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COMPREHENSIVE LAND USE PLAN
Halfway, Oregon



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COMPREHENSIVE LAND USE PLAN

HALFWAY, OREGON

Approved this _____ day of _____, 1979

Mayor

Attest: _____
City Recorder



Preparation of this plan was financed in part by grants from the Oregon Department of Land Conservation and by the U.S. Department of Housing and Urban Development. The U.S. funds were sponsored by the Blue Mountain Intergovernmental Council by contract.

PART 1

LAND USE PLAN INCLUSIONS; SUPPORTING MAPS

- I. A. The document entitled "Technical Information and Inventory Data, Halfway, Oregon", as dated and approved by the City, is included in this land use plan.
- B. Such information and data should be updated and revised periodically as necessary as provided for this land use plan.
- II. A. The map entitled "Land Use Map, City of Halfway", as dated and approved by the City is included in this land use plan.
- B. Such land use plan map should be updated and revised as provided for this land use plan.
- III. A. Supporting maps: The following base maps were prepared for informational purposes in support of this land use plan:
 - 1. Area soils capability.
 - 2. Area existing land use.
 - 3. Ownership pattern.
 - 4. Area zoning.
- B. Such supporting maps may be inspected at the City Hall.

PART 2

LAND USE GOALS; POLICIES; RECOMMENDATIONS

- I. Goal (Citizen Involvement): To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.
 - A. Policies
 - 1. Citizens will have an opportunity to be involved in all phases of the planning process.
 - 2. Citizens will be provided information as needed to be involved in planning decision-making.
 - 3. Notification of planning activities will be made by a variety of means to make residents aware of upcoming decisions which may affect them.
 - B. Recommendations
 - 1. Informational material be prepared for distribution to schools, civic groups and other organizations, and individual citizens to explain the plan and planning procedure.

2. That plan summaries be distributed to all residents.

II. Goal (Land Use Planning): 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 insure an adequate factual base for such decisions and actions.

A. Policies

1. Land use decisions will take into account inventories of land uses, land resources and the availability of public schools, transportation, water supply, sewage and solid waste disposal.
2. Changes or revisions in the land use plan will be made after citizen involvement; coordination with affected local, state and federal agencies; and after sufficient public hearing to identify problems, issues and solutions to the resolution of conflicts.
3. As a condition for making changes or revisions in this land use plan, it will be determined that community attitudes and, or, physical, social, economic or environmental changes have occurred in the City or related areas since the plan was adopted and that a public need supports the change or revision, or that the plan as written and adopted is incorrect or in error.
4. This land use plan will be implemented by zoning and subdivisions ordinances and other ordinances as necessary to carry out such plan.
5. A public meeting may be held annually to consider whether plan revisions are warranted, and that citizens may petition for plan review and revision at more frequent intervals. However, the plan will be reviewed and revised as necessary every two years.

B. Recommendations

1. Findings made in the course of land use planning decisions should be related to specific planning policies or background information and that such findings be documented.
2. An official copy of the plan will be kept on file by the City Recorder and a second copy be available for review.

III. Goal (Agricultural Lands): To preserve and maintain agricultural lands.

A. Findings: This goal does not apply to lands inside the incorporated boundary of the City.

B. Urbanizable land: See "Urbanization Goal".

IV. Goal (Forest Lands): To conserve forest lands for forest uses.

A. Findings: The goal does not apply to either incorporated lands or urbanizable lands since neither lands are inventoried as forest lands.

V. Goal (Open Spaces, Scenic and Historic Areas, and Natural Resources): To preserve open space and protect natural and scenic resources.

A. Policies

1. Fort Lloyd Monument area will be protected.
2. Other significant historical sites and structures will be recognized and protected.
3. Future development will provide adequate open space to maintain the character of the community.

B. Recommendations: The City should aid in the preservation and maintenance of the museum.

VI. Goal (Air, Water and Land Resource Quality): To maintain and improve the quality of the air, water and land resources.

A. Policies

1. Future growth and development will comply with local, state and federal air, water and land quality regulations.
2. Living conditions in the City will be protected by locating heavy industry outside the City.
3. Uses with objectionable noise, smoke, odor, visual and other objectional characteristics may be prohibited from locating in areas where such conditions are incompatible with adjacent uses.

VII. Goal (Areas Subject To Natural Disasters and Hazards): To protect life and property from natural disasters and hazards.

A. Policies

1. New developments of land will not increase flood hazards nor restrict or divert flood waters into areas not previously subject to flooding, and flood plains will be regulated to meet requirements of the National Flood Insurance Program when flood elevation data becomes available.
2. Existing irrigation ditches will be maintained so as to minimize flood danger.

B. Recommendations

1. New land development should meet adequate levels of fire safety requirements.
2. High groundwater areas should be mapped and development limitations recognized.

VIII. Goal (Recreational Needs): To satisfy the recreational needs of the citizens of the state and visitors.

IX. Goal (Economy of the State): To diversify and improve the economy of the state.

A. Policy: A moderate, orderly population growth will be encouraged within the limits of city facilities and services

and availability of land.

B. Recommendations: The City should consider low density development requirements on the periphery of its boundaries in order to provide buffer areas between urban and agricultural uses.

X. Goal (Housing): To provide for the housing needs of citizens of the state.

A. Policies

1. Housing will be encouraged in locations which accommodate existing urban development and make efficient use of the required facilities and services.
2. Buildable lands will be made available for housing developments consistent with the carrying capacity of public facilities and services.

XI. Goal (Public Facilities and Services): To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

A. Policies

1. All future growth and development will be based upon a consideration of the limitations of city facilities and services.
2. City facilities will be used for reasonably full development of urban land before the development of lands in the urban growth boundary.
3. The City will work with the County and other units of local, State, and Federal government in establishing and implementing a solid waste removal program that addresses the needs of the people in the area and meets state requirements.

XII. Goal (Transportation): To provide and encourage a safe, convenient and economic transportation system..

A. Policies

1. Oregon Highway 86 will be the major access route to the City.
2. Mass transit connections to the City of Baker will be encouraged as economic practicality dictates.

B. Recommendations: Local airport facilities should be protected from incompatible encroachment that may affect their use.

XIII. Goal (Energy): To conserve energy.

A. Policy: All available energy conservation measures will be used in the orderly planned growth of the community.

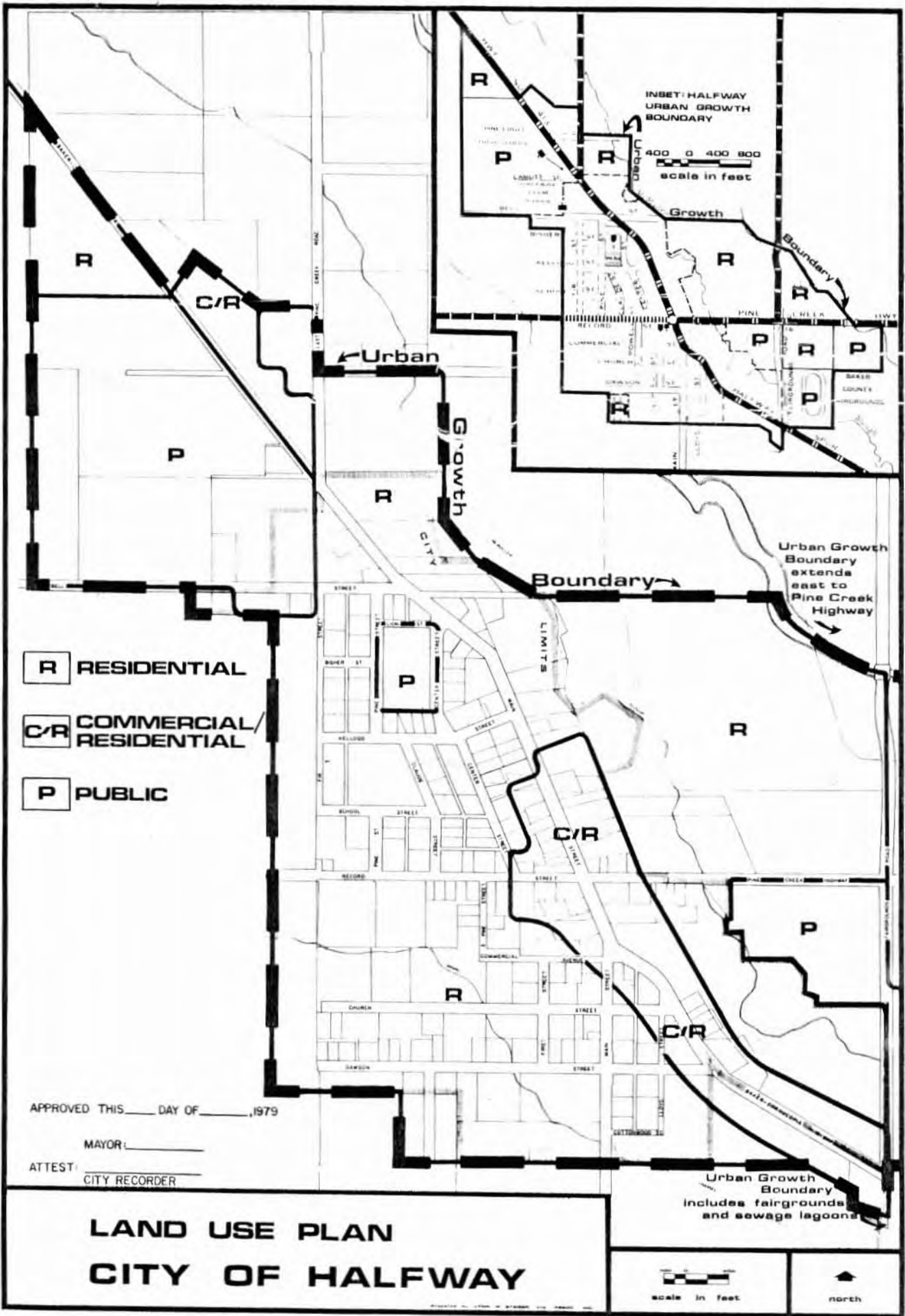
XIV. Goal (Urbanization): To provide for an orderly and efficient transition from rural to urban use.

