelling reasons and facts." No exceptions to the agricultural or forest goals can be justified at this time.

Therefore, all land in Wheeler County outside city limits of Fossil, Mitchell, and Spray should be designated as farm, grazing, forest, and open space on the comprehensive plan map and as exclusive farm use on the zoning map to protect the County's resource-based economy pending more detailed information.

Only at such time as site specific detailed information is available and a clear need for allowing other land uses can be demonstrated, based on the data, should amendment of the plan be considered. An example of clear need would be the designation of heavy industrial use on appropriate land outside a city when such use could not be located within the city due to potential conflicts with adjacent urban uses from noise, dust, danger of explosion, and similar hazards.

Additional information concerning forest land productivity is being developed by the Oregon Department of Forestry. Pending inclusion of this information in the Comprehensive Plan, the boundary of the East Central Oregon Fire District will be used to delineate forest areas within the county. Within the Fire District, a 40 acre minimum lot size should be observed to preserve land valued for the production of timber and provision of wildlife habitat.

When detailed information concerning soils and forest site classes does become available, Wheeler County should consider updating the comprehensive and development ordinances as needed to tailor land use regulations to the different emphasis required for farm, grazing, forest, or open space land uses.

Land located along the John Day River downstream from Service Creek for 1/4 mile on each side should be considered for designation as Permanent Open Space (POS). Standards necessary for locating the Permanent Open Space boundary in the varying land forms found along the John Day River will be necessary prior to any expansion of the zone. Such zoning would not allow construction of building but would allow continued use of the land for farming and grazing. Permanent Open Space land is eligible for special tax treatment under ORS 308 (Assessment of Property for Taxation) if an application has been filed by the owner with the County Assessor. The Permanent Open Space designation would serve to protect the fish and wildlife, maintain the scenic quality of the area and reinforce state efforts to preserve the John Day River. The zone would also accomplish those protection goals recommended by the U. S. Department of Interior but would allow administration at the local level, reducing federal involvement. At present, this area is protected by the Oregon Scenic Rivers Act, but in the future, additional protection, originating at the local government level, may be desired.

All those land uses listed under ORS 215.203 (Adoption of Zoning Ordinances Establishing Farm Use Zones) and 215.213(1) (Non-farm Uses Permitted Within Farm Use Zones) should be allowed as outright permitted uses anywhere within the county. Schools and churches, while permitted,

should be encouraged to locate within urban centers to take advantage of existing or readily available community services.

A farm dwelling should be defined as either a conventional home, mobile home, or modular home as well as group quarters for agriculturally related employees, such as a bunkhouse. Construction of a new farm dwelling should be allowed when the occupants of the dwelling earn a portion of their household income from farming, ranching, or forestry on the same land or on contiguous land under the same ownership. The occupant should be defined as the owner or an employee and the families thereof.

Non-farm dwellings should be allowed within the county provided that findings of fact and conclusions of law can be developed which demonstrate conformance with the requirements of ORS 215.213(3) (Non-Farm Uses Permitted Within Farm Use Zones) and that a conditional use permit is obtained.

The public review requirement is intended to ensure that necessary services can be provided at reasonable cost, the public health safety and welfare are protected, the rural character of Wheeler County is maintained, and conflicts with adjacent land uses and wildlife are minimized.

All conditional uses listed in ORS 215.213(2) (Non-Farm Uses Permitted Within Farm Use Zones) should be allowed within the county provided that findings of fact and conclusions of law can be developed which demonstrate that the following standards are or will be met by the proposed use. In some instances it may be necessary to impose conditions or approval to ensure compliance.

1. The proposed use will not seriously interfere with adjacent farm, ranch, or forest practices; and,
2. There will be no significant adverse impact from the use on fish and wildlife nor will the public health, safety, or welfare be threatened; and
3. If the proposed use requires water, sewage disposal, all weather road access, electric, phone, or other utility service that such facilities or services are already available or can reasonably be provided to the site.

Prior to the issuance of a building permit by the Oregon Department of Commerce, a review by Wheeler County should be required. Such reviews are conducted to determine if the proposed use is allowed outright or if not allowed outright that a conditional use has been approved by the county. In addition, all applicable development requirements and conditions that have been or should be met prior to issuance of a building permit should be noted.

Property owners within the County located in the exclusive farm use zone should not be allowed to subdivide land, as defined by ORS 92.010(2) (Definitions), unless each lot created will be equal to or greater than 160 acres in size.

The partitioning of land, as defined by ORS 92.010(8) (Definitions) should be allowed on land zoned exclusive farm use within the County if:

1. Each lot created will be equal to or greater than 40 acres in size within the East Central Oregon Fire District; 10 acres or greater elsewhere in the county, or
2. Each lot if less than 40 acres in size within the East Central Oregon Fire District; 10 acres in size elsewhere in the county, can and is intended to be used for a use permitted outright in the EFU Zone, or (Note: This does not include a non-farm dwelling, refer to #3 below in such instances)
3. A conditional use has been approved by the County Court, as per the requirements of ORS 215.213(2,3), prior to the consideration of the partitioning request.

In instances where a major partition, as defined by ORS 92.010(2) (Definitions), is proposed Wheeler County should require direct access to a private road rather than a public road unless circumstances necessitate public access. Such a requirement will shift the burden of maintaining new roads to the property owner(s) involved and allows the use of severely limited County funds for the maintenance and improvement of existing public roads.

As a means of preserving the rural character of the County the vacation of existing smaller lots to create larger parcels of land should be encouraged.

These subdivision and partition standards are intended to protect existing farm, ranch and forest uses while allowing property owners flexibility in the use of their land within the exclusive farm use zone. An attempt has been made to balance what is allowed under ORS 215.263 (Review of Land Divisions in Exclusive Farm Use Zones) with the intent of State-wide Planning Goals 3 (Agricultural lands) and 4 (Forest Lands).

Cities of Fossil, Mitchell, and Spray

As mentioned earlier in this Chapter, available population projections indicate that either a gradual increase or decrease in the population for Wheeler County, as a whole, is likely during the next twenty years.

Since 1972 the Cities of Fossil, Mitchell and Spray have experienced a slight increase in population while the unincorporated portions of the County experienced a slight decline.

As a means of preserving the resource oriented economy of the County and to protect its present rural nature, all residential, commercial and industrial development proposed should be located within the Cities of Fossil, Mitchell, and Spray whenever feasible.

Land use planning and development regulations for cities in Wheeler County are based primarily on three chapters of the Oregon Revised Statutes (ORS):

ORS 92	Subdivisions and Partitions
ORS 197	Comprehensive Planning Coordination; Planning Districts
ORS 227	City Planning and Zoning

In addition to the ORS Chapters, twelve of the nineteen Statewide Planning Goals (SWPG) apply to the Cities of Fossil, Mitchell, and Spray:

Goal 1	Citizen Involvement
Goal 2	Land Use Planning
Goal 5	Open Spaces, Scenic and Historic Areas and Natural Resources
Goal 6	Air, Water, and Land Resource Quality
Goal 7	Areas Subject to Natural Disasters and Hazards
Goal 8	Recreational Needs
Goal 9	Economy of the State
Goal 10	Housing
Goal 11	Public Facilities and Services
Goal 12	Transportation
Goal 13	Energy Conservation
Goal 14	Urbanization

Comprehensive plans and development ordinances have been prepared for each of the Cities in Wheeler County. These documents are designed to meet state requirements, as embodied in the ORS and Statewide Planning Goals, and to accommodate the development needs and capabilities of each city.

An urban growth area joint management agreement has been developed for use by the City of Spray and Wheeler County as a means of coordinating land use regulations for those areas outside the city limits but within the urban growth boundary.

City of Fossil

As shown on the existing land use map, in this chapter, the major land uses within Fossil are: residential, commercial, industrial, farm and public or semi-public. Since much of the land within the City is vacant and suitable for development the urban growth boundary should follow the

existing city limits. Most of the land presently used as pasture should be designated for farm use until such time as it is needed for urban development.

Only existing public or semi-public land uses should be recognized on the plan map except in such instances where potential water tank sites have been identified.

Two areas should be designated on the plan map for commercial development. The first area encompasses the existing downtown area bounded by a triangle formed by the County Courthouse, High School and County Fairgrounds. The second area includes that land located at the junction of Broadway and First Street near the John Day Highway, including the site of the Fossil Motel. As a means of avoiding the traffic problems and unsightliness of strip commercial development while reinforcing the viability of the two existing commercial areas, land along the John Day Highway should not be designated for commercial use.

Three potential areas exist for designation on the plan map for industrial land use: an area southeast of the sewage treatment facility and areas to the north and south of the John Day Highway at the east end of town. The land located on the north side of the John Day Highway at the east end of town is the most suitable due to the fact that it is the least visible of the three sites from the rest of the community, is not subject to flooding, sewer and water service can be provided, is relatively level and offers good access to the highway. For those reasons the site north of the John Day Highway should be designated for industrial use.

In addition to land already in residential use, four areas which all offer sewer and water service, as well as, adequate access, should be designated for future residential development:

1. North of Broadway and west of the High School up to the top of the ridge;
2. North of "D" Street and east of the High School to the city limits;
3. South of First Street, east of the County Fairgrounds and north of the proposed industrial site; and
4. North of the highway, south of the County Fairgrounds and west of proposed industrial site.

All types of housing should be allowed in designated residential areas as outright permitted uses while mobile home parks should be treated as a conditional use.

City of Mitchell

As shown on the existing land use map, in this chapter, the major land uses within Mitchell are: residential, commercial, farm, public and semi-public. The topography of the surrounding area is rugged with the northern half of the City encompassing a mountain which is unsuitable for any type of development. This area should be designated a permanent open space and left outside the urban growth boundary. The remainder of the existing city limits line should be included within the urban growth boundary.

The area east of downtown Mitchell and south of Ochoco Highway at the bottom of the canyon should also be designated as a permanent open space. This area is subject to flooding, contains two ponds and is generally unsuitable for development.

Unfortunately there is no land within Mitchell which is suitable for industrial development. The primary impediment to development is the lack of truck access from the Ochoco Highway to those vacant lands located on the south side above the bluff.

Those lands adjacent to the Ochoco Highway and Main Street, as indicated in the plan map, should be designated for commercial use based on existing land use.

Those areas presently in residential land use within Mitchell should be designated as such on the plan map. All other land should be designated as farm until such time as it is required for residential development.

The area south of the Ochoco Highway along the South bank of Bridge Creek should be designated as Open Space to allow free movement of flood waters and to protect property and buildings in other portions of the City from backed up flood waters.

The area south of the city reservoir is a hillside which slopes toward the reservoir. Construction of housing or other structures in this area could result in contamination by runoff and infiltration from septic tanks. To protect the reservoir for future use this area should be designated as Open Space.

City of Spray

As shown on the existing land use map, in this chapter, the major land uses within Spray are: residential, commercial, industrial and farm. Three small areas outside the existing city limits line should be included within the urban growth boundary. Inclusion of these sites would allow the property owners to annex their land to the City and obtain city services without necessitating a comprehensive plan amendment. Inclusion within the urban growth boundary would also resolve the problem which would be experienced by six lots northwest of the City which are presently split by the city limits and would be subject to two sets of development regulations (City and County) otherwise.

The large parcel of land located at the south end of town, adjacent to the John Day River should be designated industrial. This area is the former site of a mill and has been filled in, over a period of many years. Due to the land fill, consideration should be given to the hazards posed by shifting soil or flooding prior to any development on the site.

That land adjacent to Willow Street and Main Street should be designated for commercial and residential development as shown on the plan map.

All other land within the urban growth boundary should be reserved for future residential development.

Affected Governmental Units

Statewide Planning Goal No. 2, Land Use Planning, states that:

"City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties ...

Each plan and related implementation measure shall be coordinated with the plans of affected governmental units ...

Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review, and revision of plans and implementation ordinances ...

Affected Governmental Units - are those local governments, state, and federal agencies and special districts which have programs, land ownership, or responsibilities within the area included in the plan ..."

The following are definitely affected governmental units and have been forwarded a copy of the appropriate document for their review and comment:

United States Forest Service - Ochoco and Umatilla National Forests
United States Department of the Interior - Bureau of Land Management
United States Department of the Interior - National Park Service
United States Soil Conservation Service
Oregon Department of Environmental Quality
Oregon Department of Fish and Wildlife
Oregon Department of Forestry
Oregon Department of Transportation (Highway and Parks Divisions)
Oregon Department of Land Conservation and Development
Wheeler County School Superintendent's office
Wheeler County Soil and Water Conservation District

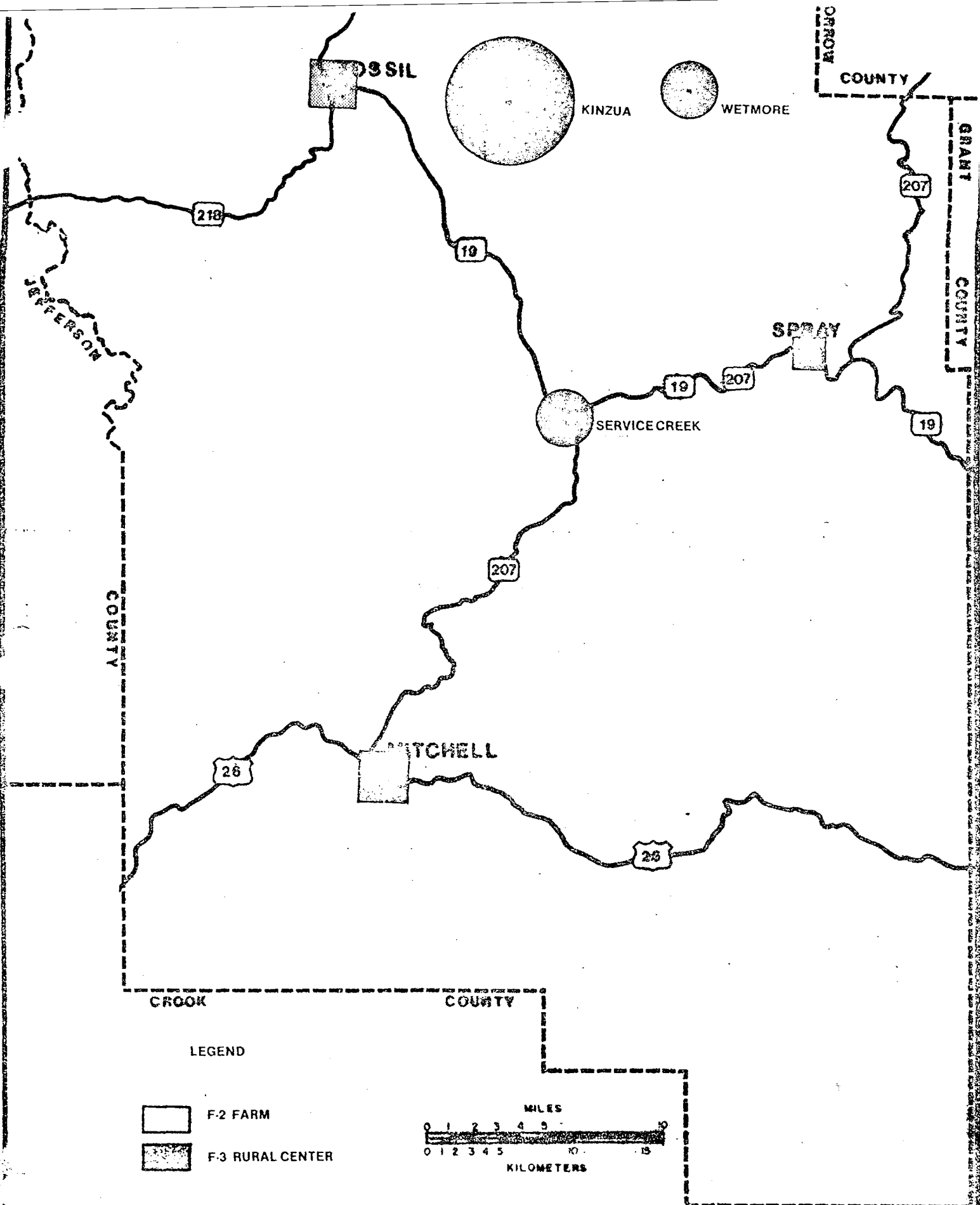
The following may be affected governmental units and have been notified by letter of the opportunity to participate in the review process:

United States Department of Interior - Fish and Wildlife Service
United States Department of Energy - Bonneville Power Administration
Federal Emergency Management Agency, Insurance and Mitigation
Division (Flood Insurance Program)
United States Farmer's Home Administration
Oregon Department of Commerce, State Housing Division

Oregon Department of Economic Development
Oregon Department of Geology and Mineral Resources
Oregon Division of State Lands
Oregon Department of Revenue
Oregon Department of Water Resources

An effort has been made to contact other state and federal agencies which potentially are affected governmental units because they have programs which include Wheeler County and the Cities of Fossil, Mitchell, and Spray.

The comments received from County citizens, state and federal agencies, and LCDC staff are included in the appendix of this report.



EXISTING COUNTY ZONING WHEELER COUNTY, OREGON



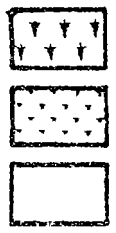
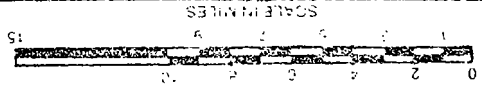
WHEELER COUNTY, OREGON

LAND USE

This map is for illustrative purposes only.

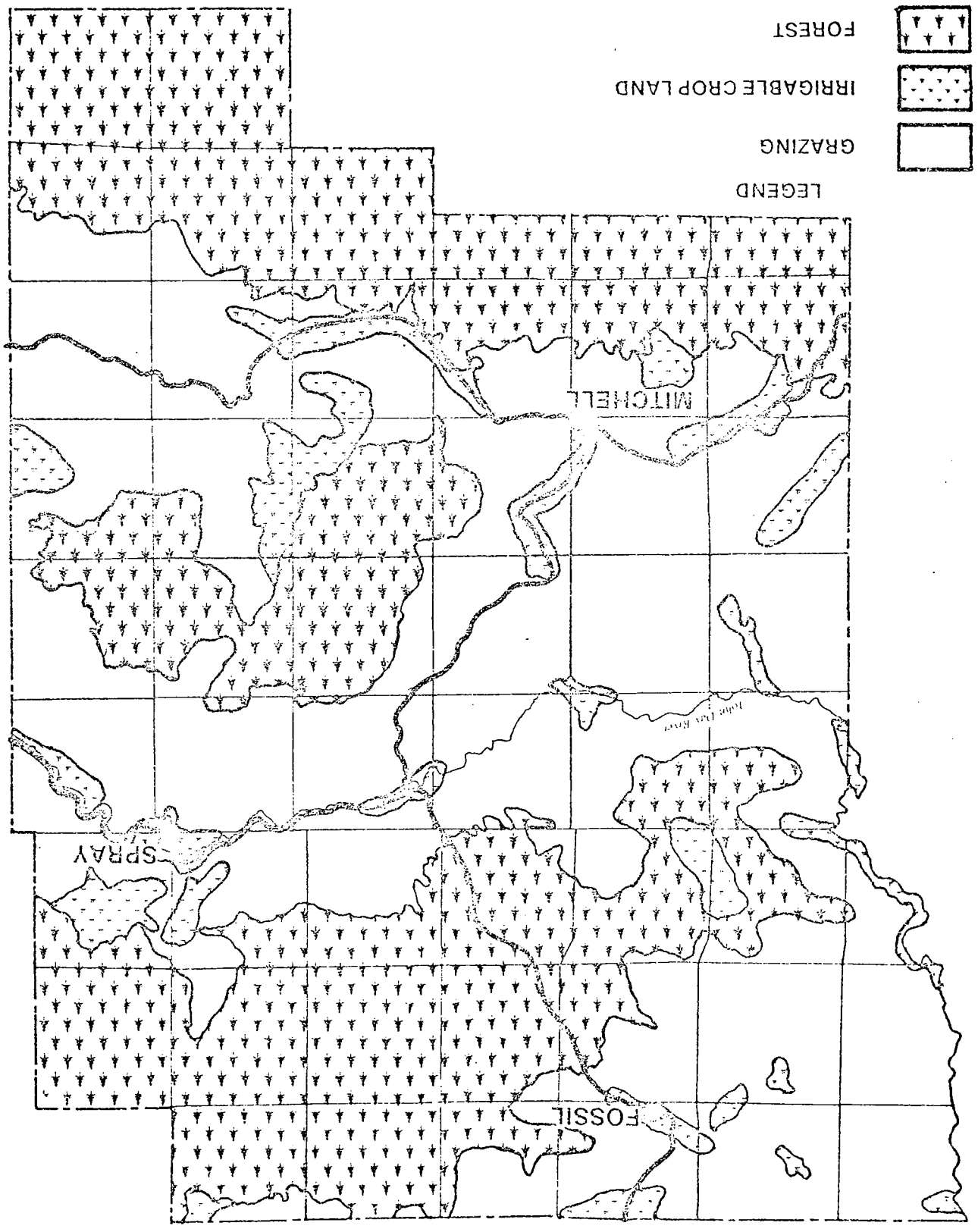


SOURCE: 1977 Wheeler County Planning Commission and Natural Resource Conservation Program, 1978-1984.

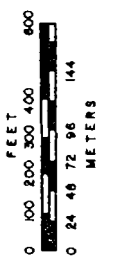


FOREST
IRRIGABLE CROP LAND
GRAZING

LEGEND



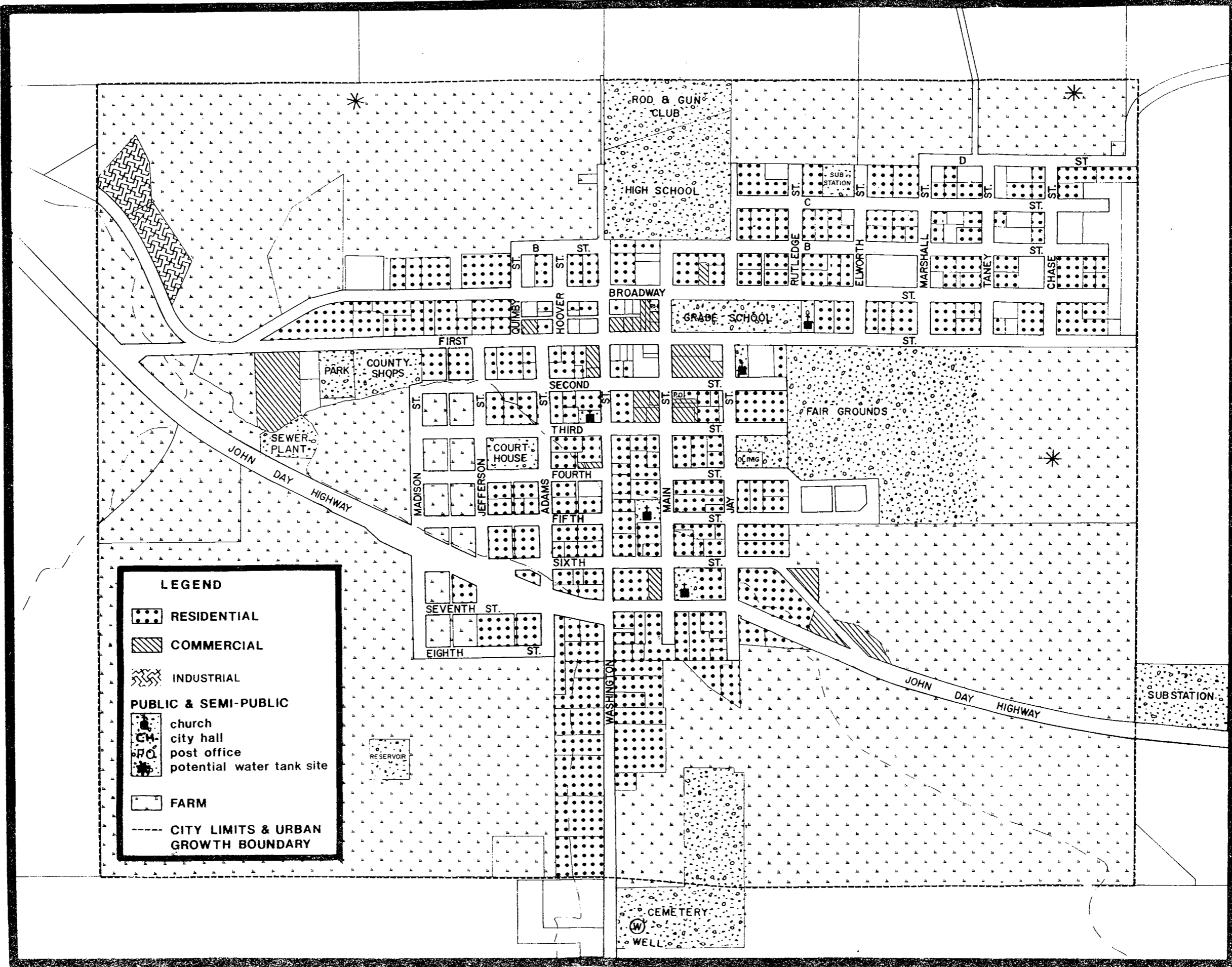
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




EXISTING LAND USE
CITY OF FOSSIL, OREGON

LEGEND

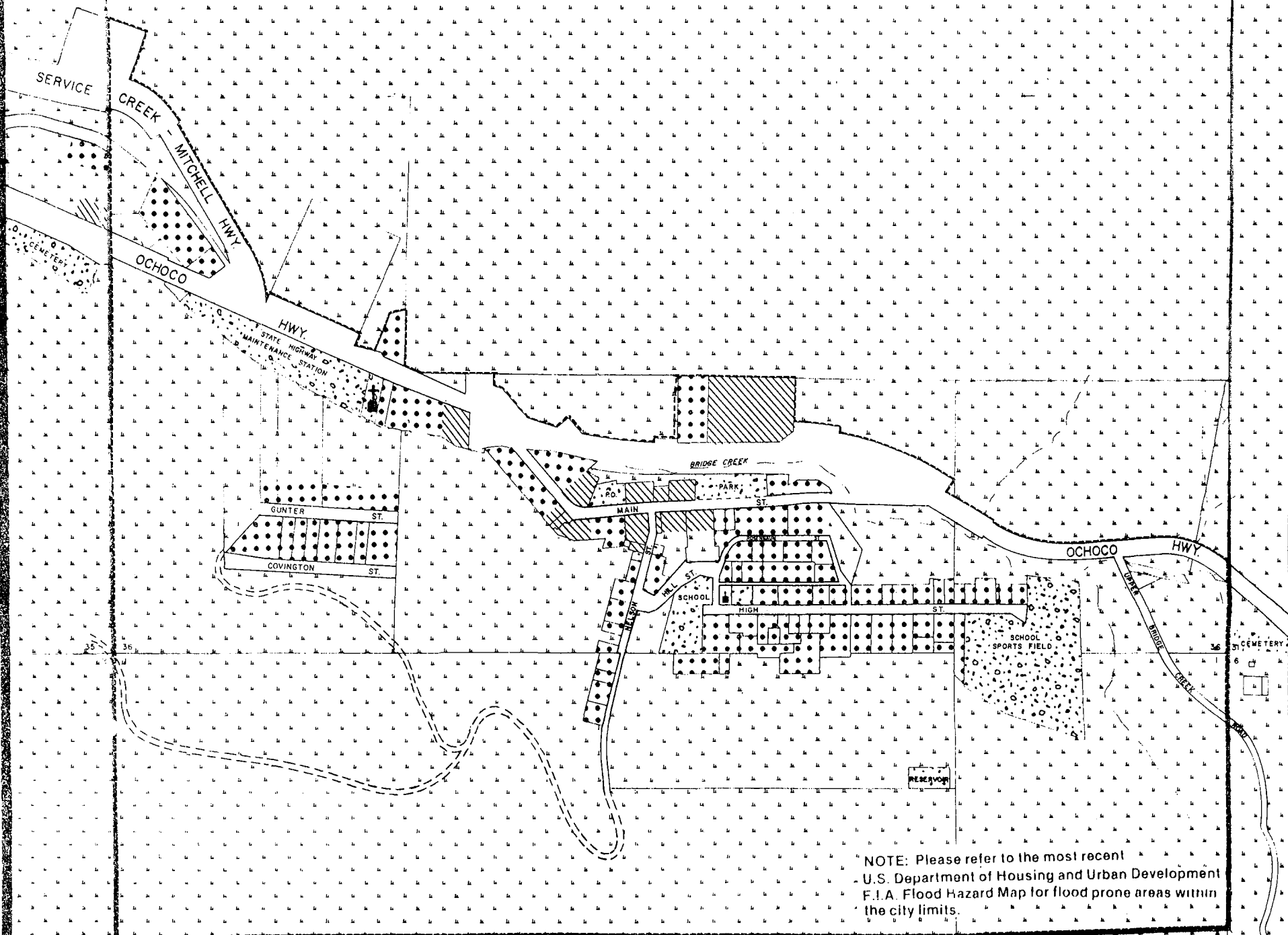
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
- PUBLIC & SEMI-PUBLIC**
 -  church
 -  city hall
 -  post office
 -  potential water tank site
-  FARM
-  CITY LIMITS & URBAN GROWTH BOUNDARY



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
- PUBLIC & SEMI-PUBLIC**
 -  church
 -  post office
-  FARM
-  CITY LIMITS
-  URBAN GROWTH BOUNDARY

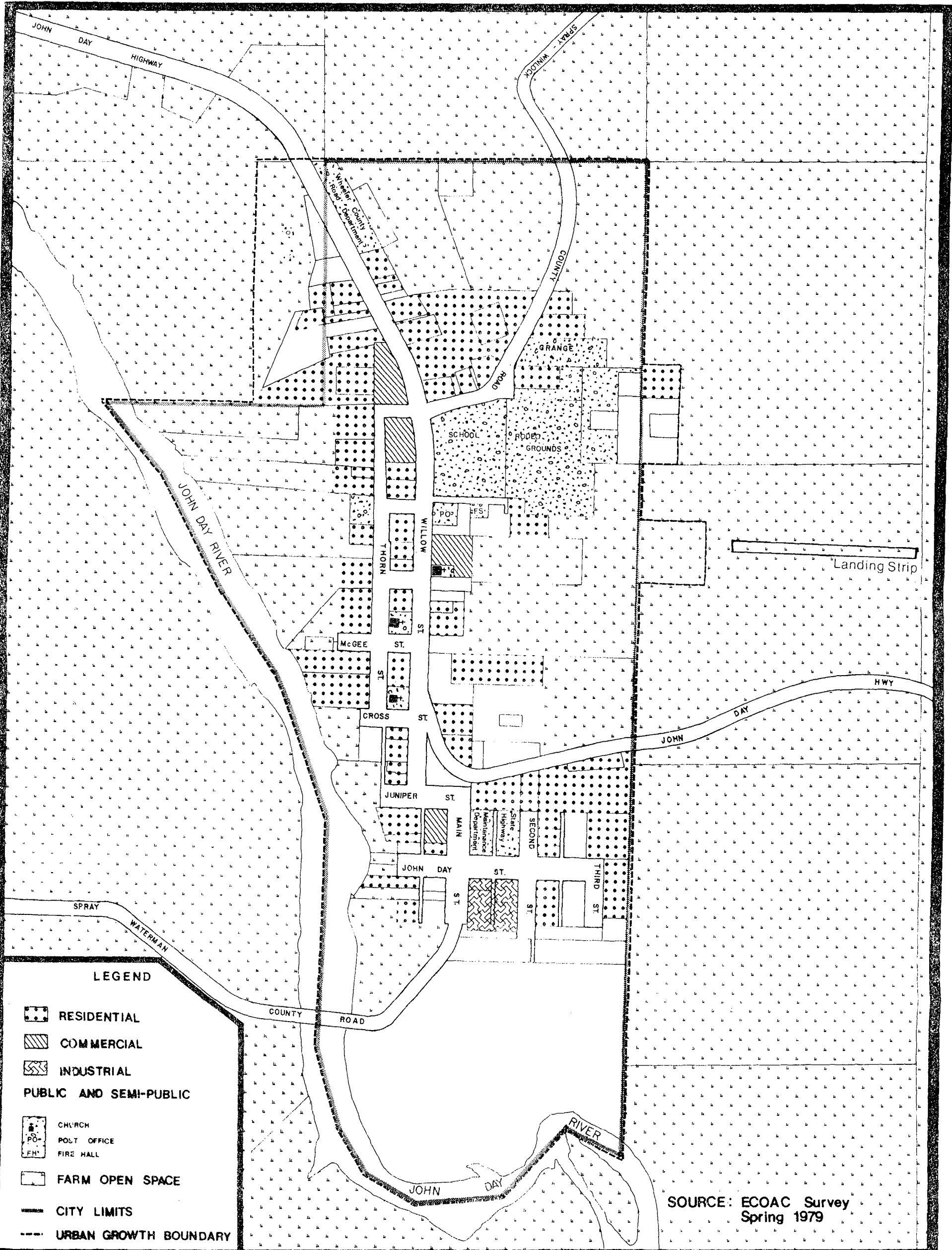
SOURCE: E. C. O. A. C. survey, spring, 1979



NOTE: Please refer to the most recent U.S. Department of Housing and Urban Development F.I.A. Flood Hazard Map for flood prone areas within the city limits.

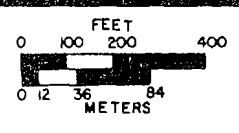
EXISTING LAND USE
CITY OF MITCHELL, OREGON





SOURCE: ECOAC Survey Spring 1979

EXISTING LAND USE CITY OF SPRAY, OREGON



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BIBLIOGRAPHY

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APPENDICES

Appendix

Oregon State Department of Fish and Wildlife Fish Habitat Management Recommendations

1. Wheeler County land use classifications most compatible with a fish habitat protection plan are Agriculture, Forestry and Preservation.
2. Residential, commercial or industrial development on any body of water should be identified as a conditional use.
 - a. Encroachment on or destruction of riparian vegetation should be prevented.
 - b. Set-back or buffer zones should be incorporated into any shoreline developments.
3. Riparian vegetation, channel integrity and stable, non-eroding banks should be maintained along all water areas.
4. Land use practices that maintain or improve water quality should be practiced.
 - a. New road construction should be engineered and located to avoid unstable soil and all riparian zones.
 - b. Forest practices act rules and 208 water quality standards should be utilized by the county planners as guidelines.
5. Developments that require surface water appropriation or diversion should be located where stream flows are not reduced below the recommended minimums.
 - a. Efforts should be made through the State Water Resource Board to protect the remaining unappropriated water.
 - b. Efforts should be made through the State Water Resource Board to require more efficient use of water under existing water rights.
6. Public access for water-based recreation should be maintained or increased in all applicable areas.
 - a. Purchase of any streambank areas by local, county, state or federal agencies for public access should be encouraged by county planners.
 - b. Designation of an open space zone on the John Day River from Service Creek to a point ten miles upstream should be incorporated into the county plan.
7. Future multi-purpose reservoir sites should be identified and appropriate land use restrictions should be applied to protect these sites.