- A. Findings: The ownership patterns of land and the extent of construction thereupon have made lands within the urban growth boundary of the City irreversibly committed to a use other than farm use.
- B. Policies
 - 1. Conversion of urbanizable land from rural land will be based on a consideration of:
 - a. Orderly, economic provisions for public facilities and services;
 - b. Availability of sufficient land for the various uses to insure choices in the market place;
 - c. Statewide land use goals; and
 - d. Encouragement of development within urban areas before conversion of urbanizable areas.
 - 2. Use and development of urbanizable land will be planned to accommodate the overall street pattern of the City.

PART 3

LAND USE ZONES; PURPOSE; RATIONALE

- I. A. Residential zone (R): The purpose of the R zone shall be to provide for the allocation and regulation of buildable lands primarily for low density single and two family dwellings.
- B. All other uses should be evaluated on an individual basis in order to determine the impact.
 - 1. On the municipal water and sewer systems capacities;
 - 2. On the municipal fire protection system capability;
 - 3. On the municipal solid waste disposal facilities;
 - 4. On the traffic flow patterns of the City; and
 - 5. On the environmental stability of neighboring property.
- C. Rationale: The development and use of lands in the City will be limited by: (i) The municipal water system capacity; (ii) The municipal sewerage collection system capacity; (iii) The limitations on municipal fire fighting equipment; (iv) The limitations on solid waste collection and disposal; and (vi) The environmental impact on neighboring property.
- II. A. Commercial Residential zone (CR): The purpose of the CR zone shall be to provide for the allocation and regulation of lands primarily for the customary and ordinary sales and services establishments that are reasonably compatible with high density single and two family dwellings.
- B. All other uses should be evaluated on an individual basis as provided in I.B. of this Part.
- C. The rationale is essentially the same as provided in I.C. of this Part.



ORDINANCE NUMBER _____

SERIES 1979

AN ORDINANCE PROVIDING FOR THE ADOPTION OF THE COMPREHENSIVE LAND USE PLAN AND PROVIDING ZONING REGULATIONS.

The CITY of HALFWAY ordains as follows:

Article 1. Introductory Provisions

SECTION 1.010. Purpose. The purposes of this ordinance are several:

- (1) To promote the public interest, health, morals, safety, comfort, convenience and welfare;
- (2) To provide for the adoption of the City's Comprehensive Land Use Plan; and
- (3) To carry out such land use plan.

SECTION 1.020. Plan adoption. The Comprehensive Land Use Plan as dated and approved by the City Council is by this reference made a part of this ordinance. Such plan may be referred to as the "Land Use Plan".

SECTION 1.030. Plan revision. (a) The land use plan shall be reviewed and may be revised as necessary every two years.

(b) Any revision of the land use plan shall be carried out in a manner consistent with applicable state land use planning laws and goals. Revision includes any amendment.

SECTION 1.040. Urban Growth Boundary. (a) "Urban growth boundary" or "UGB" refers to the boundary lines of descriptive areas of land outside the incorporated boundary of the city, which areas are considered to be urbanizable land.

(b) "Urbanizable land" refers to land areas outside the incorporated boundary of the city but within the UGB, which land areas are identified and determined to be necessary and suitable for future urban uses; can be served by urban services and facilities and are needed for the expansion of the urban area.

(c) The annexation of urbanizable land shall be consistent with the applicable provisions of the land use plan and state law.

(d) The land use regulations of the city shall apply to lands annexed: Provided, however, that newly annexed land shall take the zoning designation of the contiguous land use zone until changed by the City Council. A zone change shall be consistent with the land use plan.

Article 2. Zoning Regulations

SECTION 2.010. Title. The provisions of Article 2 through Article 15 of this ordinance may be cited as the "Zoning Ordinance" of the City.

SECTION 2.020. Application. The provisions of this ordinance shall apply to all land areas inside the incorporated boundary of the City.

SECTION 2.030. Violation; permits. (a) No person shall locate, construct, maintain, repair, alter, or use or transfer land in violation of any of the provisions of this ordinance.

(b) Where a permit or approval is required by any provision of this ordinance, no person shall take any action or do any of the things mentioned in (a) of this section without such a permit or approval.

SECTION 2.040. Definitions. As used in this ordinance unless the context requires otherwise:

(a) "Building" means any structure used or intended for supporting or sheltering any use or occupancy.

(b) "Dwelling" means any building or any portion thereof which contains a "dwelling unit", used, intended, or designed to be built, used, rented, or leased, let or hired out to be occupied, or which is occupied for living purposes.

(1) Single family dwelling: A detached building containing one dwelling unit.

(2) Two-family dwelling: A detached building containing two dwelling units.

(3) Multiple family dwelling: A detached building containing three or more dwelling units.

(c) "Dwelling Unit" means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

(d) "Family" means an individual, or two or more persons related by blood, marriage, legal adoption, or guardianship living together in a dwelling unit in which board and lodging may also be provided for not more than four additional persons, excluding servants, or a group of not more than five persons who need not be related by blood, marriage, legal adoption, or guardianship living together in a dwelling unit.

(e) "Grade" means the average of the finished ground level at the center of all walls of the building. If a wall is parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.

(f) "Height of building" means the vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or the average height of the highest gable of a pitch or hip roof.

(g) "Home Occupation" means a lawful occupation carried on within a dwelling or a customary accessory building thereto, by members of the family occupying the dwelling with no employees or other persons being engaged: Provided, however, that the residential character of the dwelling is maintained and the occupation is conducted in such a manner as not to give an outward appearance nor manifest any characteristics of a business. The occupation shall not infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their homes.

(h) "Hotel" or "motel" means any building containing six or more guest rooms intended or designed to be used, or which is used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

(i) "Mobile home" means a structure or vehicle, containing one dwelling unit, that is constructed, in whole or in parts, for non-selfpropelled movement on the public highways. A "mobile home" shall

be no less than 500 square feet as measured by its external dimensions exclusive of any hitching or towing device. A "mobile home" shall bear the insignia of compliance with OPS Chapter 446 as administered by the Oregon Department of Commerce.

(j) "Mobile home park" means any place where four or more mobile homes are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purposes of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

(k) "Motor home" means a structure or vehicle, containing some or all of the provisions of a dwelling unit, that is constructed for self-propelled movement on the public highway. A "motor home" is or may be subject to the motor vehicle licensing requirements of the Oregon Department of Commerce.

(l) "Owner" means a person, his authorized agent or representative, having legal authority to use, transfer or lease land.

(m) "Person" means a natural person, a domestic or foreign corporation, a partnership, an association, a joint stock company, a trust and any unincorporated organization.

(n) "Property line" refers to any boundary line of a lot, parcel, area or tract of land under one ownership.

(1) "Front property line": That property line separating a lot, parcel, area or tract of land from a road, street or highway. A corner lot or parcel may have two such property lines.

(2) "Rear property line": That property line opposite, or most nearly opposite the front property line.

(3) "Side property line": A property line that is not a front or rear property line.

(o) "Rooming house" or "lodging house" means any building or portion thereof, containing not more than five guest rooms which are used by not more than five guests where rent is paid in money, goods, labor or otherwise. Board may or may not be included.

(p) "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

(q) "Trailer home" or "travel trailer" means a structure or vehicle, containing some or all of the provisions of a dwelling unit, that is constructed for non-selfpropelled movement on the public highways.

(r) "Utility facilities" means the customary water lines, sewer lines, electrical distribution lines, telephone lines, television lines and the support structures such as poles, transformers and the like.

Article 3. Land Use Zones; Zoning Map

SECTION 3.010. Land Use Zones. The following land use zones are established and designated as follows:

- (a) Residential or R zone.
- (b) Commercial or C zone.

SECTION 3.020. Zoning Map; zone boundaries. (a) A zoning map entitled "City of Halfway Zoning Map" showing the boundaries of the

various land use zones shall be dated and adopted by the City Council; such map by this reference is made a part of this ordinance and may be referred to as the zoning map.

(b) The land use zone boundaries shall be streets, and lot or parcel lines, where practical, or such lines extended.

Article 4. Residential Zone: R

SECTION 4.010. Uses permitted outright. In the R zone the following uses are permitted outright.

- (1) Single family dwelling.
- (2) Two family dwelling.
- (3) Mobile home dwelling.
- (4) Home Occupation.
- (5) Utility facilities necessary for public service.

SECTION 4.020. Uses subject to approval. In the R zone the following uses are subject to the approval of the City Council:

- (1) Church.
- (2) Day care center.
- (3) Hospital.
- (4) Mobile home park. (See Article 6)
- (5) Multiple family dwelling.
- (6) Nursing or convalescent home.
- (7) Parks, playgrounds or community centers owned and operated by a public agency or nonprofit community organization.
- (8) Private school.
- (9) Professional office.
- (10) Public building.
- (11) Public school.
- (12) Rooming house.
- (13) Expansion, extension or reestablishment of a nonconforming use or structure.

SECTION 4.030. Minimum lot size. In the R zone the minimum lot or parcel size shall be as follows:

- (1) Single, two family and mobile home dwellings: 5000 square feet.
- (2) Multiple family dwellings: 5000 square feet for two dwelling units plus:
 - (i) 1000 square feet for each additional 1-bedroom dwelling unit;
 - (ii) 1350 square feet for each additional 2-bedroom dwelling unit;
 - (iii) 1600 square feet for each additional 3-bedroom dwelling unit; and
 - (iv) 1800 square feet for each additional 4-bedroom dwelling unit.
- (3) Rooming house: 5000 square feet.
- (4) Mobile home park: See Article 6.
- (5) All uses shall have adequate area to meet the property line setback requirements and the off street parking space requirements of this ordinance.

SECTION 4.040. Property line setback; exception. In the R zone all dwellings and attached structures and the buildings and attached

structures of all other uses shall maintain a minimum setback distance from property lines as follows:

- (1) Front property line: 15 feet.
- (2) Side and rear property lines: 10 feet.
- (3) Exception: An unattached accessory building to a use permitted according to this article may have a setback distance of 5 feet from the rear property line.

SECTION 4.050. Height of Buildings. In the R zone the maximum height of buildings shall be two stories or 28 feet above grade which ever is the lesser height.

Article 5. Commercial Residential Zone: CR

SECTION 5.010. Uses permitted outright. (a) In the CR zone the following uses are permitted outright:

- (1) Any use permitted outright in the R zone.
- (2) Commercial: Limited to the customary and ordinary sales and/or services establishments conforming to subsections (b) and (c) of this section.