Big Game Management Recommendations

1. Wheeler County land use classifications most compatible with big game are Agriculture, Forestry and Preservation.
2. Residential development should be of low density, allowing for normal agricultural and forest uses.
 - a. Residential densities should not exceed one house per 40 acres on big game summer ranges.
 - b. Residential densities should not exceed one house per 80 acres on big game winter ranges.
3. High density developments on or adjacent to big game wintering areas should require design review or conditional permits to provide a mechanism to deal with specific problems.
 - a. Big game damage to gardens, shrubs, orchards and other domestic plants can be avoided or lessened by having the developer provide deer-proof fencing or other means to forestall conflict.
 - b. Strong leash laws can reduce harassment of big game species by free roaming dogs.
4. New roads should be located to avoid sensitive habitat areas.
 - a. Seasonal roads should be closed to reduce harassment to big game species during the winter months, December through March.
 - b. Roads that are no longer necessary for other resource management should be closed permanently.
5. Off-road vehicle use should be controlled during the winter months and early spring to prevent harassment of big game species.

Upland Game Birds
Management Recommendations

1. Wheeler County land use classifications most compatible with upland game bird habitat are Agriculture, Forestry, and Preservation.
2. Maintain rural agricultural lands.
 - a. Removal of riparian vegetation and brushy areas should be discouraged.
 - b. Riparian vegetation should be replaced wherever possible.
 - c. Residential densities should be no greater than one unit per 20 acres.
3. Strong leash laws can reduce harassment and loss of upland game birds by free roaming dogs and cats.
4. Timber management practices should allow for varied timber stands in the forest areas.

Waterfowl Management Recommendations

1. Wheeler County land use classifications most compatible with waterfowl habitat are Agriculture and Preservation.
2. Development or land uses that require drainage, channelization, filling or removal of riparian vegetation along any water source should be avoided.
3. Maintain rural agricultural lands; any residential development should maintain a density of no greater than one unit per 20 acres.
4. Residential, commercial or industrial development on or adjacent to waterfowl habitat wetland areas should be identified as conditional use and should include setbacks or buffer zones in the development plans.
5. Public access should be maintained or secured to appropriate waterfowl recreation areas such as the John Day River.
6. Strong dog leash laws can reduce harassment and loss of nesting waterfowl.

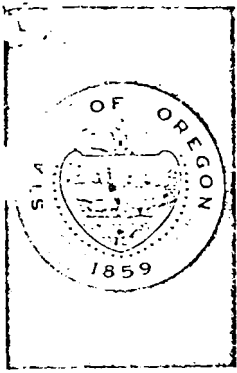
Furbearer Management Recommendations

1. Wheeler County land use classifications most compatible with furbearer habitat are Agriculture, Forestry and Preservation.
2. The Department recommendations listed for big game, upland game birds and waterfowl will also benefit both aquatic and terrestrial furbearers.

Nongame Wildlife Recommendations

1. Wheeler County land use classifications most compatible with nongame habitats are Agriculture, Forestry and Preservation.
2. Protect existing ponds, wetlands and riparian areas and encourage development of additional ponds and lakes.
3. Any residential development areas should allow for open space areas within the development.
 - a. Supplemental plantings of seed and fruit producing ornamental shrubs should be encouraged in any development area.
 - b. Native plant and tree species should be left in any development area.
4. Leave non-hazard snag trees along streams and in forest areas.

Source: All fish and wildlife management recommendations included in this appendix are taken from the "Fish and Wildlife Management Plan for Wheeler County," prepared by the Oregon Department of Fish and Wildlife, Heppner District, September, 1978.



OREGON STATE HIGHWAY DIVISION

Region 5 Office
W. E. Schwartz, Region Engineer

P. O. Box 850 ... La Grande, Oregon 97850 ... Phone 963-3177

Robert W. Straub
GOVERNOR

F. B. KLABOE
Administrator of Highways

July 19, 1977

Gus Strecker, Wheeler County Planner
P. O. Box 69
Spray, Oregon 97874

Dear Gus:


Enclosed find the mineral aggregate source plats or descriptions for Wheeler County which the Division has used or plan to use in the future. For future reference, I have included a listing of the source identification numbers.

Please consider this letter a formal request for the County to enact ordinances which would protect these and future mineral aggregate sources from adjacent development which would prevent their operation. This protection could be in the form of a setback with the zoning of adjacent lands compatible to this type of operation.

Also, the Division would like the County to consider an ordinance which would require setbacks along State highways. From a safety standpoint, the setbacks should be great enough that parking would be discouraged on the right of way and that vehicles approaching the highway do so in a front-end-first manner.

If you have any questions regarding the above requests or have any questions regarding transportation or related issues, please contact me.

Sincerely,


George Strawn
Region Planning Coordinator

GS/dm
Enclosures

cc: Judge Andrew Leckie
Dave Fenton
Harry Oswald
Bob Blensly

The following mineral aggregate sources should be included in your benchmark data for Wheeler County.

<u>Section, Township & Range</u>	<u>Material</u>	<u>Source Identification</u>
Sec. 8, T. 12S, R. 20E W.M.	Quarry	35-12-4
Sec. 3, T. 12S, R. 20E W.M.	Quarry	35-13-4
Sec. 25, T. 11S, R. 20E W.M.	Quarry	35-14-4
Sec. 21, 22 & 28, T. 11S, R. 21E W.M.	Quarry	Not Assigned
Sec. 33, T. 11S, R. 22E W.M.	Quarry	35-16-4
Sec. 2, T. 12S, R. 22E W.M.	Quarry	35-17-4
Sec. 18, T. 12S, R. 24E W.M.	Quarry	35-21-4
Sec. 4, T. 12S, R. 24E W.M.	Quarry	35-22-4
Sec. 15 & 16, T. 12S, R. 25E W.M.	Quarry	Not Assigned
Sec. 1, T. 10S, R. 22E and Sec. 6, T. 10S, R. 23E W.M.	Quarry	35-29-4
Sec. 32, T. 10S, R. 22E W.M.	Quarry	35-30-4
Sec. 7, 8 & 17, T. 11S, R. 22E W.M.	Gravel	Not Assigned
Sec. 23, T. 11S, R. 21E W.M.	Quarry	35-31-4
Sec. 16, T. 6S, R. 21E W.M.	Quarry	35-1-4
Sec. 20, T. 7S, R. 21E W.M.	Quarry	35-27-4
Sec. 19, T. 7S, R. 21E W.M.	Quarry	35-26-4
Sec. 31, T. 7S, R. 20E W.M.	Quarry	35-24-4
Sec. 2, T. 7S, R. 21E W.M.	Quarry	35-36-5
Sec. 35, T. 6S, R. 21E W.M.	Quarry	35-3-5
Sec. 2, T. 7S, R. 21E W.M.	Quarry	35-4-5
Sec. 29, T. 7S, R. 22E W.M.	Talus	35-37-5
Sec. 4 & 5, T. 8S, R. 22E W.M.	Quarry	35-5-5
Sec. 10 & 11, T. 8S, R. 22E W.M.	Quarry	35-6-5
Sec. 36, T. 8S, R. 22E W.M.	Quarry	35-39-5
Sec. 9, T. 9S, R. 23E W.M.	Gravel	35-38-5
Sec. 18, T. 9S, R. 23E W.M.	Gravel	35-7-5
Sec. 1 & 12, T. 9S, R. 23E W.M.	Quarry	35-8-5
Sec. 35, T. 8S, R. 24E W.M.	Gravel	35-9-5
Sec. 1, T. 9S, R. 24E W.M.	Gravel	35-35-5
Sec. 8, T. 9S, R. 25E W.M.	Gravel	35-41-5
Sec. 4 & 9, T. 9S, R. 25E W.M.	Talus	35-40-5
Sec. 10, T. 9S, R. 25E W.M.	Quarry	35-34-5
Sec. 23, T. 9S, R. 25E W.M.	Quarry	35-10-5
Sec. 10, T. 7S, R. 25E W.M.	Quarry	35-28-5

1 RESOLUTION

2
3 WHEREAS, the Wheeler County Road Department is responsible
4 for maintaining all County roads in Wheeler County.

5 WHEREAS, the said County Road Department is limited in the
6 work it can do by equipment, manpower and budgetary limitations.

7 WHEREAS, it is necessary to likewise limit those roads
8 designated as Wheeler County roads to prevent the said County
9 Road Department from becoming inefficiently overextended; now
10 therefore

11 BE IT RESOLVED, that the following described roads are
12 hereby designated as Wheeler County Roads; and are the only roads
13 which the Wheeler County Road Department will maintain:

14 Roads North of the John Day River

- 15 1. Winlock Road - commencing at its juncture with
16 Highway 19 in Section 14, T8S R22E, and termi-
17 nating at its juncture with Kahler Basin Road
18 in Section 18, T8S R25E.
- 19 3. Kahler Basin Road - commencing at its juncture
20 with Highway 19 in Section 36, T8S R24E, and
21 terminating at its juncture with Highway 207 in
22 Section 18, T7S R25E.
- 23 5. Alder Creek Road - commencing at its juncture
24 with Highway 19 in Section 9, T9S R23E, and
25 terminating at its juncture with Winlock Road
26 in Section 31, T7S R24E.
7. Rowe Creek Road - commencing at its juncture
with Highway 19 in Section 4, T8S R22E, and
terminating at Twickenham Bridge in Section 2,
T10S R21E.
9. Kinzua Road - commencing at its juncture with
Highway 19 in Section 1, T7S R21E, and termi-
nating at the former townsite of Kinzua in
Section 2, T7S R22E.

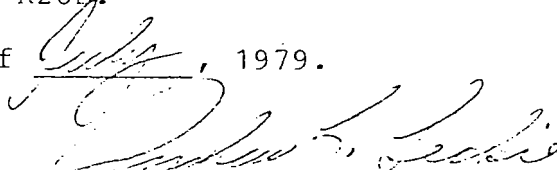
- 1 11. Cottonwood Road - commencing at its juncture
2 with Highway 218 in Section 21, T7S R21E, and
3 terminating at its juncture with Pine Creek Road
4 in Section 4, T8S R21E.
- 5 13. Pine Creek Road - commencing at its juncture
6 with Highway 218 in Section 1, T8S R20E, and
7 terminating at its juncture with Cotton Creek
8 Road in Section 4, T8S R21E.
- 9 15. Stone Cabin Road - commencing at its juncture
10 with Highway 218 in Section 5, T7S R21E, and
11 terminating at its intersection with Section 11,
12 T7S R20E.
- 13 17. Butte Creek Road - commencing at its juncture
14 with Highway 19 in Section 32, T6S R21E, and
15 terminating at its intersection with Section 8,
16 T6S R20E.
- 17 19. Black Butte Road - commencing at the City Limits
18 of the Town of Fossil and terminating at its
19 juncture with Hoover Creek Road in Section 25,
20 T6S R21E.
- 21 21. Hoover Creek Road - commencing at its juncture
22 with Old State Highway 19 in Section 21, T6S
23 R21E, and terminating at its juncture with Kinzua
24 Road in Section 34, T6S R22E.
- 25 23. Lost Valley Road - commencing at its juncture
with Kinzua Road in Section 27, T6S R22E, and
terminating at the Gilliam-Wheeler County line
in Section 9, T6S R23E.
- 26 25. Lone Rock Road - commencing at the former town
site of Kinzua in Section 2, T7S R22E, and ter-
minating at the Gilliam County line in Section 8,
T6S R24E.
- 27 27. Huddelston Road - commencing at the Gilliam
County line in Section 9, T6S R24E, and terminating
at its intersection with Section 14, T6S R24E.
- 28 29. Clarno Road - commencing at its juncture with
Highway 218 in Section 34, T7S R19E, and terminating
at its intersection with Section 24, T8S R19E.

25 Roads South of the John Day River


- 26 2. Parrish Creek Road - commencing at its juncture
with Highway 26 in Section 7, T12S R23E, and ter-
minating at its juncture with Highway 207 in Section
36, T8S R24E.

4. Richmond-Six Shooter Road - commencing at its juncture with Highway 207 in Section 5, T9S R23E, and terminating at its juncture with Parrish Creek Road in Section 18, T11S R24E.
6. Antone Road - commencing at its juncture with Highway 26 in Section 18, T12S R24E, and terminating in Section 36, T12S R25E or the Grant County line.
8. Upper Bridge Creek Road - commencing at the town of Mitchell, and terminating at the boundary line of the Ochoco National Forest in Section 29, T12S R22E.
10. Gable Creek Road - commencing at its juncture with Highway 26 in Section 27, T11S R21E, and terminating at its intersection with Section 20, T12S R21E.
12. West Branch Road - commencing at its juncture with Highway 26 in Section 3, T12S R20E, and terminating at its intersection with the Ochoco National Forest boundary line in Section 21, T12S R20E.
14. Bridge Creek Road - commencing at its juncture with Highway 26 in Section 21, T11S R21E, and terminating at its intersection with the Jefferson County line in Section 30, T9S R20E.
16. Painted Hills-Bear Creek Road - commencing at its juncture with Bridge Creek Road in Section 31, T10S R21E, and terminating at its intersection with Section 16, T11S R20E.
18. Girds Creek Road - commencing at its juncture with Highway 207 in Section 29, T10S R22E, and terminating at Twickenham Bridge in Section 2, T10S R21E.
20. Twickenham-Bridge Creek Cut-Off Road - commencing at Twickenham Bridge in Section 29, T10S R21E, and terminating at its juncture with Bridge Creek Road in Section 14, T10S R20E.

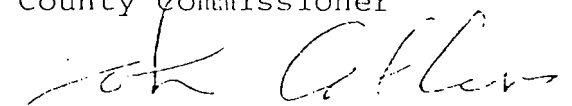
Done and Dated this 5th day of July, 1979.



 County Judge



 County Commissioner



 County Commissioner

1 RESOLUTION

2 WHEREAS, the Wheeler County Road Department is responsible for
3 maintaining all County roads in Wheeler County.

4 WHEREAS, the said County Road Department is limited in the work
5 it can do by equipment, manpower and budgetary limitations.

6 WHEREAS, it is necessary to likewise limit those roads designated
7 as Wheeler County roads to prevent the said County Road Department from
8 becoming inefficiently overextended.

9 X WHEREAS, the below described roads are dangerous and burdensome to
10 maintain, are infrequently used, and are useless as a part of the
11 Wheeler County Road System.

12 X WHEREAS, the public will be benefited if the below described roads
13 are vacated and left as public easements; now therefore,

14 BE IT RESOLVED, that the Wheeler County Court declares that pro-
15 ceedings should be commenced to vacate the following roads:

16 I. ROAD "A" commencing at its juncture with Parrish Creek
17 County Road in Section 3, T10S R24E proceeding westerly to its termi-
18 nation at its juncture with Sixshooter County Road in Section 10,
19 T10S R23E.

20 The following landowners own land abutting ROAD "A":

21 (a) Don R. Johnson in Sections 3, 4, 5 and 6 of
22 T10S R24E;

23 (b) Central Oregon Fabricators in Sections 1, 2
24 and 11 of T10S R23E.

25 II. ROAD "B" commencing at its juncture with Antone County
26 Road in Section 1 of T13S R24E and proceeding through Sections 1, 12,

1 13 and 18 of T13S R24E; through Sections 18, 17, 9, 4 and 3 of T13S R24E;
2 and terminating at its juncture with Antone County Road in Section 34 of
3 T12S R25E.

4 The following landowners own land abutting ROAD "B":

5 (a) Clinton and Flora Harris in Sections 1 and 12 of
6 T13S R24E and Sections 4 and 17 of T13S R25E;

7 (b) Fred and Margaret Hudopeth in Section 12 of
8 T13S R24E;

9 (c) United States of America in Sections 12 and 13 of
10 T13S R24E; in Sections 17 and 18 of T13S R25E; and
11 in Section 34 of T12 R25E;

12 (d) Robert J Vanier, Jr. in Sections 9, 16 and 18 of
13 T13S R25E;

14 (e) Raymond and Donna Meyers in Sections 3 and 9 of
15 T13S R25E;

16 (f) Teresa Jibilian in Section 34 of T12S R25E.

17 III. ROAD "C" commencing at its juncture with Kohler Basin
18 County Road in the northwest quarter of Section 33 of T7S R25E and proceeding
19 through Sections 29, 20, 17, 16 and 15 in T7S R25E; and terminating at its
20 juncture with Highway 207 in Section 10 of T7S R25E.

21 The following landowners own land abutting ROAD "C":

22 (a) Juanita Fisher in Section 33 of T7S R25E;

23 (b) Robert and Gretta Wright in Section 33 of T7S R25E;

24 (c) Robert and Patricia Straub in Section 28 of T7S R25E;

25 (d) D.W. and Joan Wells in Section 29 of T7S R25E;

26 (e) United States of America in Sections 20, 17, 16, 15 and
Page 10 of T7S R25E.

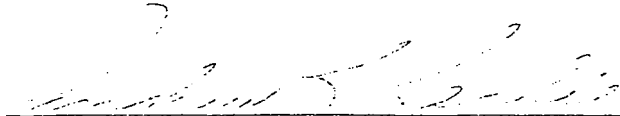
1 IV. ROAD "D" commencing at the northwest corner of Section 7,
2 T6S R22E, proceeding southeasterly and southwesterly to its termination
3 with its juncture with Pethill Road in Section 18, T6S R22E.

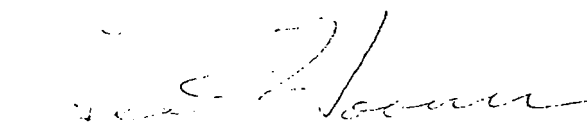
4 The following landowners own land abutting ROAD "D":

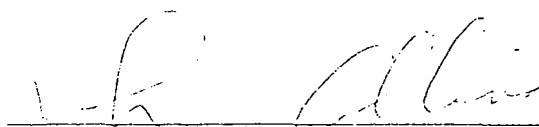
5 (a) George Webb in Section 7 and 17 of T6S R22E;

6 (b) Margaret R. Huddle in Section 12 of T6S 21E.

7 Done and dated this 5th day of September, 1979.

8
9 
County Judge

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11 
County Commissioner

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County Commissioner

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JOHN P. WOLKE
DISTRICT ATTORNEY
WHEELER COUNTY COURTHOUSE
FOSSIL, OREGON 97030
TELEPHONE 763-4107

The following resolution was signed:

IN THE MATTER OF)
COUNTY ROADS) RESOLUTION ESTABLISHING STANDARDS FOR ACCEPTANCE OF COUNTY ROADS:

The matter of setting standards for acceptance of county roads having come on for consideration at the regular meeting of the Wheeler County Court on Wednesday, the 3rd day of May, 1972, and it appearing to the Court and the Court FINDING:

1. That it is in the best interests of Wheeler County and the residents thereof that certain standards be set for the acceptance of county roads.

2. That said standards should not be exclusive but should instead be basic minimum standards which may be augmented by additional reasonable standards to be imposed in any particular instance.

AND THE COURT BEING FULLY ADVISED in the premises it is, therefore, RESOLVED that before any new road is accepted as a county road by the Wheeler County Court it shall meet the following criteria:

1. The road shall be of benefit to the general public.

2. The road shall intersect with or be an extension of an existing public road.

3. The road shall have a minimum of 60 feet of right-of-way and have a minimum of 2 inches of base rock and gravelled with not less than 1/2 inches of crushed rock for a minimum of 24' roadway.

4. The road must provide access for not less than 2 dwellings per mile.

5. All fences, buildings and other structures must be removed from the right-of-way at the expense of the property owners along the road.

6. The road shall have adequate culverts or bridges for drainage as determined by the Wheeler County Roadmaster.

7. Stockguards shall be installed by the property owners expense where it is deemed necessary and shall be of a width necessary for public safety and installed in accordance with county specifications.

8. Such additional reasonable requirements as may be established by the Court in any particular instance.

Dated this 3rd day of May, 1972.

/s/ Clarence Asher
County Judge
/s/ Raymond Gates
County Commissioner
/s/ John Collins
County Commissioner

Attest:

/s/ Arlene Stegner
County Clerk (Seal)

Clarence Asher County Judge
Raymond Gates Commissioner
John Collins Commissioner

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

In the Matter of)
Participation in the)
National Flood Insurance) RESOLUTION
Program)

WHEREAS, certain areas of Wheeler County are subject to periodic flooding, mudslides, and cloud bursts from streams and rivers causing serious damages to properties within those areas; and

WHEREAS, it is the intent of this County Court to require the recognition and evaluation of flood and mudslide hazards in all official actions relating to land use in the flood plain and mudslide areas having special flood and mudslide hazards; and

WHEREAS, this body has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to ORS 197.175 and 215.515;

NOW, THEREFORE, BE IT RESOLVED, that this County Court hereby:

1. Assures the Federal Insurance Administration that it will enact as necessary, and maintain in force for those areas having flood or mudslide hazards, adequate land use and control measures with effective enforcement provisions consistent with the Criteria set forth in Section 1910 of the National Flood Insurance Program Regulations; and

2. Vests Wheeler County Soil and Water Conservation District with the responsibility, authority, and means to:

(a) Delineate or assist the Administrator, at this request, in delineating the limits of the areas having special flood and mudslide hazards on available local maps of sufficient scale to identify the location of building sites.

(b) Provide such information as the Administrator, may request concerning

1 present uses and occupancy of the flood plain and mudslide area.

2 (c) Cooperate with Federal, State, and local agencies and private
3 firms which undertake to study, survey, map, and identify flood plain or
4 mudslide areas, and cooperate with neighboring communities with respect
5 to management of adjoining flood plain and mudslide areas in order to prevent
6 aggravation of existing hazards.

7 (d) Submit on the anniversary date of the community's initial eligibility
8 an annual report to the Administrator on the progress made during the past
9 year within the community in the development and implementation of flood
10 plain and mudslide area management measures.

11 3. Appoints Wheeler County Soil and Water Conservation District to
12 maintain for public inspection and to furnish upon request a record of elevations
13 (in relation to mean sea level) of the lowest floor (including basement) of
14 all new or substantially improved structures located in the special flood
15 hazard areas. If the lowest floor is below grade on one or more sides, the
16 elevation of the floor immediately above must also be recorded.

17 4. Agrees to take such other official action as may be reasonably necessary
18 to carry out the objectives of the program.

19
20 DATE PASSED Sept. 3, 1975

21 /s/ Andrew F. Leckie

22 County Judge

23 /s/ D. Sitton

24 County Commissioner

25 /s/ Jack Collins

26 County Commissioner

IN THE COMMON COUNCIL OF THE TOWN OF MITCHELL, OREGON

In the Matter of the Creation of a)
Local Improvement District, the De-)
scription of Boundaries thereof and) RESOLUTION
the Designation of Procedures there-)
for.)

WHEREAS, the Town of Mitchell, Oregon, has an extensive geographical boundary de-
scribed as follows, to-wit:

BAP at the SE corner of the NE1/4, NE1/4 of Sec. 1, T12S, R21EWM, thence N
1 1/4 miles; thence W 1 mile; thence S 1 1/4 miles; thence E 1 mile to POB.

WHEREAS, the Town of Mitchell, Oregon, has a small population which is concentrated
in an area described as follows, to-wit:

BAP where the W boundary line of said Town intersect the N boundary of State
Hwy. 207; thence S to the S boundary line of the NW1/4, SW1/4 of Sec. 36, T11S,
R21EWM; thence E to the W boundary line of Wheeler County Assessor Map 11-21-
36CC; thence S 1100 feet, more or less; thence E to a point which intersects
the S boundary line of Covington Street in Huddleston's First Addition to the
Town of Mitchell; thence SEly along the S boundary line of said Covington Street
to a point which intersects the W boundary line of an extension of Nelson Street,
which said extension parallels Nelson Creek S; thence E to a point 1/8 mile W of
the E boundary line of Sec. 1, T12S, R21EWM; thence N to a point where the N
boundary line of State Hwy. 26 intersects the E boundary line of Account No. 200
of Wheeler County Assessor Map 11-21-36CC; thence N 210 feet; thence W 557 feet;
thence S 300 feet, more or less, to the N boundary line of State Hwy. 26; thence
W along the N boundary line of State Hwy. 26 to a point which intersects the E
boundary line of Account No. 100 of Wheeler County Assessor Map 11-21; thence
W along the W boundary line of said Account No. 100 to a point that intersects
the N boundary line of State Hwy. 26; thence W along the N boundary line of
State Hwy. 26 to a point which intersects the SE corner of Account No. 1100 of
Wheeler County Assessor Map 11-21-36CB; thence N 275 feet; thence WSW 75 feet;
thence SSW 150 feet to a point which intersects N boundary line of State Hwy.
26; thence Wly along the N boundary line of State Hwy. 26 to a point which
intersects the N boundary line of State Hwy. 207; thence NWly along the N
boundary line of State Hwy. 207 to POB.

WHEREAS, the residence of the concentrated area set out above currently are
provided with "local improvements," as defined by ORS 223.387(1).

WHEREAS, the costs of providing said "local improvements," to the residents
in the remainder of said Town of Mitchell would bear an unreasonable relationship
to the benefits obtained thereby.

WHEREAS, ORS 223.387 through 223.399 permits this Council to create a Local
Improvement District whereby the costs of making said "local improvements," may be
assessed to the owners of the parcels of land so benefited by all or part of said
improvements.

WHEREAS, ORS 223.389 through 223.650 set forth the procedure for assessing
the costs of said improvements, reassessing the costs thereof, and enforcing liens
and collecting assessments based thereon.

BE IT RESOLVED, by the Common Council of the Town of Mitchell, Oregon, that a Local Improvement District be and the same is created to assess to the owners of parcels of land benefited by all or part of "local improvements," made hereafter and defined by ORS 223.387(1), the costs of said "local improvements."

BE IT FURTHER RESOLVED, by the Common Council of the Town of Mitchell, Oregon, that the boundaries of said Local Improvement District shall be all that property within the geographic boundary of the Town of Mitchell, Oregon, except for a parcel described as follows, to-wit:

BAP where the W boundary line of said Town intersect the N boundary of State Hwy. 207; thence S to the S boundary line of the NW1/4, SW1/4 of Sec. 36, T11S, R21E4W; thence E to the W boundary line of Wheeler County Assessor Map 11-21-36CC; thence S 1100 feet, more or less; thence E to a point which intersects the S boundary line of Covington Street in Huddleston's First Addition to the Town of Mitchell; thence Sfly along the S boundary line of said Covington Street to a point which intersects the W boundary line of an extension of Nelson Street, which said extension parallels Nelson Creek S; thence E to a point 1/8 mile W of the E boundary line of Sec. 1, T12S, R21E4W; thence N to a point where the N boundary line of State Hwy. 26 intersects the E boundary line of Account No. 200 of Wheeler County Assessor Map 11-21-36CC; thence W 210 feet; thence W 557 feet; thence S 300 feet, more or less, to the W boundary line of State Hwy. 26; thence W along the N boundary line of State Hwy. 26 to a point which intersects the E boundary line of Account No. 100 of Wheeler County Assessor Map 11-21; thence W along the W boundary line of said Account No. 100 to a point that intersects the N boundary line of State Hwy. 26; thence W along the W boundary line of State Hwy. 26 to a point which intersects the SE corner of Account No. 1100 of Wheeler County Assessor Map 11-21-36CC; thence N 275 feet; thence WSW 75 feet; thence SSW 190 feet to a point which intersects W boundary line of State Hwy. 26; thence Wly along the N boundary line of State Hwy. 26 to a point which intersects the W boundary line of State Hwy. 207; thence NWly along the N boundary line of State Hwy. 207 to PCB.

AND BE IT RESOLVED, by the Common Council of the Town of Mitchell, Oregon, that in making the local assessments for the benefits from said "local improvements," said Local Improvement District shall follow the procedures set forth in ORS 223.389 through 223.650.

ADOPTED by the Common Council of the Town of Mitchell, Oregon on this 21 day April, 1980.

APPROVED by /s/ Roy Critchlow, Mayor, on this 21 day of April, 1980.

/s/ Roy Critchlow

Mayor

ATTEST:

/s/ George M. Schnee

Recorder

To whom it may concern:
 I am my opinion, that here the
 freedom of movement are in -
 comparison and that I should be
 matter in what you are doing
 up to now - people are being
 what they would and could pay
 for without restrictions.
 For ourselves we are not
 and did not intend to
 our own business agreement
 as but many of our friends and
 neighbors of our neighborhood
 has been some those who are
 to date, as in date, date to

Re: [unclear] [unclear]
 [unclear] [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear] [unclear]

RECEIVED
 MAY 21 1980
 May 20, 1980
 Ans'd

the landowners what they can and can't do with their property -

This is not Russia, Cuba, Vietnam, Afghanistan, or other like Communist countries. This is still a free United States of America.

Many foreign powers have tried to take away our precious freedoms and Americans face it them on land, sea, and in the air. We must fight just as hard here at home.

Our land is our savings account for our future. We do not tell others who invested their money by other means what to do with their property -

Let the landowners have the same right.

If strangers want to buy a small piece of property and move into any community to live out their last years enjoying the

Agreeing we are now engaged in
 the task of telling them No help
 them to the point where the rest
 would be impossible.
 Answer above quoted in fairness
 and equal opportunity for all.
 Let us not say
 "Let it be - No help with you"
 Of British, Russian, Comintern
 and other like groups continue to
 make (in their direction) we
 could become older in their
 socialist hunger for power.
 There are the dirt now are what
 happens to their fellow men and his
 property; show him that he needs in
 his investigation; respect for the only
 thing that can be regarded
 The direction is the end

The Question is:

Will Americans open their
eyes and speak out in time to stop
self-serving groups from
turning America into a slave
State.

Landowners don't have to be
told how to manage their land.
That is why they are landowners. They
are successful business men & women.
They sweated and worked for their
land and in some cases for it
and died in foreign lands for it
and you.

Q Free America is important to me.
I can not be quiet.

Sincerely

Virginia Robinson
Albu Creek Rd.
Jesil, Oregon.

AGENCY RESPONSE FORM

RECEIVED

APR 28 1980

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE April 25, 1980
NAME Stephen Barton
AGENCY U.S. Fish and Wildlife Service, Animal Damage Control
Pendleton, Oregon
PHONE 276-3811 ext. 216

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

AGENCY RESPONSE FORM

RECEIVED

APR 28 1980

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical ^{Ass'd}.....
Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 4/25/80
NAME Dept. of Commerce
AGENCY 700 Union St., Room 218
The Dalles, OR 97058
PHONE 298-4461

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

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Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

AGENCY RESPONSE FORM

RECEIVED

APR 28 1980

Aas'd.....

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 4-25-80

NAME Columbia Power Co-op

AGENCY MONUMENT, ORE 97864

PHONE 931-2311

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
 Wheeler County Planning Coordinator
 County Courthouse
 Fossil, OR 97830

Taken to Bill Chapman home 4-28-80 JD

APR 29 1980

Ans'd.....

AGENCY RESPONSE FORM

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 4/28/80

NAME Katherine Keene

AGENCY Omega Business Planning Council
1178 Chemeketa St. NE Salem, Or 97301

PHONE 370-8112

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
 Wheeler County Planning Coordinator
 County Courthouse
 Fossil, OR 97830

Requested Copies sent 4/29
CKD

AGENCY RESPONSE FORM

RECEIVED

APR 29 1980

Ans'd.....

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE April 28, 1980

NAME Mark Lovgren, System Engineer

AGENCY Columbia Basin Electric Cooperative, Inc.
P. O. Box 398, Heppner, Oregon 97836

PHONE 676-9146

X We would like to receive the following documents for review:

X Technical Report

X Wheeler County Plan and Implementation Measures

 Fossil Plan and Implementation Measures

 Mitchell Plan and Implementation Measures

 Spray Plan and Implementation Measures

 We will not be able to review these documents or attend the public hearings.

 We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

Requested Copies Sent 4/29

CD

AGENCY RESPONSE FORM

RECEIVED

APR 29 1980

Ans'd.....

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 4/27/80

NAME DONALD W. MINER, STAFF ATTORNEY

AGENCY OREGON MANUFACTURED HOUSING DEALERS ASSOCIATION (OMHDA)
3850 PORTLAND ROAD NE SUITE 203, SALEM, OREGON 97303

PHONE 364-2470

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

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We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

Requested Copies Sent 4/29

CDD

AGENCY RESPONSE FORM

RECEIVED

APR 29 1980

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

ANS d.....

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE April 28 1980

NAME Bob Stacey

AGENCY 1000 Friends of Oregon
519 SW 3rd, Room 0400, Portland, 97204

PHONE 223-4396

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

Requested Copies Sent 4/29

ADD.

RECEIVED
APR 30 1980
E.C.O.A.C.

4/80

AGENCY RESPONSE FORM

RECEIVED

APR 30 1980

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE Bob Clay, 4-29-80
 NAME Housing Div. Dept. of Commerce
 AGENCY Rm 110, Labor & Industries Bldg. Salem Oregon, 97310
 PHONE 378-4343

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

RECEIVED
 MAY 01 1980
 E.C.O.A.C.

4/80

AGENCY RESPONSE FORM

RECEIVED

APR 30 1980

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 4-29-80

NAME Tom Guard

AGENCY Donnellville Public Utility
7 Donnellville, Oregon 97522

PHONE 555-00 04 719

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
 Wheeler County Planning Coordinator
 County Courthouse
 Fossil, OR 97830

4/80

RECEIVED
 MAY 01 1980
 E.C.O.A.C.

AGENCY RESPONSE FORM

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE April 29, 1980
NAME Cindy Vergari - Planning Representative
AGENCY Oregon State Parks
ADDRESS 211 Adams Ave LaGrande, OR 97850
PHONE 963-6449

We will review the following documents:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

These ^{comments} will be coming to you soon.

We will not be able to review these documents or attend the public hearings.

Our comments are enclosed.

We will send written comments by the May 27-30 meeting deadlines.

We will not be able to complete our review and send our written comments until _____.