(b) Any commercial use according to this section, except for parking and loading activity, shall be conducted entirely within buildings and shall require no outside storage of materials, supplies or products.

(c) Any commercial use according to this section shall be reasonably free of objectionable odor, noise, smoke, glare, heat, vibration or other adverse affect on neighboring property.

SECTION 5.020. Uses subject to approval. (a) In the CR zone the following uses are subject to the approval of the City Council:

- (1) Any use that is subject to such approval in the R zone.
- (2) Any commercial use that reasonably cannot meet the standards of subsection (b) and (c) of Section 5.010.

(b) In approving a use according to this section the City Council shall have authority and may require the use of sight obscuring fencing, screening or appropriate shrubbery or trees to reduce any unreasonable visual impact a use may have on neighboring property.

SECTION 5.030. Minimum lot size. (a) In the CR zone the minimum lot or parcel size for dwellings shall be as follows:

- (1) Single, two family and mobile dwellings: 4000 square feet.
- (2) Multiple family dwellings and rooming houses: 4000 square feet plus the additional areas according to Section 4.030 (2) (i) (ii) (iii) and (iv).

(3) Mobile home parks: See Article 7.

(b) In the CR zone the minimum lot or parcel size for commercial use shall be 4000 square feet.

(c) All uses shall have adequate area to meet the property line setback requirements and off street parking requirements of this ordinance.

SECTION 5.040. Property line setback. (a) In the CR zone all dwellings, including attached structures and accessory buildings, and any other building, including attached structures and accessory buildings, providing dwelling units, boarding or rooming facilities, shall maintain a setback distance from property lines as follows:

(1) Front property line: 15 feet.

(2) Side and rear property lines: 10 feet.

(b) In the CR zone commercial buildings and structures shall not be required to maintain a setback distance from property lines, except where a property line abuts or faces the R zone, in which case a setback distance of 15 feet from the abutting or facing property line or lines shall be maintained.

SECTION 5.050. Height of Buildings. In the CR zone the maximum height of buildings used for any dwelling or rooming house purpose shall be two stories or 28 feet above grade which ever is the lesser height.

Article 6. Mobile Home Parks

SECTION 6.010. Residential zone. (a) Mobile home parks in the R zone, in addition to other requirements of law, shall be subject to the minimum lot size of 5000 square feet and other requirements for such zone.

(b) Mobile home parks in the R zone shall be used only for the placement of mobile homes.

SECTION 6.020. Other zones. (a) Mobile home parks in the CR zone, in addition to other requirements of law, shall be subject to the minimum lot size of 4000 square feet and other requirements for such zones.

(b) Mobile home parks in the C zone may be used for the placement of mobile homes, travel trailers and motor homes.

Article 7. Off Street Parking

SECTION 7.010. General requirements. (a) In all zones, at the time of new construction of a building or structure, off street parking space shall be provided in accordance with this Article.

(b) Expansion, extension or reestablishment of any nonconforming use, where reasonably practical, shall provide off street parking in accordance with this Article.

(c) The required off street parking space shall be used for parking of vehicles only and shall not be used in a manner to limit the availability of off street parking.

(d) A parking space shall be an area of the lot or parcel of no less than nine feet by twenty feet (9'x20') designated for vehicular parking.

SECTION 7.020. Residential parking space. The number of off street parking spaces for dwelling or residential use shall be provided as follows:

(a) Single family dwelling: two spaces.

(b) Mobile home dwelling: two spaces.

(c) Two family dwelling: three spaces.

(d) Multiple family dwelling: one and one half space per dwelling unit rounded to the highest whole number.

(e) Rooming house: one space per guest room.

SECTION 7.030. Nonresidential parking space. The number of non-

residential off street parking spaces shall be provided as follows:

(a) All institutional, commercial and industrial uses shall provide no less than one off street parking space for each employer and employee and two spaces for visitors, unless the following requirements indicate a greater number of spaces:

(1) Hospitals: one and one half spaces for each bed rounded to the highest whole number.

(2) Churches, clubs and lodges: one space for every four fixed seats or every eight feet of bench length or every 28 square feet of floor area of the main assembly room or sanctuary where permanent seats or benches are not maintained.

(3) Libraries; museums; art galleries: one space for each 250 square feet of gross floor area.

(4) Nursing homes; groupcare homes; asylums: one space for each three beds.

(5) Public offices: one space for each employee and additional spaces as reasonably necessary.

(6) Public or private schools: one and one half space for each teaching station plus one space for every six fixed seats or one space for each 42 square feet of seating area where fixed seats are not provided in the auditorium or assembly area.

(7) Retail establishments: one space for each 300 square feet of gross floor area.

(8) Barber and beauty shops: one space for each 75 square feet of gross floor area.

(9) Bowling alleys: six spaces for each bowling lane.

(10) Office buildings; business and professional offices: one space for each 400 square feet of gross floor area.

(11) Recreational or entertainment establishments:

(i) Spectator types: auditoriums, assembly halls, theaters, stadiums, places of public assembly: one space for each four seats.

(ii) Skating rinks, dance halls: one space for each 75 square feet of gross floor area.

(iii) Establishments for the sale and consumption on the premises of food and beverages: one space for each 60 square feet of gross floor area.

(iv) Hotels, motels: one space for each guest room.

(12) Industrial uses: one space for each 500 square feet of gross floor area.

(b) Any use not specifically listed in this Article shall provide a number of off street parking spaces equal to that listed use to which it is most similar.

Article 8. Nonconforming Use

SECTION 8.010. Definitions. As used in this ordinance:

(a) "Nonconforming use" means a use of land, a building or structure in a manner that does not conform to the provisions of this ordinance: (i) as to use or (ii) as to other requirements such as height, setback, parking, screening and the like.

(b) "Use" means the purpose for which land, a building or other structure is designed or intended, or for which purpose land, a building or other structure is occupied or maintained.

SECTION 8.020. Continuation. A lawful use of land, a building or other structure existing on the effective date of this ordinance

may be continued and kept in a state of repair: Provided, however, that the use of land, a building or other structure shall not be extended, expanded or otherwise made further nonconforming without the approval of the City Council.

SECTION 8.030. Reestablishment. (a) A nonconforming building or other structure that is destroyed by fire or other casualty may be reestablished: Provided, however, that construction or reconstruction of such building or other structure is commenced and diligently pursued within one year of the date of the casualty.

(b) The reestablishment of a nonconforming building or other structure after one year from the date such building or other structure is destroyed by fire or other casualty shall be subject to the approval of the City Council.

SECTION 8.040. Change in use. A new use replacing a nonconforming use shall conform to the provisions of this ordinance.

Article 9. Uses Subject To Approval

SECTION 9.010. Application for approval. (a) (1) No new use of land, a building or other structure which use is subject to approval, shall be approved when such approval would be contrary to any purpose of this ordinance in Section 1.010.

(2) No reestablishment of a nonconforming use shall be approved when such approval would be contrary to any purpose of this ordinance in Section 1.010.

(b) Any person proposing to establish or reestablish a use that is subject to approval, or his authorized agent or representative, may make application to the City Council for such approval. Each such application shall be on forms provided for such purpose and shall be accompanied by the required fee.

(c) The City Council shall consider the application at a public hearing held within 45 days of the date of the completed application and either approve it or deny it, or set date, time and place for further hearing. In any event, a continuation of a hearing shall not exceed a period of time of 6 months from the date of the completed application.

SECTION 9.020. Public Notice. A notice of public hearing on an application for any use subject to approval shall be posted at the City Hall and two other conspicuous places in the City at least 10 days prior to the date of public hearing. In addition, an individual notice of such hearing shall be mailed to owners of record of land abutting the land involved in the application. The failure of an owner of land to receive an individual notice shall not invalidate any action taken on an application.

Article 10. Amendments

SECTION 10.010. When prohibited; how initiated. (a) "Amendment" includes any change or revision to this zoning ordinance, including the zoning map.

(b) No amendment to this zoning ordinance shall be approved that would be contrary to any purpose in Section 1.010.

(c) An amendment may be initiated by the City Council, Planning Commission or by a property owner.

(d) A property owner or his authorized agent or representative may initiate a request for an amendment by making application to the City Council. Each such application shall be on forms provided for that purpose and shall be accompanied by the required fee.

SECTION 10.020. Public hearing. Before the City Council may take any action on any amendment, at least one public hearing on it shall be held after giving notice of such hearing as required.

SECTION 10.030. Public Notice. (a) A notice of public hearing on a proposed amendment to this ordinance shall be published in a newspaper of general circulation in the County at least ten days prior to the date of such hearing. In addition, a copy of such notice shall be posted at the City Hall and two other conspicuous places in the City.

(b) A notice of public hearing shall include therein the date, place and time of the hearing and a brief description of the proposed amendment.

SECTION 10.040. Individual notice of zone change. (a) In the event a proposed amendment involves a zone change, all land owners of record owning land directly affected by such change shall be individually notified by First Class Mail of the proposed change. Such individual notice shall be essentially the same as the public notice in Section 9,020: Provided, however, that such individual notice shall be mailed at least 30 days prior to any hearing on the proposed zone change.

(b) The assessment role of the County may be used to determine the owner's of record of land.

(c) The failure of a property owner to receive an individual notice of a proposed zone change shall not invalidate any action taken by the City Council on such change.

Article 11. Administrative Fees

SECTION 11.010. Fees. (a) The administrative fees for the various applications as provided for in this ordinance shall be as follows:

(1) For a use subject to approval: \$25

(2) For an amendment: \$50

(b) The City Recorder shall have authority to collect the fees as provided for in this ordinance.

SECTION 11.020. Adjustment in fees. The City Council shall have authority and may adjust the fees, as provided for in this ordinance, from time to time as it considers to be advisable. Such adjustment in fees shall be in the form of an order or resolution.

Article 12. Prosecution; Penalty; Severability

SECTION 12.010. Prosecution of violation. (a) The violation of any provision of this zoning ordinance shall be deemed a misdemeanor and may be prosecuted by the City Council in the name of the people of the City, or may be redressed by civil action, suit or proceeding, at the option of such council.

(b) Every act or thing done in violation of any provision of this

ordinance is hereby declared to be a nuisance and shall be treated as such in all actions, suits and proceedings.