(Date)

We plan to attend the following hearings: _____

_____ Agency activities which affect land use in Wheeler County include
(please specify and attach additional information as necessary):

_____ The following report(s) contain(s) information which should be added
to the technical report (please specify and attach additional information
as necessary):

Please return to: Bea Donnelly
 Wheeler County Planning Coordinator
 County Courthouse
 Fossil, OR 97830



RECEIVED

MAY 6 1980

Ans'd.....

Department of Transportation
PARKS AND RECREATION DIVISION

PO. BOX 850

HIGHWAY BUILDING

LAGRANDE, OR 97850

MAY 2, 1980

Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

Dear Bea;

I've completed review of the Wheeler County Draft Comprehensive Plan and Technical Report. I feel the plan is very well done. I would like to make the following suggestions.

I note that in the Summary of Protected Areas, Painted Hills, Clarno, and John Day Fossil Beds are recognized as Federal. However, under State Parks and Their Facilities, these same areas are referred to as being in our jurisdiction. This should be corrected. We do have a Scenic River access by the bridge near Clarno. This area is approximately 1 acre with a parking area and restrooms.

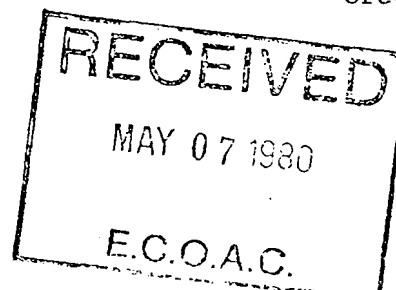
Although Historic Preservation has been covered fairly well, there are some additions that would strengthen this section of the plan. I think development of a museum, for protection of artifacts, is commendable. To support this idea, some implementing devices should be developed to insure preservation of Historic Buildings as well. A mention of State and Federal Laws pertaining to Historic Preservation would also be beneficial. I've enclosed an example of a small city's historical element. It has all the points I've discussed.

If you have any questions regarding this letter or need any assistance in the future, please don't hesitate to contact me.

Sincerely,

Cindy Vergari
Planning Representative
Oregon State Parks

enclosure
cc: Wally Hibbard
Jim Kennedy
History Section
George Strawn
File
ECOAC



NATURAL RESOURCES

RECEIVED

MAY 6 1980

Ans'd.....

WATER RESOURCES

Sublimity does not have any waterways or tributaries within its planning area. Flooding therefore, does not pose any problems in Sublimity and is not considered in the plan. Sublimity lies within the Lower Santiam River Watershed and drains in a southerly direction into Mill Creek. The confluence of the North Fork and South Fork of Beaver Creek occurs about one mile north of town while Mill Creek flows south of the town.

Groundwater availability is somewhat variable according to the Willamette Basin Hydrology Study.¹ Within the Fern Ridge Formation, water yields of about 50 gallons per minute (gpm) at depths ranging from 100 to 300 feet may be obtained. Yields from the Columbia River Formation where it underlays the Fern Ridge, range from 100 to 1000 gpm, also at 100 to 300 feet deep. Groundwater resources are important to Sublimity which attains its water from two wells located within the city limits.

Source: Marion County Comprehensive Plan

MINERAL RESOURCES

The only mineral resources known to exist in the area are sand and gravel, and a rock quarry. Neither sand or gravel occurs in suitable quantity and quality due to excessive fines and thus do not lend themselves to commercial use. The rock quarry located to the north of town, has proven to be of commercial value.

HISTORICAL RESOURCES

The only resource classified in the Statewide Inventory of Historic Sites and Buildings is the St. Boniface Catholic Church near the site of old Sublimity College. The State's Historical survey is only about 75 percent complete at this time and the archeological survey is about 3 percent complete. The inventory is a continuous and ongoing process which requires review at regular intervals.

¹ Willamette Basin Comprehensive Study, Water and Related Land Resources, Appendix B Hydrology, 1969, Willamette Basin Task Force, Pacific Northwest River Basins Commission.

There are a number of federal laws which seek to protect historic and archeological sites. These are the National Historic Preservation Act (Public Law 89-665) and the National Environmental Policy Act (Public Law 91-190). The State also has laws on the books, specifically Oregon Revised Statutes 273.705, 273.711 and 273.990, which require protection of Indian burials on all lands (which has merit in the Sublimity area since Indians were the earliest inhabitants of the area), and historic sites and objects on all state-owned lands. The City has adopted the following policy to deal with the preservation of historic resources:

The City shall cooperate with state agencies and other historical organizations providing funding to catalog and preserve historic buildings, artifacts and archeological sites.

Within a two-year time frame, the City will need to develop and adopt an historic preservation ordinance to correspond with the above policy and set guidelines for the preservation of historical resources in Sublimity.

Air Quality

The Environmental Protection Agency (EPA) has designated air quality control regions to aid in the implementation of the Federal Clean Air Act of 1970 as amended. Sublimity is currently located in Portland's Interstate Air Quality Control Region for which the control of pollution emission is necessary. The Department of Environmental Quality (DEQ) has jurisdiction over the air quality standards in the state and has developed air quality rules, regulations and standards toward which the region should conform. Automobile emissions and state controlled and monitored field burning are the major generators of air pollution in the Sublimity area. Additional information on air quality standards and control can be obtained from DEQ and are provided in Oregon Administrative Rules, Chapter 340. The City has adopted the following policy:

All development within the City shall adhere to applicable federal and state air quality standards.

AGENCY RESPONSE FORM

RECEIVED
MAY 5 1980

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 5/1/80
NAME KENZLA Corp - A. Justice, Vice Pres.
AGENCY Route 2
Wagoner, OR 97836
PHONE 676-9183

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

RECEIVED
MAY 06 1980
E.C.O.A.C.

AGENCY RESPONSE FORM

RECEIVED

MAY 5 1980

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 5-2-80 Eastern Oregon contact

NAME Robert Brown Ernest Lubart

AGENCY State Department of Forestry
Salem

ADDRESS 2600 State Street Star Route Fossil 97830
Salem OR 97310

PHONE 575-2664 763-2075

 We will review the following documents:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

 We will not be able to review these documents or attend the public hearings.

 Our comments are enclosed.

We will send written comments by the May 27-30 meeting deadlines.

 We will not be able to complete our review and send our written comments until _____.
(Date)

We plan to attend the following hearings: _____
As scheduled regarding state-wide Goals
2, 4, 5 & 7

✓ Agency activities which affect land use in Wheeler County include (please specify and attach additional information as necessary):

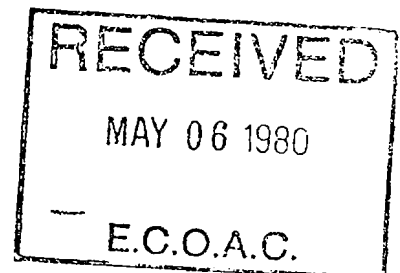
- Forest Practices Act Administration / Enforcement
- Wildlife Forestry Program - Administrator Equivalency
- Incentive Programs

✓ The following report(s) contain(s) information which should be added to the technical report (please specify and attach additional information as necessary):

None make suggestions later

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

3/80





Department of Transportation
STATE HIGHWAY DIVISION

REGION 5 OFFICE

In Reply Refer to
File No.:

W. E. Schwartz
Region Engineer

P. O. Box 850 La Grande, Oregon 97850 Telephone 963-3177

May 5, 1980

The Hon. Andrew F. Leckie
Wheeler County Courthouse
Fossil, Oregon 97830

The Hon. Bill MacInnes
City Hall
City of Fossil
Fossil, Oregon 97830

Gentlemen:

I have completed review of the transportation goal of your County's and City's draft technical report, Comprehensive Plan and Ordinances and it appears your efforts were worthwhile. The following comment may clarify some statements and will also aid the County and City in the realization of their Goals.

Comprehensive Plan Technical Report

Chapter II, page 14, Transportation - "Funding available for construction ...will be limited in the future ... highest potential.". I realize the future of highway financing looks bleak, however, this statement might be more accurate if the word "will" was removed and replaced with "may". There are two ballot measures, one this month regarding the use of highway revenues for highway purposes and one in November raising gasoline tax by 2 cents, which if approved by the voters would strengthen City, County and State highway funding.

Chapter 5, page 42, discussed the present systems for transportation of the disadvantaged. I believe the County and City should consider expanding this section to include the ride-sharing program which I understand presently exists. The goal requirement; "meet the needs of the transportation of disadvantaged by improving transportation services", is very difficult to satisfy in view of your County's size, population and available revenues. A policy which would help to meet these needs might be "to coordinate and encourage the present ride-sharing program".

The Hon. Andrew F. Leckie
Mayor of Fossil
May 5, 1980

Page 2

Comprehensive Plan and Ordinances

County Plan, page 6, Transportation, Policy 4 and City of Fossil Plan, page 7, Transportation, states "To study the feasibility ... airport in northern Wheeler County.". I believe it would benefit the County if our Department assisted you in this process. I would suggest adding "Work with the Aeronautics Division," to the beginning of this policy.

If you have any questions about my comments, please contact me.

Sincerely,


George Strawn
Region Planning Representative

WES/vt

cc: Bea Donnelly, Wheeler County Planning Coordinator
Charles Davis, Comprehensive Planner, ECOAC
J. B. Kennedy, DLCD
Roberta Young
Aeronautics Division

RECEIVED

MAY 7 1980

Ans'd.....

AGENCY RESPONSE FORM

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 4/30/80

NAME William Parks

AGENCY Division of State Land
1445 State St. Salem, OR 97310

PHONE 378-3805

We would like to receive the following documents for review:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

We feel that the activities of our agency do not affect land use in Wheeler County and, as such, will not make comment on the documents.

Please return to: Bea Donnelly
 Wheeler County Planning Coordinator
 County Courthouse
 Fossil, OR 97830



RECEIVED

MAY 7 1980

Ans'd.....

Department of Transportation

PARKS AND RECREATION DIVISION

P.O. BOX 850

HIGHWAY BUILDING

LAGRANDE, OR 97850

MAY 5, 1980

Bea Donnelly
Planning Coordinator
P.O. Box 327
Courthouse
Fossil, OR 97830

Dear Bea,

I've completed review of the Draft Comprehensive Plans for the Cities of Fossil, Mitchell, and Spray. The only comments I have concern Historic Preservation.

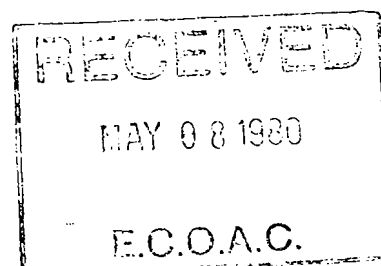
I note that all the Historic Sites were listed in the County Plan under the cities in which they are located. The city plans do not contain an inventory. I would suggest a change in this area. The first option for the cities would be to acknowledge the fact that an inventory is located in the County Plan and make a policy statement that an effort will be made to keep the inventory current in the future. The second option would be for each city to have it's own Historical Inventory, along with all the supporting policies nessesary.

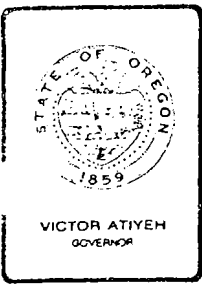
We feel these changes are an important step in insuring the preservation of the many historic sites located in these three cities. Again, please call if you have any questions regarding this review.

Sincerely,

Cindy Vergari
Planning Representative
Oregon State Parks

cc: Wally Hibbard
Jim Kennedy
History Section
ECOAC
George Strawn





Department of Transportation
PARKS AND RECREATION DIVISION

PO. BOX 850

HIGHWAY BUILDING

LAGRANDE, OR 97850

MAY 19, 1980

Chip Davis
Box 1207
Pendleton, OR 97801

Dear Chip;

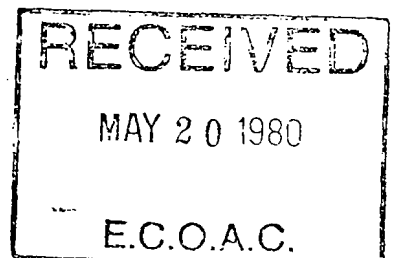
Sorry for the misunderstanding in my review of the cities of Fossil, Mitchell, and Spray. I overlooked the first page of the plans where it was mentioned that the Technical Report covered both the County and the cities. We were concerned, unnecessarily, that people would not be aware of where to find the list of Historic Buildings and Sites.

The above cities meet all of our concerns. Thank you for bringing this to my attention.

Sincerely,

Cindy Vergara
Planning Representative
Oregon State Parks

cc: Bea Donnelly
Wally Hibbard
Jim Kennedy
History Section
George Strawn



OREGON BUSINESS PLANNING COUNCIL

1178 CHEMEKETA, N.E.

SALEM, OREGON 97301

PHONE (503) 370-811.

STAFF:

KATHERINE KEENE
Planning Director

DAVID S. HILL
Natural Resources
Director

May 12, 1980

RECEIVED

MAY 13 1980

Ans'd.....

Ms. Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

Dear Ms. Donnelly:

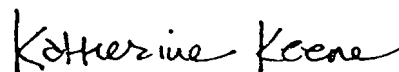
Thank you for providing us with draft comprehensive plans and ordinances for Fossil, Mitchell, Spray and Wheeler County. We have completed our review of the plans for the three cities and include our comments herein. We will shortly be sending you comments on Wheeler County's plan.

In general the plans appear to meet the needs of the three communities. And from the point of view of our members we find little of concern in the plans. We would like to see individual population projections for the cities and the county. This would be especially useful since there appears to be no concensus in the population projections prepared by the BPA and the Department of Economic Development. The individual population projections would then serve as the basis for documenting the amount and type of land needed for urban development. A buildable lands inventory for each city is needed so that demand for urban land can be matched with the appropriate supply. If all the land in the cities is buildable the plans should so state.

We are concerned with Fossil's decision to include street tree planting requirements in the proposed subdivision ordinance. The provisions will be both costly to administer, given their extreme specificity, and will impose an additional cost burden on the new home buyer. Because purchase of a new home is rapidly becoming an impossibility for most Oregonians we strongly urge Fossil to carefully consider the full impacts of the proposed tree planting requirements.

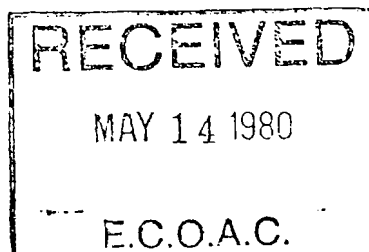
Again, thank you for the opportunity to comment.

Sincerely,



Katherine Keene
Planning Director

KK:paw





United States Department of the Interior

IN REPLY REFER TO

1600

BUREAU OF LAND MANAGEMENT
District Office
P.O. Box 550
Prineville, Oregon 97754

RECEIVED

MAY 13 1980

May 12, 1980

Ans'd.....

Bea Donnelly
Wheeler County Planning Coordinator
Fossil, Oregon 97830

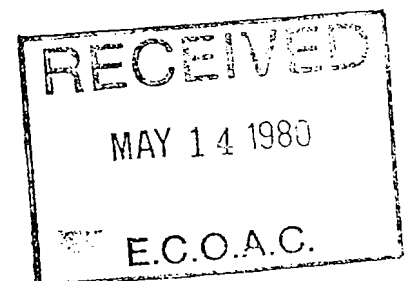
Dear Ms. Donnelly:

Thank you for the opportunity to review Wheeler's County Draft Comprehension Plan.

While there is no Federal authority for B.L.M. to agree to be bound by such plans as developed under State law or regulations, it appears that current B.L.M. interests and land use plans have been adequately incorporated in the comprehensive plan. B.L.M. activities will be conducted in accordance with the plan to the maximum extent consistent with Federal law and policy.

Sincerely yours,

Paul W. Arrasmith
District Manager



Kent W. Christoferson, M.D., P.C.
Physician and Surgeon
Ophthalmic Associates Building
1415 Pearl St., Suite 1 Eugene, Oregon 97401
Telephone 687-2441

RECEIVED
MAY 15 1980
~~RECEIVED~~
MAY 15 1980
Ans'd.....

Practice Limited to Ophthalmology
May 13, 1980

Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, Oregon 97830

Dear Ms. Donnelly:

I received the public notice of the proposed comprehensive plan for Wheeler County.

I do not believe that I have any objection to this planned zoning ordinance.

I would appreciate being informed in the future as to how the plan progresses.

My only question is whether my property has direct access (abutting or adjoining) to an all weather road, and I would appreciate hearing from you if you can give me this information.

Very truly yours,

Kent W. Christoferson, M.D.

Kent W. Christoferson, M. D.

ENC/mw

RECEIVED
MAY 16 1980
E.C.O.A.C.

AGENCY RESPONSE FORM

RECEIVED

MAY 15 1980

Ans'd.....

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE May 12, 1980

NAME Bill Parks

AGENCY Division of State Lands

ADDRESS 1445 State St.

Salem, OR 97301

PHONE 378-3805

We will review the following documents:

Technical Report

Wheeler County Plan and Implementation Measures

Fossil Plan and Implementation Measures

Mitchell Plan and Implementation Measures

Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

Our comments are enclosed.

We will send written comments by the May 27-30 meeting deadlines.

We will not be able to complete our review and send our written comments until _____.

(Date)

We plan to attend the following hearings: _____

✓ Agency activities which affect land use in Wheeler County include
If the project would require the removal, fill or alteration of
50 cubic yards or more of material within the banks of the waterway(s),
we urge the applicant to apply for state fill or removal permits
well in advance of construction deadlines to prevent unnecessary
project delays. Specific information on the need for permits may
be obtained from the Division of State Lands' office at 1445 State
Street, Salem, OR 97310. Phone 378-3805.

Thank you for the opportunity to comment on this project.

✓ The following report(s) contain(s) information which should be added
to the technical report (please specify and attach additional infor-
mation as necessary):

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

3/80

RECEIVED

MAY 23 1980

Ans'd.....

AGENCY RESPONSE FORM

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 4/29/80

NAME JAMES ROLLERS

AGENCY United States FOREST SERVICE
Ochoco NATIONAL FOREST

ADDRESS P.O. BOX 490 FEDERAL BLDG
PRINEVILLE OREGON 97154

PHONE 503-447-6247

We will review the following documents:

- Technical Report
- Wheeler County Plan and Implementation Measures
- Fossil Plan and Implementation Measures
- Mitchell Plan and Implementation Measures
- Spray Plan and Implementation Measures

We will not be able to review these documents or attend the public hearings.

Our comments are enclosed.

We will send written comments by the May 27-30 meeting deadlines.

We will not be able to complete our review and send our written comments until _____.

(Date)

We plan to attend the following hearings: _____

Agency activities which affect land use in Wheeler County include (please specify and attach additional information as necessary):

Management of the Coconino National Forest portion of Wheeler County. We are specifically interested in detailing any planned activities to the County's records water supply for Mitchell area, Recreation considerations on the north slope of Coconino, and Timber supplies. Other concerns also need to be coordinated.

The following report(s) contain(s) information which should be added to the technical report (please specify and attach additional information as necessary):

Our review did not reveal any inconsistencies with planned activities in Wheeler Co and the National Forest's (Coconino) planned activities.

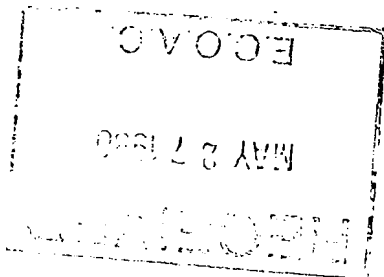
Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

IS = FORWARD a copy of:

"Wheeler County Plan & Implementation Measures"
"Mitchell Plan & Implementation Measures"

Thank you

3/80



RECEIVED
MAY 27 1980
Ans'd.....

AGENCY RESPONSE FORM

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE May 23, 1980
NAME Katherine Haidweg
AGENCY 1000 Friends of Oregon
ADDRESS 400 Dekum Bldg. 519 S.W. 3rd.
Portland, OR. 97204
PHONE 223-4396

- We will review the following documents:
- Technical Report
 - Wheeler County Plan and Implementation Measures
 - Fossil Plan and Implementation Measures
 - Mitchell Plan and Implementation Measures
 - Spray Plan and Implementation Measures
- We will not be able to review these documents or attend the public hearings.
- Our comments are enclosed.
- We will send written comments by the May 27-30 meeting deadlines.
- We will not be able to complete our review and send our written comments until _____.
- (Date)
- We plan to attend the following hearings: _____
- _____
- _____

Agency activities which affect land use in Wheeler County include
(please specify and attach additional information as necessary):

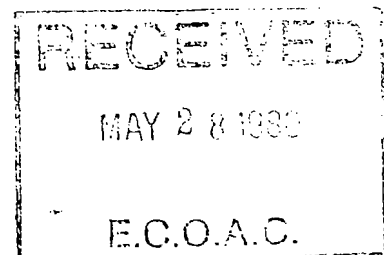
We will be reviewing for Goals 3, 4, 5 and 7

The following report(s) contain(s) information which should be added
to the technical report (please specify and attach additional infor-
mation as necessary):

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

3/80

Page 2 of 2 Pages



1000 FRIENDS OF OREGON

400 DEKUM BUILDING, 519 S.W. THIRD AVENUE, PORTLAND, OREGON 97204 (503) 223-4396

May 27, 1980

RECEIVED
MAY 28 1980
MAY 28 1980
MAY 28 1980

Judge Andrew F. Leckie, Chairman
Wheeler County Court
Wheeler County Courthouse
Fossil, OR 97830

Dear Commissioners and Judge Leckie:

1000 Friends of Oregon appreciates this opportunity to comment on the draft Wheeler County Comprehensive Plan to be considered at the scheduled May 29, 1980 public hearing. We have reviewed the draft plan document, implementing measures and technical report, and wish to commend the county for its adoption of policies and implementing measures which should, with some minor adjustments, fully satisfy the requirements of the statewide planning goals. We will address Goal 3 (Agriculture), Goal 4 (Forest Lands) and Goal 5 (Open Space) in our comments which follow.

GOAL 3 - AGRICULTURE and GOAL 4 - FOREST LANDS

The Wheeler County Technical Report states on page II-4 that "a county-wide soils survey has not been completed and consequently capability classes...are not available." The county further has no cubic site class inventory of its forestlands. However, Goals 3 and 4 require that inventories of resource land serve as the basis for comprehensive plan land use designations. These omissions have resulted in an over-generalized plan designation map. The county's "Comprehensive Plan" map keys all land use designations for the single grouping "farm, grazing, forest and open space." It is not possible to determine from the plan how much land is designated for each of these uses, or where such lands are located.

The county has wisely chosen to propose for exclusive farm use zoning and permanent open space the entire unincorporated portion of the county until such time as soils information which would justify alternate zoning becomes available. According to page 3 of the plan document, the county will at that time "consider adoption of separate grazing and forest lands zones."

However, we believe the county should 1) move quickly to complete its inventories and refine its plan designations, and 2) adopt and apply at least its proposed forestlands zone prior to submittal to LCDC for acknowledgment of compliance. The county's existing "Land Use" map (Technical Report, chapter VI) indicates that approximately one-third of county land is in forest

use. Unless the county can demonstrate that EFU zoning is appropriate for the protection of these forestlands, it must adopt and apply an appropriate forestry zone.

The county's agricultural and forest land policies (page 3, plan document) are generally good; however, they need to be presented as two separate sets of policies. Page II-5 of the county technical report provides a rationale for the appropriateness of a 160 acre minimum lot size in protecting forestlands. The plan lacks a statement which demonstrates the appropriateness of the 160 acre minimum lot size in preserving agricultural or grazing lands. Such a statement could be included as a finding in the technical report. Assuming that there is adequate justification for the minimum lot size, the county's EFU zone provisions comply fully with state statute and with Goal 3.

1000 Friends has been unable to locate a statement within the subdivision ordinance describing the appeals process for subdivision and minor and major partition approvals. Such a process is necessary to ensure that persons affected by a proposed land division have redress against a decision made in error.

GOAL 5 - OPEN SPACE

Wheeler County has inventoried its open spaces and has adopted a Permanent Open Space (POS) zone. POS zoning has been proposed for that portion of the John Day River designated as a State Scenic Waterway. We encourage POS zoning for this area as proposed. In other cases, however, plan policies fail to commit the county to protect other identified open spaces. POS zoning has not been proposed for areas other than the John Day River. The county has not adopted specific measures to protect areas such as the Nature Conservancy's "Identified Rare and Endangered Species Natural Areas" (Technical Report, Table J-7).

CONCLUSION

Wheeler County is to be commended for its efforts to preserve its resource base and to discourage the development of nonfarm dwellings outside urban growth boundaries (Technical Report finding, p. II-2 and Plan policy, p. 5). The adoption and application of effective implementing measures have moved the county significantly in the direction of achieving its goals. However, some work yet remains to be done by the county, which can be summarized as follows:

1. The completion of inventories for agricultural and forest lands.
2. The refinement of the "Comprehensive Plan" map designations.

Judge Andrew F. Leckie
May 27, 1980
Page 3

3. The adoption and application of a forest lands zone.
4. The adoption of a land division appeals process.
5. The application of the POS zone to or other suitable measure identified open spaces and natural areas.

Very truly yours,

Katherine Handweg/eec

Katherine Handweg
Plan Review Specialist

KH/eec

cc: Bea Donnelly
ECOAC
W.J. Kvarsten, DLCD Director

May 27, 1980

RECEIVED
MAY 28 1980
Ans'd.....

Bea Donnelly, County Planning Coordinator
Wheeler County
Wheeler County Courthouse
Fossil, OR 97830

Subject: City of Fossil
Draft Comprehensive Plan

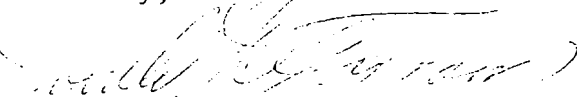
Dear Ms. Donnelly:

The Department of Economic Development has reviewed the subject Plan with particular emphasis on Goal 9 and the relationship of other goals as they relate to economic development.

The Plan has been well prepared and the policy statements are clear and realistic. Your analysis of the local economy is clear and you have presented the economic problems that the City and County are facing in a realistic straightforward manner.

I see no reason why our Department cannot recommend approval of the Plan to LCDC when it is presented for acknowledgment.

Sincerely,



Donald D. Farnam
Economic Development Specialist

DF/cm

May 27, 1980

RECEIVED
MAY 28 1980
Ans'd.....

Bea Donnelly, County Planning Coordinator
Wheeler County
Wheeler County Courthouse
Fossil, OR 97830

Subject: Wheeler County
Draft Comprehensive Plan

Dear Ms. Donnelly:

The Department of Economic Development has reviewed the Wheeler County Draft Plan with particular emphasis on Goal 9 and the relationship of other goals as they relate to economic development.

We found the Plan to contain a clear analysis of the local economy and a realistic statement of goals and policies. The background information in the technical report was well presented and did not fall short in addressing problems that exist in the County.

I see no reason why our Department cannot recommend approval of the Plan to LCDC when it is presented for acknowledgment.

Sincerely,



Donald D. Farnam
Economic Development Specialist

DF/cm

Oregon Department of Forestry

RECEIVED

MAY 28 1980

Ans'd.....

DATE: May 9, 1980

I have reviewed the Wheeler County Plan and recommend that the Department comment on the following six points.

- 1) Forest Inventory: There are several statements in the Technical Report which claim that soil survey and forest productivity information have not been developed for Wheeler County (p. II-1, VI-1, and VI-8). Our research indicates that soil survey information is available for most of the County through the SCS and the State Water Resources Board (Oregon's Long Range Requirements for Water, Appendix 1-6). The information contained in these two documents are sufficient to identify and locate cubic foot site classes for the forest lands within the County. The Department of Forestry recommends that this information be compiled, mapped, and included in the Wheeler County Final Comprehensive Plan.

Also, in Chapter VI, there is a map titled "Land Use," which shows Wheeler County divided into 3 land use zones: grazing, irrigable crop land, and forest land. The source of this map, though cited, does not state how these zones were identified. The Department of Forestry recommends that the discrepancy between the land use map and the stated level of soils and forest productivity data be resolved in the Final Plan.

- 2) Exclusive Farm Use (EFU) Zone

Wheeler County has placed all of its land outside the city limits of Fossil, Mitchell, and Sprague, in an EFU zone to "protect" the County's resources until soils and productivity information becomes available. However, the EFU zone as defined in the Zoning Ordinance does not apply Goal 4 to the forest lands located within this zone.

Goal 4 states that "forest land shall be retained for production of wood fiber and other forest uses." This should be achieved by limiting non-forest uses on forest land even if they have been placed in an EFU zone. The Wheeler County EFU zone does not limit non-forest uses on forest land, in fact, churches, and schools are uses which are permitted outright. This does not meet Goal 4 requirements and therefore either an exception must be taken or non-forest use of forest land in the EFU zone must be classified as conditional uses subject to specific criteria designed to conserve the forest land.

- 3) Grazing lands (GL), and Forest lands (FL). Space has been reserved in the Zoning Ordinances for GL and FL zone classifications when soil and forest productivity "becomes available." The Department of Forestry recommends that the Final Plan Zoning Ordinance contain articles describing the FL and GL zones so that they can be reviewed for compliance with Goal 4. These articles can be drafted without soil or forest productivity information.
- 4) Comprehensive Plan Ordinance. In Section 5(c), of the Plan Ordinance, Goal 4 is stated. This statement is backed up by County policies. Policy #2 is not consistent with Goal 4, and should be altered as suggested above in Section #2. Policy #3 states that a FL zone may be adopted when information becomes available. This information is available and should be included in the Final Plan.
- 5) Fire Protection. Pages II-7, and IV-54 of the Technical Report mentions the threat posed by range and forest fires to life and property, especially in high density developments near range and forest lands. It is stated that "the County's zoning and subdivision ordinances provide the means for implementing effective measures to lessen the risk of fire . . ." A review of the implementation measures reveals no discussion of fire protection. Wheeler County's zoning ordinances should contain fire protection policies and measures. The following document, available through OSDF, may be of use to the County planners: Fire Safety Considerations for Development in Forested Areas.
- 6) Zoning Federal Land

It should be noted here that although Wheeler County is permitted to zone federally owned lands, these zoning ordinances cannot regulate forest uses on these lands.

5690B
SJ:gu

RECEIVED

MAY 28 1980

Ans'd.....

AGENCY RESPONSE FORM

RECEIVED

MAY 28 1980

Ans'd.....

Wheeler County and the Cities of Fossil, Mitchell, and Spray Technical Report, Comprehensive Plans and Implementation Measures.

Instructions: Please check all spaces which apply to your response and fill in information as appropriate.

DATE 5/29/80

NAME Glen Ward

AGENCY Oregon Department of Fish and Wildlife

ADDRESS P.O. Box 284
Heppner, Ore. 97836

PHONE 676-9195

___ We will review the following documents:

- ___ Technical Report
- ___ Wheeler County Plan and Implementation Measures
- ___ Fossil Plan and Implementation Measures
- ___ Mitchell Plan and Implementation Measures
- ___ Spray Plan and Implementation Measures

___ We will not be able to review these documents or attend the public hearings.

X Our comments are enclosed *ATTACHED*

___ We will send written comments by the May 27-30 meeting deadlines.

___ We will not be able to complete our review and send our written comments until _____
(Date)

___ We plan to attend the following hearings: _____
May 29th, 1980

_____ Agency activities which affect land use in Wheeler County include
(please specify and attach additional information as necessary):

_____ The following report(s) contain(s) information which should be added
to the technical report (please specify and attach additional infor-
mation as necessary):

Please return to: Bea Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, OR 97830

Oregon Department of Fish and Wildlife

Heppner, Oregon 97836

May 28th, 1980

Mrs. Bea Donnelly, Coordinator
Wheeler County's Comprehensive Plan
Wheeler County Court House
Fossil, Oregon 97130

The Oregon Department of Fish and Wildlife has reviewed the Wheeler County Comprehensive Plan in draft form with district fish and wildlife biologists and regional staff coordinators and we find the plan conforms with LCDC goals and guidelines concerning fish and wildlife resources.

There are a few minor changes we would like to recommend or add.

1. Zoning ordinance-page 1-item 7: change timber products to forest products.

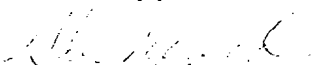
page 2-item 10: specifically include riparian habitat (streamside cover) which has the highest value for wildlife species including both aquatic and terrestrial forms of wildlife.

2. Include the "Sensitive Fish Habitat Areas Map" in Wheeler County that was submitted with the Wheeler County Wildlife Habitat Protection Plan.

3. In the appendix under big game, upland game, and waterfowl recommendations change all residential housing recommendations to one house per 160 acres to conform with the Wheeler County Planning Commission's recommendations.

The people of Wheeler County are to be commended for their long hours of effort in compiling this comprehensive plan which will benefit the large majority of the residence and future generations in Wheeler County.

Sincerely,


Glen Ward, District Wildlife Biologist
Oregon Department of Fish and Wildlife
P.O. Box 284
Heppner, Ore. 97836

cc:ECOAC
La Grande & Bend Offices
Errol Claire

RECEIVED

MAY 28 1980

Ans'd.....



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

M E M O R A N D U M

RECEIVED

MAY 28 1980

Ans'd.....

May 28, 1980

TO: Charles Davis, Planner ECOAC

FROM: Andrew Freeman, Plan Reviewer

SUBJECT: DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT'S REVIEW OF WHEELER COUNTY'S COMPREHENSIVE PLAN AND IMPLEMENTING MEASURES

At the request of Wheeler County, the Department agreed to conduct a preliminary review of the County's comprehensive plan prior to its submission to the Commission for acknowledgment. The Department's overall conclusion regarding the County's Plan is that it is generally very good. The Department was impressed by the depth of the information provided in the technical report and the clear and concise nature of the plan policies. Overall, the Department found the plan to be well organized, well written and comprehensive in its scope.

The plan, for all its good points, does contain a few deficiencies, though. This review will focus on those areas which the Department believes require additional work. The Department cannot guarantee, however, that attention to all of the points raised in this review will automatically result in an acknowledgeable plan. During the acknowledgment process, other issues beyond the scope of this review may be raised by the Department or other parties, which could cause the acknowledgment request to be continued. This review was based on the best information available at this time. The Department's Field Representative, Jim Kennedy, can provide additional information or clarification if necessary.

1. Goals 3 and 4: (Agricultural Land and Forest Resources)

Goal 4 states: "Lands suitable for forest uses shall be inventoried and designated as forest lands." The plan notes that data on forest productivity is unavailable. The County must, however, inventory forest resources and develop productivity maps.

A policy which commits the County to developing an inventory of forest resources before the next plan update would be adequate for compliance with Goal 4.