SECTION 12.020. Penalty. Violators of any provision of this zoning ordinance shall be subject to a fine not to exceed \$50 or imprisonment not to exceed 20 days, or both.

SECTION 12.030. Severability. The provisions of this ordinance are severable; should any one portion hereof be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall not invalidate the remaining portions.

Article 13. Adoption; Repeal

SECTION 13.010. Adoption. Articles 1 through Article 13 of this ordinance shall become effective and operative on the 30th day following the date of adoption by the City in accordance with the applicable provision of its Charter.

SECTION 13.020. Repeal. On the effective and operative date of Articles 1 through Article 13 of this ordinance all ordinances or resolutions in conflict with any provision of this ordinance and zoning ordinance are repealed.

PASSED and ADOPTED this ____ day of _____, 1979

Mayor

Attest: _____
City Recorder

AN ORDINANCE PROVIDING REGULATIONS FOR THE SUBDIVIDING AND PARTITIONING OF LAND IN THE INCORPORATED AREAS OF THE CITY.

The CITY of HALFWAY ordains as follows:

SECTION 1.010. Short Title. This ordinance may be cited as the "City of Halfway Subdivision Ordinance: or as Ordinance Number _____.

SECTION 1.020. Purpose. The purpose of this ordinance shall be to promote the public health, safety and general welfare and to regulate the subdividing and partitioning of land in the City.

SECTION 1.030. Application. The provisions of this ordinance shall apply to all land area in the city inside the incorporated boundaries of the city.

SECTION 1.040. Violation. No land may be subdivided or partitioned except in accordance with the provisions of this ordinance.

SECTION 1.050. Roads or streets; approval required. (1) No person shall create a road or street for the purpose of partitioning an area or tract of land without the approval of the city council.

(2) No instrument dedicating land to public use shall be accepted for recording in the county unless such instrument bears the approval of the city council.

SECTION 1.060. Sale of lots or parcels; when prohibited; exception. (1) No person shall sell any lot in any subdivision with respect to which approval is required by this ordinance until such approval is obtained. No person shall negotiate to sell any lot in a subdivision until a tentative plan thereof has been approved.

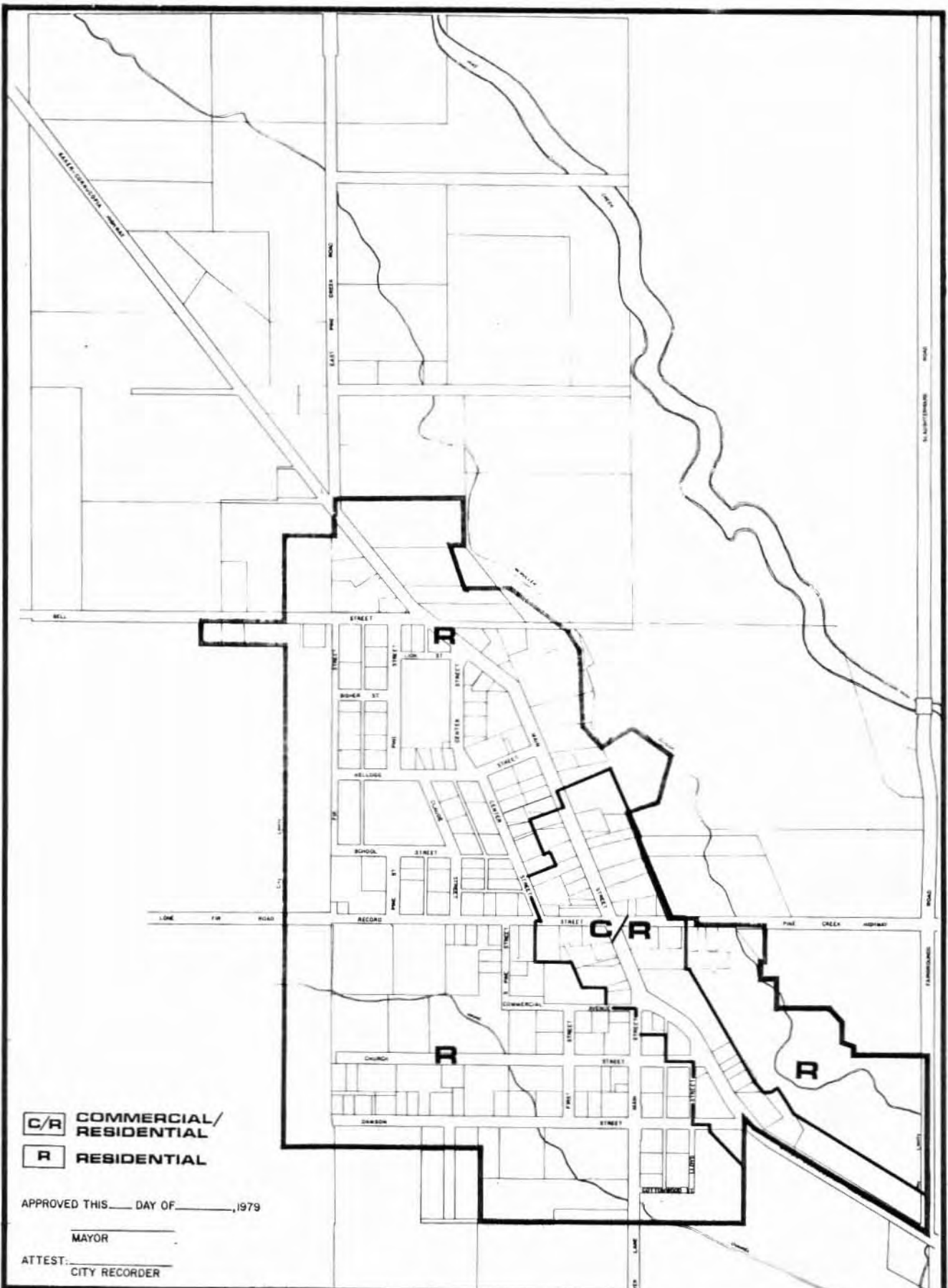
(2) A person may negotiate to sell any parcel in a major partition or in a minor partition before a tentative plan thereof has been approved; but no person may sell any parcel in a major partition or in a minor partition until the tentative plan thereof has been approved.

SECTION 1.070. Sale of lots prohibited prior to recordation of plats. (1) No person shall sell any lot in any subdivision until the plat of subdivision has been approved by the county governing body and recorded with the county recording officer.

(2) No person shall sell any lot in any subdivision by reference to or exhibition or other use of a plat of such subdivision before the plat of such subdivision has been approved and recorded. In negotiating to sell a lot in a subdivision a person may use the approved tentative plan for such subdivision.

SECTION 2.010. Definition. As used in this ordinance unless the context requires otherwise:

(1) "Contiguous land" or "contiguous units of land" refers to areas, tracts or units of land under single ownership having one or more boundary lines wholly or partially in common, except that such areas, tracts or units are not contiguous: (i) when joined by point contact only; (ii) when separated into portions by a city street, county road, state highway or transcounty railroad; (iii) when separated into portions by a lawfully dedicated public road; or (iv) when separated into portions by a private road as shown on a lawfully recorded plat of subdivision or map of major



C/R COMMERCIAL/
RESIDENTIAL

R RESIDENTIAL

APPROVED THIS ____ DAY OF _____, 1979

MAYOR

ATTEST: _____
CITY RECORDER

ZONING MAP CITY OF HALFWAY



partition.

(2) "Land area" refers to a definitive area of the earth's surface. "Land" includes all components of the earth on or below the earth's surface and the atmospheric space above it. The geometric configuration of a "land area" is pyramidal in nature with the point of convergence at or near the earth's center.

(3) "Lot" means a unit of land that is created by a subdivision of land.

(4) "Major partition" means a partition of land which includes the creation of a road or street.

(5) "Map" means a final diagram, drawing or other writing concerning a major partition.

(6) "Minor partition" means a partition that is subject to the provisions of this ordinance that does not include the creation of a road or street.

(7) "Negotiate" means any activity preliminary to the execution of a binding agreement for the sale of land in a subdivision or partition, including but not limited to advertising, solicitation and promotion of the sale of such land.

(8) "Owner" refers to a person, his authorized agent or representative, having legal authority to use, transfer, partition, subdivide or lease land. Lease shall include rent.

(9) "Parcel" means a unit of land that is created by a partitioning of land.

(10) "Partition" means either an act of partitioning land or an area or tract of land partitioned as defined in this section.

(11) "Partition 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 single ownership at the beginning of such year. "Partition land" does not include divisions of land resulting from the creation of cemetery lots; and "partition land" does not include any adjustment of a lot line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by any applicable zoning ordinance. "Partition land" does not include the sale of a lot in a recorded subdivision, even though the lot may have been acquired prior to the sale with other contiguous lots or property by a single owner.

(12) "Person" includes a natural person, a domestic or foreign corporation, a partnership, an association, a joint stock company, a trust and any unincorporated organization.

(13) "Plat" includes a final map, diagram, drawing, replat or other writing containing all the descriptions, locations specifications, dedications, provisions and information concerning a subdivision.

(14) "Road" or "street" means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land, excluding a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes:

(a) "City street" means a public way right-of-way or traveled way, in whole or in part, that is subject to the control of an incorporated city or town.

(b) "County road" means a public way right-of-way or traveled way, in whole or in part, that is subject to the control of the county, which road has been designated by the county as a part of the county road system for maintenance and repair.

(c) "Private road" means a private way right-of-way or traveled way, in whole or in part, that is subject to the control of one or more private persons.

(d) "Public road (public use road)" means a public way right-of-way or traveled way, in whole or in part, that is subject to the control of the county and that is not a part of the county road system for maintenance and repair.

(e) "Right-of-way" and "traveled way" shall include all bridges, tunnels, fills and other structures or improvements designed or intended to provide continuity of such ways.

(f) "State highway" means a public way right-of-way or traveled way, in whole or in part, that is subject to the control of the state.

(15) "Sale" or "sell" includes every disposition or transfer of land in a subdivision or partition or an interest or estate therein.

(16) "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.

(17) "Subdivision" means either an act of subdividing land or an area or tract of land subdivided as defined by this section.

SECTION 2.020. Application for approval of tentative plans: Subdivisions; Major partitions. (1) Before a plat of any subdivision or the map of any major partition may be made and recorded the city council shall approve a tentative plan of the proposed subdivision or proposed major partition.

(2) No plat for any proposed subdivision and no map for any proposed major partition may be considered for approval by the city council until the tentative plan for such subdivision or such major partition has been approved by the city council.

(3) Any person proposing to create a subdivision or major partition or his authorized agent or representative shall make application to the city council for approval of such subdivision or such major partition. Each such application shall be on forms provided for that purpose and shall be accompanied by the required fee and 8 copies of the tentative plan of the proposed subdivision or proposed major partition. The tentative plans required by this section shall meet the standards for such plans as required by this ordinance.

SECTION 2.030. Coordination and review of tentative plans of subdivision and major partition. Copies of all tentative plans of any proposed subdivision or any proposed major partition shall be made available, for review and comment in writing within 45 days, to all affected city, county, state and federal agencies and all affected special districts in the city.

SECTION 2.040. Requisites for approval of tentative plan, plat or map. (1) No tentative plan or plat of a subdivision or tentative plan or map of major partition shall be approved which bears a name using a word which is the same as, similar to or pronounced the same as a word in the name of any other subdivision in the county, except for the words "town", "city", "place", "court", "addition" or similar words, unless the land platted is contiguous

to and platted by the same party that platted the subdivision or major partition bearing that name or unless the party files and records the consent of the party that platted the subdivision or major partition bearing that name. All plats and maps must continue the block numbers of the plat or map of the same name last filed.

(2) No tentative plan for a proposed subdivision and no tentative plan for a proposed major partition shall be approved unless:

(a) The streets and roads are laid out so as to conform to plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects unless the city determines it is in the public interest to modify the road or street pattern.

(b) Roads or streets held for private use are clearly indicated on the tentative plan and all reservations or restrictions relating to such private roads and streets are set forth thereon.

(c) The tentative plan complies with the applicable zoning ordinance and other applicable regulations of the city that are in effect.

(3) No plat of a proposed subdivision and no map of a proposed major partition shall be approved unless:

(a) Roads or streets for public use are dedicated without any reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities.

(b) Roads or streets held for private use and indicated on the tentative plan of such subdivision or major partition have been approved by the city.

(c) The plat or map complies with any applicable zoning and other applicable regulations of the city that are in effect.

(d) The plat or map is in substantial conformity with the provisions of the tentative plan for the subdivision or the major partition, as approved.

(e) The plat or map contains a donation to the public of all common improvements, including but not limited to streets, roads, parks, sewage disposal and water supply system, the donation of which was made a condition of the approval of the tentative plan for the subdivision or the major partition.

(f) Explanations of all common improvements required as conditions of approval of the tentative plan of the subdivision or the major partition have been recorded and referenced on the plat or map.

(4) (a) No plat of subdivision and no map of major partition shall be approved unless the city has received and accepted:

(i) Assurance by agreement in writing that the subdivider or partitioner will execute the full and faithful completion of all common improvements in the subdivision or partition; and (ii) A surety bond, executed by a surety company authorized to do business in the state, or a personal bond cosigned by at least one other person together with evidence of financial responsibility and resources of those signing the bond sufficient to provide reasonable assurance of the ability to attain such completion, or a sum of cash.

(b) The agreement in writing and the bond, in subsection (4) of this section, shall be in a form, respectively, as approved by the city attorney.

(c) Such agreement of full and faithful completion shall be for a sum determined by the city council sufficient to cover the

cost of improvements, including city expense incident thereto.

(d) Should the subdivider or partitioner fail to carry out the terms of such agreement within a period of two years from the date of approval of the tentative plan and the city has unreimbursed expenses resulting from failure, the city governing body shall call on the bond or cash for reimbursement, but only to the extent of such expenses and the remainder, if any, shall be released.

(e) The common improvements as mentioned in this section shall be determined by the standards in Section 4.020 or as such standards are modified by an approved exception thereto.

SECTION 3.010. Contents of tentative plans of Subdivisions and Major Partitions. The tentative plan of any proposed subdivision or any proposed major partition shall contain the following:

(1) Vicinity drawing of a scale sufficient clearly to show the relationship of the proposal to the nearest existing road or street and to the surrounding property.

(2) Location of the proposal by section, township and range.

(3) Date, northpoint and scale of the drawing.

(4) Boundary lines, distances and acreage or square feet inclosed.

(5) Names, addresses and telephone number of: the owner of the land; the subdivider or partitioner and the engineer or surveyor.

(6) Proposed name of the subdivision or partition.

(7) Roads or streets: (a) proposed names; width and location of easement of way; width of traveled way and surface condition; and

(b) Statement of all reservations or restrictions relating to such roads or streets held for private use.

(8) Lots; blocks; parcels: approximate dimensions of all lots, blocks or parcels in square feet or acreage, which ever is applicable.

(9) Easements of way: width, location and purpose of all easements of way on or abutting the tract.

(10) Donations: statement of donations to public use, if any, of all common improvements, including but not limited to streets, roads, parks, sewage disposal and water systems and the like.

(11) Ground elevations: contour lines at 5 foot intervals for slopes from 5% to and including 10%; and at 10 foot intervals for slopes greater than 10%.

(12) Intended use of lots or parcels; source of domestic water supply and method of sewage disposal.

(13) Water courses on or abutting the proposal including the width and direction thereof; and areas subject to flooding or being covered with water (see Section 3.020).

(14) Outline of proposed deed restrictions, if any.

(15) Written statement: such of the foregoing information that reasonably could not be shown on the tentative plan may be shown on a written statement submitted with the plan.

SECTION 3.020. Flood prone areas. Land areas in the city subject to flooding or being covered with water shall be subject to the flood plain management regulations of the city that are adopted pursuant to the National Flood Insurance Program - 42 U.S.C. 4001-4128, where any provision of such flood plain management regulations is more restrictive than any provision of this ordinance, the more restrictive provision shall apply.

SECTION 3.030. Minor Partitions; tentative plans. (1) No tentative plan of a minor partition shall be approved unless such plan

complies with the applicable zoning ordinance or other regulations of the city that are in effect.

(2) Any person proposing to create a minor partition or his authorized agent or representative shall make application to the city council or its designate for approval of such minor partition. Each such application shall be on forms provided for that purpose and shall be accompanied by the required fee and 2 copies of the proposed tentative plan of minor partition. The tentative plan required by this section shall meet the standards for such plans as required by this ordinance.

(3) A tentative plan of minor partition shall contain the following:

(a) A drawing, reasonably to scale, showing the dimensions and size of the parcel and its relationship to the existing road or street. Such drawing shall be on plain white paper of no less than 8 by 11 inches in size and shall be suitable for folding and filing; or a copy of the assessment roll of the county may be used in lieu of such drawing provided such copy shows the required information.

(b) Location of the parcel by section, township and range.

(c) Date, northpoint and scale of the drawing.

(d) Names, addresses and telephone numbers of the owner of record of the land involved in the partition and the partitioner.

(e) Intended use of the parcel and the proposed source of domestic water supply and method of sewage disposal.

(f) Water courses on or abutting the parcel.

SECTION 4.010. Standards for roads or streets. The city council shall adopt and may from time to time revise minimum standards for roads or streets created in the city. Such adoption may be in the form of a council order or resolution. Such order or resolution adopted by the city shall be one of the operative provisions of this ordinance.

SECTION 4.020. Standards for land divisions. The following standards shall apply to any subdividing or any partitioning of land in the city:

(1) (i) Each lot or parcel created shall have direct access to an existing road or street or (ii) indirect access to such road or street by a road or street created according to Section 4.010 or this ordinance. The access provided herein shall have a minimum width of 25 feet.

(2) The necessary drainage structures and fill shall be provided to prevent flooding.

(3) City water supply and sewage disposal facilities shall be available to the property line of each lot or parcel, meeting the standards of construction and quality of materials according to applicable state regulations.

(4) Electric energy supply facilities shall be available to the property line of each lot or parcel.

(5) Easement for utility facilities shall be provided along an appropriate property line. Such easement shall be a minimum of 12 feet wide, which width may be equally divided along common property lines.

(6) The minimum length of a block shall be 400 feet and the maximum length shall be 1320 feet.

SECTION 4.030. Exceptions to standards for land divisions; application for approval; fees. (1) No exception to the standards in Section 4.020 shall be approved when such approval:

(a) Would be contrary to any applicable provision of the city's land use plan; or

(b) Would be contrary to the purpose of this ordinance.

(2) Any action taken to approve or disapprove an application for an exception to one or more of the standards in Section 4.020 shall be based upon the following criteria:

(a) The use, location and topography of the land involved.

(b) The physical practicality of the standards as imposed.

(c) The economic practicality of the standards as imposed.

(3) (a) Any person proposing to create a subdivision, major partition or minor partition or his authorized agent or representative may make application to the city council for approval of one or more exceptions to the standards for land divisions as required by this ordinance. Each such application shall be on forms provided for such purpose and shall be accompanied by the required fee.

(b) The city council shall consider the application at a public hearing held within 45 days of the date of the completed application and either approve or disapprove it or set date, time and place for further hearing. In any event, a continuation of a hearing shall not exceed a period of time of 6 months from the date of the completed application.

(c) A notice of public hearing on an application for any exception to the standards for land divisions shall be posted at the City Hall and three other conspicuous places in the city at least 10 days prior to the date of public hearing. In addition, an individual notice of such hearing shall be mailed to owners of record of land abutting the land involved in the application for exception. The failure of an owner of land to receive an individual notice shall not invalidate any action taken on an application.

SECTION 5.010. Plats and maps; County Surveyor. (1) All plats and maps subdividing or partitioning any areas or tracts of land in the city, and dedications of streets or roads or public parks and squares and other writings made a part of such plats or maps offered for recording in the county shall be prepared in a manner as provided by state law for plats of subdivisions.

(2) The County Surveyor shall have authority to approve all plats and maps subdividing or partitioning land under the jurisdiction of the city for planning and zoning.

SECTION 5.020. Review of undeveloped subdivisions; revisions; vacations; fees. (1) Pursuant to ORS 92.205 to ORS 92.245 the city council may review and vacate, or caused to be revised, any existing plat of subdivision:

(a) Approved on or after October 5, 1973, after the expiration of 10 years after the date of approval;

(b) Approved more than 10 years prior to October 5, 1973.