Regarding the exclusive farm use zone, the Department finds that policy 4 on page 3 of the plan and Section 2.150(2)(b) would permit farm uses to be conducted on parcels less than 160 acres. For example, the policy states:

"To limit the creation of new lots or parcels of land to a minimum of 160 acres unless intended for a permitted use or upon approval of a conditional use as allowed by ORS 215" (emphasis added).

Section 2.150(2)(b) states:

"Each lot or parcel created, if less than 160 acres in size, can and is intended to be used for a permitted use as given in Section 2.050 of this ordinance..."

The Department interprets the City's intent in this area to be that lot sizes less than 160 acres should be prohibited except for specific permitted or conditional uses which do not require such large lots. In particular, there is no reason to require a minimum lot size of 160 acres for a school, church, or landfill site (all permitted uses in the EFU zone). Similarly, many of the conditional uses allowed in the EFU zone do not normally require 160 acre lots. However, the Department does not believe that the County intends to allow partitions which create lots less than 160 acres for "farm uses"-also keeping in mind that the statutes allow residences in conjunction with "farm uses". The County must:

Amend the policy and ordinance section cited above to include the words "excepting farm uses as defined in ORS 215.203" after the words "permitted use" in both cases.

For example, the policy should read:

"To limit the creation of new lots or parcels of land to a minimum of 160 acres unless intended for a permitted use, excepting farm uses as defined in ORS 215.203, or upon approval of a conditional use as allowed by ORS 214."

In addition, while the EFU zone clearly states the County's intent to protect farm uses, it is less explicit when it comes to protecting forest resources. Until forest productivity mapping is completed and a "forest conservation" zone developed, the County should include an additional standard in the zoning ordinance relating to the protection of forest resources. For example, an additional finding should be required for the approval of single-family residences in the EFU zone that the residence will not conflict with the management, harvesting or processing of forest products (Section 2.100(12)). A similar standard should be added to the criteria used for approving conditional uses (Section 13.250(3)).

2. Open Spaces, Scenic and Historic Areas, and Natural Areas: (Goal 5)

While the inventory information submitted is excellent, the Department does not find the policies and implementing measures to be adequate for protecting resources. In particular, it does not appear that the County has incorporated any of the Department of Fish and Wildlife's recommendations into their policies or ordinances. The County should adopt policies based on the DFW's recommendations concerning the preservation of riparian vegetation and the protection of sensitive habitats. Additional policies which state that the County will work with the DEQ, SCS, BLM, Forest Service, and the State Department of Forest to

implement "best management practices", rehabilitate heavily impacted watersheds and insure compliance with state water quality standards should also be adopted. The Department also concurs with the DFW's recommendation that all development (i.e, residential, commercial or industrial) along streams be identified as conditional uses and a setback or buffer required. Farming, grazing and timber harvest operations should also be encouraged to leave a buffer strip of adequate size to protect water quality and prevent erosion.

(One mechanism the County might consider would be to provide a property tax credit to ranchers who rehabilitate streambanks by building fences and re-seeding the bank. The credit would (hopefully) be large enough to cover the cost to the rancher of putting in the fence and re-seeding the bank. A similar credit could be offered to farmers who agree to not plow all the way to the stream, but leave a buffer strip. The impact on the County's tax base would have to be considered though, before such a program could be put into place. The Department believes that such actions taken at the local level to rehabilitate streambanks would do much to enhance water quality, quantity and fish and wildlife habitat.)

Policy no. 5 on page 4 must also be amended to include identified natural areas. A mechanism for implementing the policy must also be provided. (The Department believes that the best way to do this would be to amend the zoning and subdivision ordinances to include a requirement that all applications for land use actions identify and describe any resources - historic sites, natural areas, fish and wildlife habitat - that are present on the site and which would be affected by the proposal. Some form of review which considers the impact of the development on the resource and gives the County the authority to modify the proposal to protect the resource should be provided.)

Regarding archeological sites, the County should include in the plan, by reference, any inventories conducted by the state as well as other sites which county officials are aware of. A list of identified sites should be kept on file at the County Courthouse (this list must be kept confidential). In evaluating land-use proposals, the County must determine whether the action would affect an identified archaeological site. If it is determined that the development would affect the resource, the County must either take steps to protect the resource or develop a program for resolving the conflict, as required by Goal 5. The County should also adopt a policy encouraging landowners from engaging in new farming or forest related activities which would affect archaeological sites.

3. Public Facilities and Services: (Goal 11)

The County's treatment of solid waste disposal problems is inadequate. The 1974 solid waste plan should be included in the plan by reference. A strategy for phasing out the open dumps and bringing the County into

compliance with state regulations must be developed. A strong policy commitment for working with the DEO to develop and implement a program for a properly disposing of solid waste must be adopted.

Summary:

In general, the County's plan is in good shape. Minor problems with Goal 3 and 4 have been identified. Additional policies and implementing measures are required, as noted, for compliance with Goal 5. (The Department's concern is that the County has not fully assumed the responsibility for protecting resources that is required of it by Goal 5.) A stronger commitment to developing a solid waste program is also required.

The Department would also note that the amount of time available for this review was limited. The Department was not able to look at the County's plan in as much detail as it would have liked. However, the Department hopes that as the County begins holding hearings on the plan, this review will give the County some indication as to how close it is to being in compliance with all the applicable goals.

AF:cp
2052A/
5/27/80



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

M E M O R A N D U M

May 27, 1980

TO: Charles Davis, Planner ECOAC

FROM: James Millegan, Plan Reviewer

SUBJECT: DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT DRAFT REVIEW OF
SPRAY'S PROPOSED COMPREHENSIVE PLAN AND IMPLEMENTING MEASURES

General Overview

Overall, the Spray plan and ordinances appear adequate to meet most goal requirements. There are however, some deficiencies that must be corrected before the plan can be acknowledged as being in compliance with the Statewide Goals. The major corrections that must be accomplished before the plan is submitted include: population and land need projections (Goal 2), ordinance protection for historic structures (Goal 5), a buildable lands inventory (Goal 10) and adoption of adequate findings on the City's Urban Growth Boundary (UGB, Goal 14).

Specific points are listed in the following review on a goal by goal basis. While there are many positive aspects in the City's plan, the review centers only on the deficiencies. It is emphasized that this review does not assure automatic approval by the Department or the Commission if the points identified are corrected; this report was prepared at the request of the City to give it the best advice possible at this time. Items with the word "should" are suggested as plan improvements only.

Materials used in this draft review were:

1. Draft Comprehensive Plan and Implementing Measures, City of Spray, ECOAC, April 1980.
2. Draft Comprehensive Plan and Technical Report, Wheeler County and the Cities of Fossil, Mitchell and Spray, ECOAC, April 1980.
1. Citizen Involvement: (Goal 1)

The plan appears adequate to meet this goal. When the City submits the plan for compliance with Statewide Goals, information should be included which discusses ongoing citizen involvement activities.

2. Land Use Planning: (Goal 2)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to include the following factual base data required for goal compliance:
 - 1. population projections (year 2000) based on justifiable assumptions and the best information available (data must be coordinated with county projections); and
 - 2. land need and public facility needs as required for Goals 9, 10, 11 and 14 (year 2000).

While it is difficult to predict future population and various land needs, such information is necessary for the development of any land use plan. The City must make projections based on the best information available and assumptions which are reasonable and justified. Plan policies on page 2 which require the City to develop the projections will not meet the Statewide Goals. Failure to develop these projections will result in noncompliance.

- B. Adopt the Technical Reports as part of the City's Plan material. The inventory material contained within the Technical Report is required for goal compliance and will not be considered as part of the City's submission unless adopted. Failure to adopt the material will result in noncompliance.
- C. The plan material should be amended to include a discussion on the coordination activities that occurred with other local, state and federal agencies in the development of the plan.

3. Agricultural Lands: (Goal 3)

Previous Commission policy did not apply Goal 3 within city limits. The Commission is currently attempting to comply with the State Appeal Courts decision on this matter (Willamette University v. LCDC, "Cone-Breeden"). Depending on the outcome of the Commission's deliberations, Goal 3 requirements may change (see factor 6 and 7 under Goal 14; contact this office also for more information).

4. Forest Lands: (Goal 4)

Not applicable.

5. Open Spaces, Scenic and Historic Areas, and Natural Resources: (Goal 5)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to correct the following inventory deficiencies:
 - 1. land needed or desirable for open space and
 - 2. outstanding scenic views and sites.

The plan must use the best available information for the above items. If certain items are found not applicable, the plan must demonstrate so. The inventories must determine possible conflicting uses and determine "the economic, social and energy consequences of the conflicting uses" (Goal 5 language).

B. Adopt plan policies on the following resources:

1. fish and wildlife areas and habitats; and
2. water areas, wetlands, watershed and groundwater resources.

If the plan identifies conflicting uses, the policies must resolve these conflicts; if no conflicting uses are identified, policies must provide resource protection.

C. Insure that implementing measures are consistent with policies adopted in B. above.

D. Amend the Zoning Ordinance and map to provide protection for historic structures inventoried in the Technical Report (p. IV-73). Failure to provide ordinance protection for historic structures will result in noncompliance (Section 4.9 of the Subdivision Ordinance is not adequate).

6. Air, Water and Land Resource Quality: (Goal 6)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan material to identify any noise problems in the area (if there are none, the plan must state so).
- B. Amend the plan material to identify the applicable airshed and requirements (State Implementation Plan for air quality).

7. Areas Subject to Natural Disasters and Hazards: (Goal 7)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan policy to cooperate and work with Wheeler County and the Soil Conservation Service to reduce hazards associated with waterspouts.
- B. Amend the Zoning Ordinance to provide specific protection for areas within known flood hazards.

Even though the City has not yet received a final flood hazard map, the City must provide adequate interim protection in areas identified on the preliminary maps (plan policy on p. 4 and Section 3.52 is inadequate to meet goal compliance). This can be in the form of a separate zone, an overlay zone or development restrictions which only

allow development under specified criteria (at a minimum, the criteria must meet the standards required by the Federal Flood Insurance Program).

8. Recreational Needs: (Goal 8)

Background material, policies and implementing measures appear adequate to meet goal requirements.

9. Economy of the State: (Goal 9)

Plan material appears adequate to meet Goal requirements (see Goal 14, point A concerning land needs and point B concerning acreage figures).

10. Housing: (Goal 10)

To meet goal requirements, the City must amend the plan to include a buildable lands inventory. Failure to include this inventory will result in noncompliance.

Goal 10 defines buildable lands as "...lands in urban and urbanizable areas that are suitable, available and necessary for residential use" (emphasis added). The goal requires that this inventory be used to determine if enough land has been provided to meet projected housing needs in the planning area (see attachment for further information on this inventory requirement).

11. Public Facilities and Services: (Goal 11)

To improve the plan and meet goal requirements, the City must:

A. Insure that public facilities and services are adequate to meet the projected year 2000 population e.g., water, septic, schools, solid waste etc... (This information should be included in plan material; see Goal 2, point A);

B. The City should amend the plan to include septic suitability mapping (information on p. IV-14 of the Technical Report is inadequate).

12. Transportation: (Goal 12)

The City must adopt policy on the transportation disadvantaged. At a minimum, the City could adopt policy language which requires the City to work with the District 12 Area Agency on Aging (AAA) in providing transportation services.

13. Energy Conservation: (Goal 13)

Plan material should be amended to include a discussion on the energy conservation ideas listed in the policies on page 7 of the plan, e.g., explain what type of street and building techniques will save energy, how

trees can assist and alternative ways to incorporate solar access in the zoning ordinance.

14. Urbanization: (Goal 14)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to demonstrate that the UGB meets all seven factors under Goal 14. This goal requirement consists of the two basic parts:
 1. Adopt findings that demonstrate a year 2000 need for land within the UGB based on factors 1 and 2 under Goal 14;
 2. Adopt findings which demonstrate that the location of the UGB meets factors 3-7 under the goal.

These findings must be coordinated with population and land needs projections under Goal 2, 9, 10 and 11 (see Goal 3 also). The City should consider reducing the UGB in the Northwest corner of the City to follow property lines if that is the intent of the plan.

- B. In order to demonstrate the results of A. above, the plan should contain a table that shows the amount of land existing, needed, zoned and planned (buildable) for the various uses. Assumptions used in deriving the figures must be stated.
- C. Adopt plan policy that commits the City to require that the conversion of urbanizable land to urban uses be consistent with LDCD Goals (see conversion factor 3 under Goal 14).
- D. The City should adopt plan procedures and criteria for changing the UGB. Goal 14 requires findings that any proposed expansion of the UGB meet the seven factors under the Goal and procedures set forth in Goal 2 even if the City does not expressly adopt them as part of their plan. In order that citizens and public officials in the community are fully aware of this requirement, the City should adopt standards for changing the UGB which reflect these requirements.

JM:mg
2040A
5/24/80

ATTACHMENT A
BUILDABLE LANDS INVENTORY

In order to meet this requirement, the plan must include the following items:

1. An analysis of the amount of land necessary for residential use. Such an analysis is dependent on (1) an examination of current housing and population characteristics, (2) a projection of future housing needs which translates into the number of units needed by housing type and/or cost level, and (3) a determination of the amount of land necessary to accommodate housing needs based on density assumptions. This analysis should include the following items:
 - a. population projection that considers employment characteristics (see Goal 2, Point A);
 - b. income analysis to determine financial capability;
 - c. household size determination;
 - d. vacancy rate determination;
 - e. existing housing in terms of type, condition and cost;
 - f. determination of future housing needs-by type or cost level-i.e., the number of units that will be needed during the plan period, based on a-e above (year 2000 needs); and
 - g. determination of residential land requirements based upon density calculations of future housing needs from f. above.

Much of this data is available within the plan material, but has not been brought together to determine housing needs. Also, since the proposed plan and implementing measures allow every housing type outright except mobile home parks, the need analysis will not have to determine needs by type or income (be sure to include the reasoning in the text discussion).

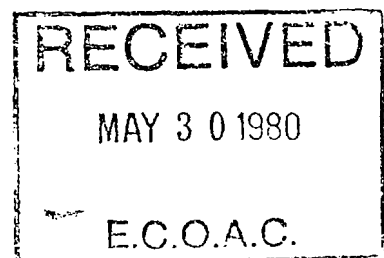
2. An inventory of the amount of lands suitable and available for residential use. At a minimum, the inventory must demonstrate adequate consideration of the following factors:
 - a. topographic and soil considerations;
 - b. floodplain and hazard considerations;
 - c. land ownership (e.g., exclusive of land in public ownership and for streets);
 - d. parcel size (e.g., redevelopment potential of oversized parcels);
 - e. public facilities and services (consistent with Goal 11); and
 - f. conflicting uses (e.g., commercial, agricultural, and wildlife).

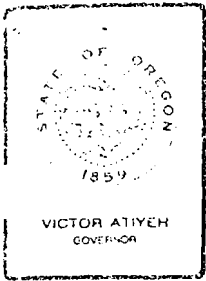
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3. Insure that there is sufficient amount of buildable land to accommodate residential needs by type (see Goal 14, Point A).
- B. In order to demonstrate the results of A. above, the following tables must be included when the plan is submitted for compliance.
1. A table on the amount of buildable land within the city limits. The table should start with the overall amount of land and then show and justify each subtraction of land.
 2. A table should be included on the amount of buildable land planned and zoned.

NOTE: Although in written form, it looks like the City has a substantial amount of work to do in order to meet Goal 10 requirements, in actuality this inventory work can easily be accomplished before the July 1, 1980 deadline. These deficiencies can be corrected because most of the information is available within plan documents and plan policies and ordinances appear adequate for a city of this size and potential growth rate. However, if the plan is not amended to include a buildable lands study, it will not meet with goal compliance.

JW4:mg
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5/24/80





Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

M E M O R A N D U M

May 27, 1980

TO: Charles Davis, Planner ECOAC

FROM: James Millegan, Plan Reviewer

SUBJECT: DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT DRAFT REVIEW OF FOSSIL'S PROPOSED COMPREHENSIVE PLAN AND IMPLEMENTING MEASURES

General Overview

Overall, the Fossil plan and ordinances appear adequate to meet most goal requirements. There are however, some deficiencies that must be corrected before the plan can be acknowledged as being in compliance with the Statewide Goals. The major corrections that must be accomplished before the plan is submitted include: population and land need projections (Goal 2), ordinance protection for historic structures (Goal 5), a buildable lands inventory (Goal 10) and adoption of adequate findings on the City's Urban Growth Boundary (UGB, Goal 14).

Specific points are listed in the following review on a goal by goal basis. While there are many positive aspects in the City's plan, the review centers only on the deficiencies. It is emphasized that this review does not assure automatic approval by the Department or the Commission if the points identified are corrected; this report was prepared at the request of the City to give it the best advice possible at this time. Items with the word "should" are suggested as plan improvements only.

Materials used in this draft review were:

1. Draft Comprehensive Plan and Implementing Measures, City of Fossil, ECOAC, April 1980.
 2. Draft Comprehensive Plan and Technical Report, Wheeler County and the Cities of Fossil, Mitchell and Spray, ECOAC, April 1980.
1. Citizen Involvement: (Goal 1)

The plan appears adequate to meet this goal. When the City submits the plan for compliance with Statewide Goals, information should be included which discusses ongoing citizen involvement activities.

2. Land Use Planning: (Goal 2)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to include the following factual base data required for goal compliance:
 - 1. population projections (year 2000) based on justifiable assumptions and the best information available (data must be coordinated with county projections); and
 - 2. land need and public facility needs as required for Goals 9, 10, 11 and 14 (year 2000).