(2) Any review of an undeveloped subdivision initiated at the request of a property owner shall be subject to an administrative fee as provided in Section 6.010 of this ordinance.

SECTION 5.030. Relationship of this ordinance to certain statutes. (1) The provisions of this ordinance shall operate in addition to the provisions of ORS 92.010 to ORS 92.285 and not in lieu of such statutes. Where a provision of this ordinance is more restrictive than a provision of the statutes, the more restrictive provision shall apply.

(2) The provisions of ORS 92.050; ORS 92.060; ORS 92.065;

ORS 92.070; ORS 92.080; ORS 92.100; ORS 92.110; ORS 92.120; ORS 92.130; ORS 92.140; and ORS 92.150 as applied to subdivisions and the plats thereof shall also apply to major partitions and the maps thereof, except for the following:

(a) A map of major partition may be recorded without the approval of the county assessor.

(b) The county surveyor's fee for this approval of a map of major partition shall be no greater than the minimum fee provided by law for such approval of a subdivision.

(c) The maps of major partition shall be preserved in a book designated as "Record of Major Partition".

SECTION 5.040. Maintenance of tentative plans. A copy of all tentative plans approved in accordance with the provisions of this ordinance shall be maintained in the City Recorder's office.

SECTION 6.010. Administrative fee. (1) The City Recorder shall have authority to collect nonrefundable, administrative fees as follows:

(a) Application for approval of a tentative plan of subdivision or major partition: \$50

(b) Application for approval of tentative plan of minor partition: \$10

(c) Application for approval of an exception to land division standards: \$25

(d) Application for review or vacation of existing plat of subdivision: \$100

(2) The city council shall have authority to make adjustments in the fees provided by this Section, from time to time, as it deems advisable. Such adjustment may be in the form of an order or resolution.

SECTION 6.020. Enforcement. The city council shall have authority to administer and enforce the provisions of this ordinance.

SECTION 6.030. Severability. The provisions of this ordinance are severable. Should any one paragraph, subsection or section be adjudged invalid by a court of competent jurisdiction, such adjudication shall not affect the validity of the remaining provisions.

SECTION 6.040. Adoption; amendment; effective date. (1) This ordinance is adopted, and may be amended, pursuant to the provisions of ORS 92.048.

(2) The provisions of this ordinance shall become operative on the date it is filed with the county recording officer pursuant to ORS 92.048.

SECTION 6.050. Penalties. Violations of any provisions of this ordinance, is punishable, upon conviction, by a fine of not less than \$50 nor more than \$500 or imprisonment in the county jail for not less than 25 days nor more than 50 days, or both.

PASSED and ADOPTED this _____ day of _____, 19__.

Mayor

Attest: _____
City Recorder

Technical Information and Inventory Data
for Land Use Planning
Halfway, Oregon

Compiled by
Baker County Planning Staff
in cooperation with
Officials and Residents of
Halfway, Oregon

City of Halfway Government

Mayor:

Walt Butler

City Council:

Chuck Riggs

George Dyke

Leroy Young

Bill Waldron

Frank Miller

Edwardine Oliver

City Treasurer, Recorder, Judge:

Diana Glynn

City Maintenance Staff:

Jim Huff

CETA helper, Roger Huff

Halfway's City Council meets the 2nd Tuesday of each month at the City Hall. Meetings are held at 7:00 P.M.

Approved this ____ day of _____, 1979

Mayor

Attest: _____
City Recorder

Members of the community referred to in the following document:

Halfway Fire Chief:

Chubb Smith

Pine Valley Rural Fire District Secretary:

Bob Howard

Landfill Operator:

Bud LaRue

Resident Deputy Sheriff:

Vacant

Pine Eagle Clinic Nurse Practitioner:

Don Hardin

Halfway Postmaster:

George Hansen

Halfway Librarian:

Delcina Robertson

School District Administrators:

Superintendent: Kenneth Johnson

High School Principal: Robert Bates

Grade School Principal: Norman Koopman

Halfway Stage Operator:

Darrell Perry

Pine Telephone System:

Rod Huff

Idaho Power Office:

Dave Petrie

Emergency Medical Technicians:

Ann Latourette

George Dyke

George Hansen

Mike Rager

Richard Simons

Earl Siegenhagen



T85 R40E W.M.

HALFWAY

BAKER COUNTY, OREGON

PROPERTY OF THE
OREGON STATE HIGHWAY DIVISION
2000 NE Oregon Street
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
Population 355
Scale 1" = 1/2 mi.

LEGEND

- | | |
|-------------------------------------|---------------------------|
| FEDERAL AID INTERSTATE SYSTEM | INTERSTATE NUMBERED ROUTE |
| FEDERAL AID PRIMARY SYSTEM | U.S. NUMBERED ROUTE |
| FED. AID SECONDARY SYSTEM STATE | STATE NUMBERED ROUTE |
| FEDERAL AID SECONDARY SYSTEM COUNTY | POST OFFICE |
| OTHER FEDERAL AID SECONDARY LOCAL | SCHOOL |
| TERMINATION OF F.A. SYSTEM | CITY CENTER |
| TERMINATION OF F.A. SYSTEM | R.H. DEPT. |
| DIVIDED HIGHWAY | CITY LIMITS |
| TWO LANE HIGHWAY TWO OF LANES | PUBLIC BLDG. |
| STREET OPEN TO HIGH TRAVEL | CITY HALL |
| STREET INDICATED BUT NOT OPEN | COURT HOUSE |
| | AIRPORT |
| | LIBRARY |

Revised September 1975

CHAPTER 1

- A. Political Subdivision: Halfway is a political subdivision of the State of Oregon and is a part of Baker County. Its charter of incorporation was signed in 1908.
- B. Area: approximately 110 acres.
- C. Assessed Evaluation (True Cash Value): \$2,479,384.00
25.62/thousand (61-1)
\$ 63,521.86 tax levied
- D. Tax Code Numbers 61-1 and 61-12 (Halfway) 1978-1979 include:
- | | | |
|-----------------|----------------|--------------|
| Baker County: | \$3.57 | per thousand |
| Baker E.S.D.: | 1.24 | |
| School Dist. 61 | 11.37 | |
| City of Halfway | 9.37 | |
| Cemetery Dist. | .07 | |
| Pine Valley | | |
| Fire District | .78 | |
| | <u>\$26.40</u> | (61-12) |
- E. Halfway 1978-1979 Operating Budget: \$69,715.68
Property Tax Levy: 24,605.00
Levy Within Tax Base: 6,565.00
Levy for Bonded Debt: 18,040.00
- F. Location: Halfway, located 52 miles Northeast of Baker, straddles State Highway 413 from milepost Y54.49 on the Southeastern side to M.P. 11.04 on the Northeastern side for a total of .67 miles of State Highway within the city limits of Halfway. The city includes portions or all of the following: Township 9 South; Range 46 E.W.M.; Sections 17 and 18.
- G. General Topography: Halfway lies in a triangular pattern, the long side of which is roughly paralleled by McMullen Slough. A second drainage crosses the Southwestern portion of the town and joins the McMullen Slough just outside of town near the Baker County Fairgrounds. McMullen Slough joins Pine Creek close to the community of Pine. Pine Creek is the major stream of Pine Valley and a major collector stream of the Powder Drainage Basin. Pine Creek empties into the Snake River near the community of Oxbow north and east of Halfway. See Plate 1.
- H. Elevation: 2,663' at U.S. National Bank, Halfway Branch.

I. Climate:

HALFWAY'S AVERAGE MONTHLY TEMPERATURES

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Annual
1974	19.8	33.7	39.7	46.2	51.7	65.7	67.3	66	59.9	47.8	37.7	26.6	46.8°
1975	22.2	27.5	34.1	41.7	52.2	59.2	72.1	64.1	59.8	48.3	33.1	25.7	45°
1976	23.9	25.9	31.3	45.8	55.6	58.1	69	63.2	60.6	47.5	38.7	27.3	45.6°
1977	18.9	32.6	37.2	49.6	51.2	66.3	67.1	68.3	57.5	48	35.6	33	47.1°
1978	31.1	35.7	44.8	46	51.2	60.5	67.1	64					

HALFWAY'S AVERAGE MONTHLY PRECIPITATION

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Annual
1974	2.52	1.76	3.32	.68	.13	.73	1.13	.23	T	.29	.94	4.49	16.22"
1975	4.07	3.56	2.43	1.51	.5	1.56	.44	1.43	.01	3.09	2.74	2.95	24.29"
1976	4.55	2.45	1.87	2.21	.5	.65	1.09	2.09	.81	.14	.17	.22	16.75"
1977	.9	.66	1.23	.17	2.29	.37	.52	.73	2.06	.58	4.42	6.41	20.34"
1978	3.03	2.38	2.13	5.08	1.18	.79	1.00	.66					

T = trace amount

M = from 1 to 10 days missing during month

E = estimated figure

Information about Halfway's Weather has come from U.S. Department of Commerce, National Climate Center, Federal Building, Asheville, North Carolina.

TEMPERATURE EXTREMES - FROST FREE DAYS

	Highest Temperature	Lowest Temperature	No. of F.F. Days
1974	100	-25	105
1975	99	-12	116
1976	98	-10	72
1977	100	-14	94

J. School District 61 Pine-Eagle:

	<u>1972</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>
Elementary	305	292	269	274	318
High School	172	175	167	165	196

The Pine Eagle High School was built and first used in Jan. 1968. The Halfway Grade School was built in 1962. See Plate 2 for School District Boundaries.

K. Halfway Volunteer Fire Department:

Rating: 8-9
Last Rated: 1974
Area (sq. mi.): 10
Dwellings: 200
Alarms(1977): 10
Volunteers:
Equipment: The City owns no fire trucks

Pine Valley Rural Fire District: The district owns 2 trucks and pays the men who fight the fires. The District provides fire protection to the City of Halfway when the trucks are available. The City of Halfway does not currently belong to the Fire District.

There are 21 fire hydrants in the City of Halfway. Fifteen of these are 4" hydrants; 6 hydrants of 6" size were added in 1973. For locations of fire hydrants, see Plate 11.