While it is difficult to predict future population and various land needs, such information is necessary for the development of any land use plan. The City must make projections based on the best information available and assumptions which are reasonable and justified. Plan policies on page 2 which require the City to develop the projections will not meet the Statewide Goals. Failure to develop these projections will result in noncompliance.

- B. Adopt the Technical Reports as part of the City's Plan material. The inventory material contained within the Technical Report is required for goal compliance and will not be considered as part of the City's submission unless adopted. Failure to adopt the material will result in noncompliance.
- C. The plan material should be amended to include a discussion on the coordination activities that occurred with other local, state and federal agencies in the development of the plan.

3. Agricultural Lands: (Goal 3)

Previous Commission policy did not apply Goal 3 within city limits. The Commission is currently attempting to comply with the State Appeal Courts decision on this matter (Willamette University v. LCDC, "Cone-Breeden"). Depending on the outcome of the Commission's deliberations, Goal 3 requirements may change (see factor 6 and 7 under Goal 14; contact this office also for more information).

4. Forest Lands: (Goal 4)

Not applicable.

5. Open Spaces, Scenic and Historic Areas, and Natural Resources: (Goal 5)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to correct the following inventory deficiencies:
 - 1. land needed or desirable for open space and
 - 2. outstanding scenic views and sites.

The plan must use the best available information for the above items. If certain items are found not applicable, the plan must demonstrate so. The inventories must determine possible conflicting uses and determine "the economic, social and energy consequences of the conflicting uses" (Goal 5 language).

B. Adopt plan policies on the following resources:

1. fish and wildlife areas and habitats; and
2. water areas, wetlands, watershed and groundwater resources.

If the plan identifies conflicting uses, the policies must resolve these conflicts; if no conflicting uses are identified, policies must provide resource protection.

C. Insure that implementing measures are consistent with policies adopted in B. above.

D. Amend the Zoning Ordinance and map to provide protection for historic structures inventoried in the Technical Report (p. IV-73). Failure to provide ordinance protection for historic structures will result in noncompliance (Section 4.9 of the Subdivision Ordinance is not adequate).

6. Air, Water and Land Resource Quality: (Goal 6)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan material to identify any noise problems in the area (if there are none, the plan must state so).
- B. Amend the plan material to identify the applicable airshed and requirements (State Implementation Plan for air quality).

7. Areas Subject to Natural Disasters and Hazards: (Goal 7)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan policy to cooperate and work with Wheeler County and the Soil Conservation Service to reduce hazards associated with waterspouts.
- B. Amend the Zoning Ordinance to provide specific protection for areas within known flood hazards.

Even though the City has not yet received a final flood hazard map, the City must provide adequate interim protection in areas identified on the preliminary maps (plan policy on p. 3 and Section 3.52 is inadequate to meet goal compliance). This should be in the form of a separate zone, an overlay zone or development

restrictions which only allow development under specified criteria (at a minimum, the criteria must meet the standards required by the Federal Flood Insurance Program).

8. Recreational Needs: (Goal 8)

Background material, policies and implementing measures appear adequate to meet goal requirements.

9. Economy of the State: (Goal 9)

Plan material appears adequate to meet Goal requirements (see Goal 14, point A concerning land needs and point B concerning acreage figures).

10. Housing: (Goal 10)

To meet goal requirements, the City must amend the plan to include a buildable lands inventory. Failure to include this inventory will result in noncompliance.

Goal 10 defines buildable lands as "...lands in urban and urbanizable areas that are suitable, available and necessary for residential use" (emphasis added). The goal requires that this inventory be used to determine if enough land has been provided to meet projected housing needs in the planning area (see attachment for further information on this inventory requirement).

11. Public Facilities and Services: (Goal 11)

To improve the plan and meet goal requirements, the City must:

- A. Include a text discussion on possible conflicts between the sewage plan and the proposed residential area directly to the east of the plant. Plan policies and implementing measures must be amended, if necessary based on this discussion.
- B. Insure that public facilities and services are adequate to meet the projected year 2000 population e.g., water, sewer, schools, solid waste etc... (This information should be included in plan material; see Goal 2, point A).

12. Transportation: (Goal 12)

The City must adopt policy on the transportation disadvantaged. At a minimum, the City could adopt policy language which requires the City to work with the District 12 Area Agency on Aging (AAA) in providing transportation services.

13. Energy Conservation: (Goal 13)

Plan material should be amended to include a discussion on the energy conservation ideas listed in the policies on page 7-8 of the plan e.g., explain what type of street and building techniques will save energy, how

trees can assist and alternative ways to incorporate solar access in the zoning ordinance..

14. Urbanization: (Goal 14)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to demonstrate that the UGB meets all seven factors under Goal 14. This goal requirement consists of the two following basic parts:
 - 1. Adopt findings that demonstrate a year 2000 need for land within the UGB based on factors 1 and 2 under Goal 14;
 - 2. Adopt findings which demonstrate that the location of the UGB meets factors 3-7 under the goal.

These findings must be coordinated with population and land needs projections under Goal 2, 9, 10 and 11 (see Goal 3).

- B. In order to demonstrate the results of A. above, the plan should contain a table that shows the amount of land existing, needed, zoned and planned (buildable) for the various uses. Assumptions used in deriving the figures must be stated.
- C. Adopt plan policy that commits the City to require that the conversion of urbanizable land to urban uses be consistent with LCDC Goals (see conversion factor 3 under Goal 14).
- D. The City should adopt plan procedures and criteria for changing the UGB. Goal 14 requires findings that any proposed expansion of the UGB meet the seven factors under the Goal and procedures set forth in Goal 2 even if the City does not expressly adopt them as part of their plan. In order that citizens and public officials in the community are fully aware of this requirement, the City should adopt standards for changing the UGB which reflect these requirements.

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ATTACHMENT A
BUILDABLE LANDS INVENTORY

In order to meet this requirement, the plan must include the following items:

1. An analysis of the amount of land necessary for residential use. Such an analysis is dependent on (1) an examination of current housing and population characteristics, (2) a projection of future housing needs which translates into the number of units needed by housing type and/or cost level, and (3) a determination of the amount of land necessary to accommodate housing needs based on density assumptions. This analysis should include the following items:
 - a. population projection that considers employment characteristics (see Goal 2, Point A);
 - b. income analysis to determine financial capability;
 - c. household size determination;
 - d. vacancy rate determination;
 - e. existing housing in terms of type, condition and cost;
 - f. determination of future housing needs-by type or cost level- i.e., the number of units that will be needed during the plan period, based on a-e above (year 2000 needs); and
 - g. determination of residential land requirements based upon density calculations of future housing needs from f. above.

Much of this data is available within the plan material, but has not been brought together to determine housing needs. Also, since the proposed plan and implementing measures allow every housing type outright, except mobile home parks, the need analysis will not have to determine needs by type or income (be sure to include the reasoning in the text discussion).

2. An inventory of the amount of lands suitable and available for residential use. At a minimum, the inventory must demonstrate adequate consideration of the following factors:
 - a. topographic and soil considerations;
 - b. floodplain and hazard considerations;
 - c. land ownership (e.g., exclusive of land in public ownership and for streets);
 - d. parcel size (e.g., redevelopment potential of oversized parcels);
 - e. public facilities and services (consistent with Goal 11); and
 - f. conflicting uses (e.g., commercial, agricultural, and wildlife).

As with 1. above, this information appears available within the plan, but has not been brought together in a usable format.

3. Insure that there is sufficient amount of buildable land to accommodate residential needs by type (see Goal 14, Point A).
- B. In order to demonstrate the results of A. above, the following tables must be included when the plan is submitted for compliance.
1. A table on the amount of buildable land within the city limits. The table should start with the overall amount of land and then show and justify each subtraction of land.
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NOTE: Although in written form, it looks like the City has a substantial amount of work to do in order to meet Goal 10 requirements, in actuality this inventory work can easily be accomplished before the July 1, 1980 deadline. These deficiencies can be corrected because most of the information is available within plan document and plan policies and ordinances appear adequate for a city of this size and potential growth rate. However, if the plan is not amended to include a buildable lands study, it will not meet with goal compliance.

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5/24/80



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

M E M O R A N D U M

May 27, 1980

TO: Charles Davis, Planner ECOAC

FROM: James Millegan, Plan Reviewer

SUBJECT: DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT DRAFT REVIEW OF MITCHELL'S PROPOSED COMPREHENSIVE PLAN AND IMPLEMENTING MEASURES

General Overview

Overall, the Mitchell plan and ordinances appear adequate to meet most goal requirements. There are however, some deficiencies that must be corrected before the plan can be acknowledged as being in compliance with the Statewide Goals. The major corrections that must be accomplished before the plan is submitted include: population and land need projections (Goal 2), ordinance protection for historic structures (Goal 5), a buildable lands inventory (Goal 10) and adoption of adequate findings on the City's Urban Growth Boundary (UGB, Goal 14).

Specific points are listed in the following review on a goal by goal basis. While there are many positive aspects in the City's plan, the review centers only on the deficiencies. It is emphasized that this review does not assure automatic approval by the Department or the Commission if the points identified are corrected; this report was prepared at the request of the City to give it the best advice possible at this time. Items with the word "should" are suggested as plan improvements only.

Materials used in this draft review were:

1. Draft Comprehensive Plan and Implementing Measures, City of Mitchell, ECOAC, April 1980.
 2. Draft Comprehensive Plan and Technical Report, Wheeler County and the Cities of Fossil, Mitchell and Spray, ECOAC, April 1980.
1. Citizen Involvement: (Goal 1)

The plan appears adequate to meet this goal. When the City submits the plan for compliance with Statewide Goals, information should be included which discusses ongoing citizen involvement activities.

2. Land Use Planning: (Goal 2)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to include the following factual base data required for goal compliance:
 - 1. population projections (year 2000) based on justifiable assumptions and the best information available (data must be coordinated with county projections); and
 - 2. land need and public facility needs as required for Goals 9, 10, 11 and 14 (year 2000).

While it is difficult to predict future population and various land needs, such information is necessary for the development of any land use plan. The City must make projections based on the best information available and assumptions which are reasonable and justified. Plan policies on page 2 which require the City to develop the projections will not meet the Statewide Goals. Failure to develop these projections will result in noncompliance.

- B. Adopt the Technical Reports as part of the City's Plan material. The inventory material contained within the Technical Report is required for goal compliance and will not be considered as part of the City's submission unless adopted. Failure to adopt the material will result in noncompliance.
- C. The plan material should be amended to include a discussion on the coordination activities that occurred with other local, state and federal agencies in the development of the plan.

3. Agricultural Lands: (Goal 3)

Previous Commission policy did not apply Goal 3 within city limits. The Commission is currently attempting to comply with the State Appeal Courts decision on this matter (Willamette University v. LCDC, "Cone-Breeden"). Depending on the outcome of the Commission's deliberations, Goal 3 requirements may change (see factor 6 and 7 under Goal 14; contact this office also for more information).

4. Forest Lands: (Goal 4)

Not applicable.

5. Open Spaces, Scenic and Historic Areas, and Natural Resources: (Goal 5)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to correct the following inventory deficiencies:
 - 1. land needed or desirable for open space and
 - 2. outstanding scenic views and sites.

The plan must use the best available information for the above items. If certain items are found not applicable, the plan must demonstrate so. The inventories must determine possible conflicting uses and determine "the economic, social and energy consequences of the conflicting uses" (Goal 5 language).

B. Adopt plan policies on the following resources:

1. fish and wildlife areas and habitats;
2. water areas, wetlands, watershed and groundwater resources; and
3. to cooperate with the state on development of the TransAmerican Bikeway.

If the plan identifies conflicting uses, the policies must resolve these conflicts; if no conflicting uses are identified, policies must provide resource protection.

C. Insure that implementing measures are consistent with policies adopted in B. above.

D. Amend the Zoning Ordinance and map to provide protection for historic structures inventoried in the Technical Report (p. IV-73). Failure to provide ordinance protection for historic structures will result in noncompliance (Section 4.9 of the Subdivision Ordinance is not adequate).

6. Air, Water and Land Resource Quality: (Goal 6)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan material to identify any noise problems in the area (if there are none, the plan must state so).
- B. Amend the plan material to identify the applicable airshed and requirements (State Implementation Plan for air quality).

7. Areas Subject to Natural Disasters and Hazards: (Goal 7)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan policy to cooperate and work with Wheeler County and the Soil Conservation Service to reduce hazards associated with waterspouts.
- B. Amend the Zoning Ordinance to provide specific protection for areas within known flood hazards.

Even though the City has not yet received a final flood hazard map, the City must provide adequate interim protection in areas identified on the preliminary maps (plan policy on p. 4 and Section 3.52 is inadequate to meet goal compliance). This can be in

the form of a separate zone, an overlap zone or development restrictions which only allow development under specified criteria (at a minimum, the criteria must meet the standards required by the Federal Flood Insurance Program).

8. Recreational Needs: (Goal 8)

Background material, policies and implementing measures appear adequate to meet goal requirements.

9. Economy of the State: (Goal 9)

The City should amend or eliminate Plan Policy One, under economic development so that it is consistent with the results of the plan (Plan, p. 4).

The Technical Report states that there is no land "suitable for industrial development" in Mitchell (Plan, p. IV-13). The comprehensive plan and ordinances do not provide for industrial uses. If the policy is not eliminated, then the amended policy and text discussion must recognize and deal with the above factors (see also Goal 14, point A concerning land needs).

10. Housing: (Goal 10)

To meet goal requirements, the City must amend the plan to include a buildable lands inventory. Failure to include this inventory will result in noncompliance.

Goal 10 defines buildable lands as "...lands in urban and urbanizable areas that are suitable, available and necessary for residential use" (emphasis added). The goal requires that this inventory be used to determine if enough land has been provided to meet projected housing needs in the planning area (see attachment for further information on this inventory requirement).

11. Public Facilities and Services: (Goal 11)

To improve the plan and meet goal requirements, the City must:

- A. Insure that public facilities and services are adequate to meet the projected year 2000 population e.g., water, septic, schools, solid waste etc... (This information should be included in plan material; see Goal 2, point A);
- B. The City should amend the plan to include septic suitability mapping (information on p. IV-14 of the Technical Report is inadequate).

12. Transportation: (Goal 12)

The City must adopt policy on the transportation disadvantaged. At a minimum, the City could adopt policy language which requires the City to work with the District 12 Area Agency on Aging (AAA) in providing transportation services.

13. Energy Conservation: (Goal 13)

Plan material should be amended to include a discussion on the energy conservation ideas listed in the policies on page 7 of the plan, e.g., explain what type of street and building techniques will save energy, how trees can help and alternative ways to incorporate solar access in the zoning ordinance.

14. Urbanization: (Goal 14)

To improve the plan and meet goal requirements, the City must:

- A. Amend the plan to demonstrate that the UGB meets all seven factors under Goal 14. This goal requirement consists of the two basic parts:
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These findings must be coordinated with population and land needs projections under Goal 2, 9, 10 and 11 (see Goal 3 also).

- B. In order to demonstrate the results of A. above, the plan should contain a table that shows the amount of land existing, needed, zoned and planned (buildable) for the various uses. Assumptions used in deriving the figures must be stated.
- C. Adopt plan policy that commits the City to require that the conversion of urbanizable land to urban uses be consistent with LCDC Goals (see conversion factor 3 under Goal 14).

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5/24/80

ATTACHMENT A
BUILDABLE LANDS INVENTORY

In order to meet this requirement, the plan must include the following items:

1. An analysis of the amount of land necessary for residential use. Such an analysis is dependent on (1) an examination of current housing and population characteristics, (2) a projection of future housing needs which translates into the number of units needed by housing type and/or cost level, and (3) a determination of the amount of land necessary to accommodate housing needs based on density assumptions. This analysis should include the following items:
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JM:mg
2028A/
5/24/80

UNITED STATES DEPARTMENT OF AGRICULTURE
FOREST SERVICE
Umatilla National Forest
2517 S. W. Hailey Avenue
Pendleton, Oregon 97801

RECEIVED

JUN 13 1980

Ans'd.....

3620

June 12, 1980



Ben Donnelly
Wheeler County Planning Coordinator
County Courthouse
Fossil, Oregon 97830

Dear Coordinator:

The Umatilla National Forest has reviewed the Draft Comprehensive Plan for Wheeler County. The following are the comments from that review.

General

It is Forest Service policy to coordinate our planning - National, Regional, and Forest with equivalent and related planning efforts of State and local governments. The aim of such coordination is to insure that Forest Service planning recognizes the objectives expressed in the plans and policies of State and local governments, assess interrelated impacts and conflicts between Forest Service and State and local government policies and programs, and identify options for addressing impacts and conflicts.

County comprehensive plans are an important area for coordination. They regulate uses on all non-Federal lands within their respective jurisdictions.

Federal laws, regulations, policies, and plans govern the management of National Forest lands. Consequently, programs and plans developed for these lands administered by the Forest Service are guided by these laws and regulations, and final decisions concerning management activities are made by the Federal Land Management Agency.

The Forest Service has no objection if County and local planning agencies, in cooperation with the Forest Service, wish to show National Forest lands on their land use planning maps and to include National Forest land uses in associated zoning ordinances. These plans and ordinances should reflect the current and foreseeable future programs and plans of the Forest Service as developed under Federal Law. This will help to assure over-