L. Municipal Water System:

1. 300' well drilled in 1973, 50 H.P. pump, pumping capacity of 500 gallons per minute. Summer usage runs about 375 gallons per minute. Cost to develop: \$1,60,000.
2. Smaller well, with 15 H.P. pump was measured in 1972 at 90 gallons per minute. Declining flow due to probable clogged perforation in the pipe. Summertime use only.
3. 140,000 gallon capacity reservoir located approximately 2 miles west of Halfway.
4. Pressure of system: 80-85 lbs. of gravity pressure in combination with pumping pressure results in combined pressures of 110 lbs. at times.

M. Municipal Sewage System:

The sewage system was built in 1968 at a cost to the City of \$128,000. It has a population capacity of 1500 people. The 3 ponds have a total area of 1 acre and are located east of Halfway on the Pine Creek Highway within 75' of Pine Creek. The sewer line was designed for gravity flow. There is a chlorinator pond in conjunction with the lagoons.

N. Solid Waste System:

Halfway's City Dump will close May 22, 1979. The new sanitary landfill is located on BLM land adjacent to the old dump approximately 4 miles south of Halfway on old Highway 86. The city awards a franchise to operate the landfill.

O. Municipal Police Protection:

1. Resident Deputy Sheriff funded by the county.
2. State Police Patrol

P. Medical Services:

1. Pine Eagle Clinic, established 1977, staffed by nurse practitioner and funded by user fees, National Health Service Corporation, a division of Health, Education, and Welfare, and a grant from the Oregon Community Foundation to operate as a non-profit health service center for Panhandle residents.
2. 8 Emergency Medical Technicians (EMT'S)
3. Ambulance: 1 ambulance owned and operated by the Veterans' of Foreign Wars (VFW). City of Halfway currently provides storage space and insurance for the ambulance.
4. Dental Care - there are no resident dental practitioners in Halfway.
5. Helicopter Evacuation: Landing strip near old sawmill site is recognized by U.S. Forest Service as an emergency helicopter landing site.

Q. Communication Facilities:

1. Telephone System: Pine Telephone System
2. Post Office: housed in privately owned building leased to the U.S. Postal Service.
3. Newspapers:
 - Democrat Herald, Baker Daily
 - Record-Courier, Baker Weekly
 - Portland Oregonian and Journal
 - Pine Eagle Bulletin, Halfway Weekly
 - Pan Handle Star, Halfway Weekly
4. Television
 - 2 Boise channels
 - 1 Nampa channel in some areas
5. Bookmobile: twice a month visits from Baker County Library.
6. Halfway Branch of the County Library System is housed in Lions' Club Building which also serves, along with the schools, as a Community Center.

R. Transportation: See Plates 3 and 5.

1. .26 miles of county road (Lone Fir Rd.) within city limits of Halfway.
2. 3 other County Roads feed into the Halfway area: Fairgrounds Rd. (Slaughterhouse Rd.), Gover Lane, and East Pine Creek Rd.
3. .67 miles of State Highway within city limits.
4. City Streets and Bridges:
 - 3 old wooden bridges replaced with culverts within 1977 and 1978. \$89,500 scheduled for 1979 paving project for Halfway.

S. Public Carriers:

1. Halfway Stages operate one round trip daily between Halfway and Baker with a stop in Richland. Both passengers and freight are transported.
2. United Parcel Service serves Halfway and Pine Valley.
3. General Commodities Carriers, Heavy haul, personal and household furnishings: 7 companies operate in Baker County and serve Halfway when contracted by residents. The services provided vary as do truck load lots, according to the individual company's license and permit requirements.
4. Log Trucks: 4 logging trucks are based in or near Halfway.
5. Air Service: There is a registered private/personal use airstrip owned by Ellingson Lumber/Timber Co. located near the site of their abandoned sawmill. There are no other registered or non-registered personal/private airstrips in Pine Valley inventoried as of this writing.
6. Rail Service: Halfway is not served by rail transportation. See Plate 3.

T. Electrical Energy for Halfway is supplied by Idaho Power Company. See Plate 6.

Sources of Information

Oregon Blue Book, 1977-1978, Compiled & Published by Norma Paulus, Secretary of State.
Baker County Resource Atlas, September 1973, Extension Community Development Project, Oregon State University.
U.S. Weather Bureau Climatological Center, Ashville, North Carolina.
Baker County Education Service District, Baker, Oregon.
Oregon Department of Transportation, Aeronautics Division.
Public Utility Commission, Salem, Oregon.
County Assessor's Records, Baker, Oregon.
U.S. Forest Service Office, Baker, Oregon.
Baker County Sheriff's Office, Baker, Oregon.
Past Mayor of Halfway, Milo Pope.
Present Mayor of Halfway, Walt Butler
City of Halfway Recorder, Diana Glynn.
City Maintenance Supervisor, Jim Huff.
Department of Transportation, State Highway Division, Map of Halfway, 1963.

CHAPTER 2

OWNERSHIP OF PROPERTY

- A. Federal Lands within Halfway: None
- B. State Lands within Halfway: approximately 4.5 acres of Highway right-of-way.
- C. County Lands within Halfway: .92 acres
- D. School District Lands within Halfway: .57 acres
- E. Other exempt or non-assessable lands within Halfway:
 - City of Halfway: .26 acres
 - Churches: 1.22 acres
 - Lodges: 2.18 acres
 - Fair Ass'n: .22 acres
 - Cemetery Ass'n: .09 acres
- F. Total Non-assessable Lands within Halfway: 9.96 acres
- G. Total acres within the City of Halfway: approximately 110 acres.

SOURCE OF INFORMATION

Baker County Tax Assessor's Records, Baker County Courthouse,
Baker, Oregon.

CHAPTER 3

POPULATION

Halfway

1940	416
1950	312
1960	505
1970	317
1976	390
1977	390
1978	390

Based upon these population figures, Halfway has an average annual growth rate of 2.8%. By the year 2000, Halfway's projected population will be 512. The actual rate of growth is intermittent.

SOURCE OF INFORMATION

Portland State University Center for Population Research and
Census: Portland, Oregon.

CHAPTER 4

HISTORICAL, RECREATIONAL, CULTURAL, SCENIC OR FOREST APEAS

- A. There are no Historic Sites, Buildings, Areas, Structures, or Objects listed in the Statewide Inventory of Historic Sites and Buildings within the City of Halfway.
- B. There are no inventoried recreation lands within Halfway other than the 1.93 acre park owned by the Halfway Lions' Club.
- C. There are no recreation trails inventoried for Halfway. See Plate 4.
- D. Cultural areas refer to areas characterized by evidence of an ethnic, religious or social group with distinctive traits, beliefs and social forms. There are no inventoried cultural areas for Halfway.
- E. There are no wild or scenic waterways inventoried for Halfway.
- F. Designated Scenic Areas: Portions of the highways south, northeast and north of Halfway have roadside designations as scenic areas. This designation does not apply to lands within city limits. See Plate 10.
- G. There are no inventoried commercial forest land in Halfway.

SOURCES OF INFORMATION

State Historic Preservation Office, Oregon State Highway Division.
State Parks and Recreation Branch, Department of Transportation.
Oregon Natural Heritage Program, April 1978.
U.S. Department of the Interior; Bureau of Outdoor Recreation.

CHAPTER 5

AREAS SUBJECT TO NATURAL DISASTERS & HAZARDS

- A. Earthquakes: Halfway, like all of Baker County, is within Zone 2 as defined by the Seismic Risk Map of the U.S. 1931. Historically, Zone 2 areas have experienced moderate earthquake activity. See Plate 7.
- B. Surface Flooding: The National Insurance Administrator of the Department of Housing and Urban Development has issued a flood hazard boundary map for the City of Halfway.
- C. There are no inventoried earthslide areas, unstable soils, or areas with high winds constituting a hazard in Halfway.

SOURCES OF INFORMATION

Housing and Urban Development, Federal Insurance Administration.
Uniform Building Code Earthquake Map.
Mayor, City of Halfway.

CHAPTER 6

HOUSING

A Housing Survey done by Eastern Oregon Community Development Council in 1975 is summarized below. More complete results are available from the County Planning Office or EOCD in La Grande.

Halfway:

Median Income	\$5,000.00
Owners	\$5,000.00
Renters	\$5,000.00
Median Housing	90.00/month
Owners	70.00/month
Renters	110.00/month
% paying excessive housing costs	18%
% overcrowded	1%
Total Population (1975)	370
Total Housing units (1970)	164
Total households (1970)	124
Sample Size	100%
Total homes surveyed	148
Total interviewed	112
Actual % of total household interviewed	90.3%
Actual % of total housing units surveyed	90.2%

WALLOWA COUNTY

RIVER

IDAHO

SNAKE

Halfway

Richland

Huntington

AREA: 3085 square miles
1,974,400 acres

Baker

BAKER COUNTY

MALHEUR COUNTY

Haines

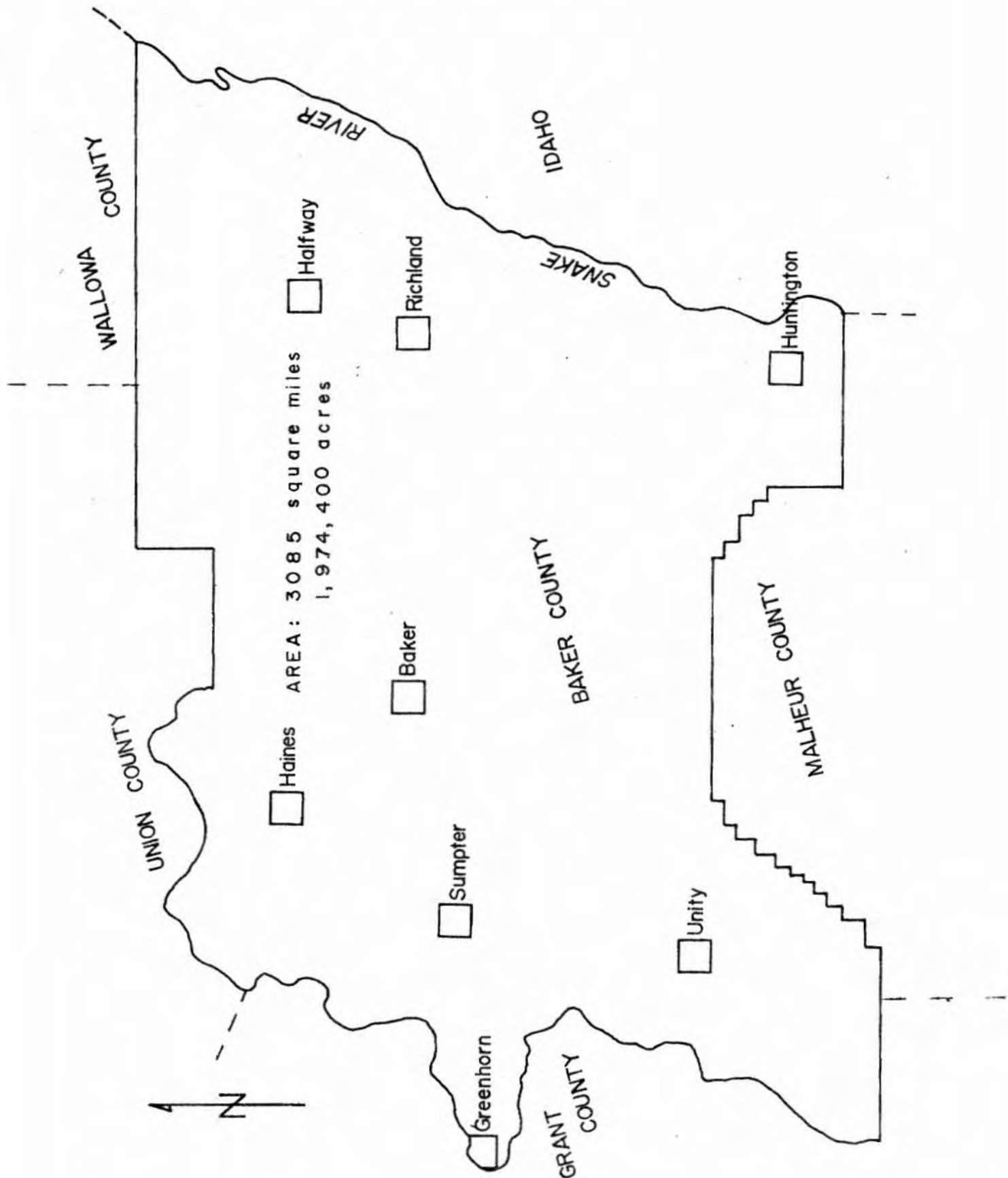
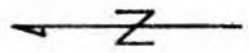
Sumpter

Unity

UNION COUNTY

Greenhorn

GRANT COUNTY



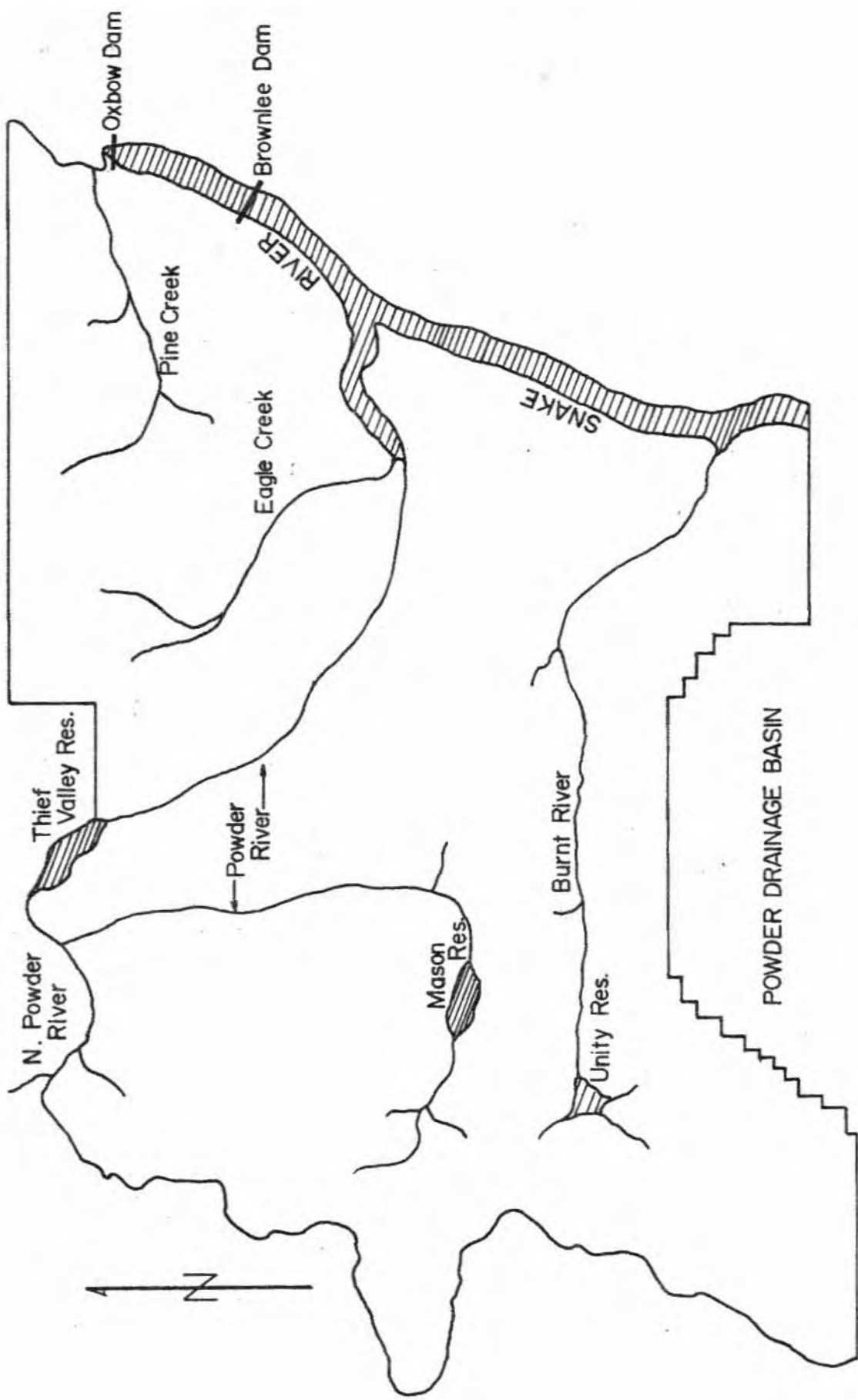
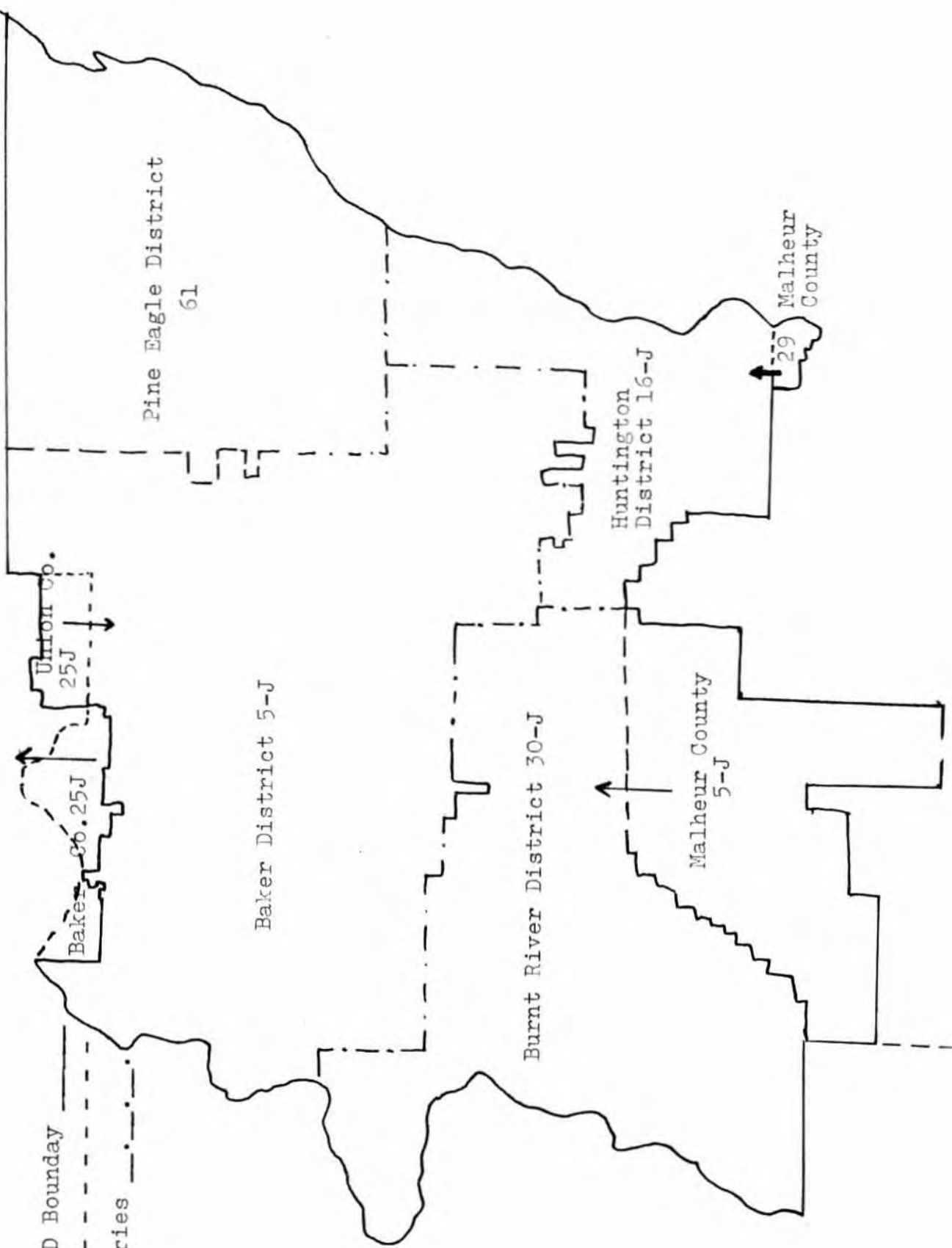


Plate I

Baker County Education Service District

Baker County ESD Boundary
County Lines - - - -
District Boundaries - . - .



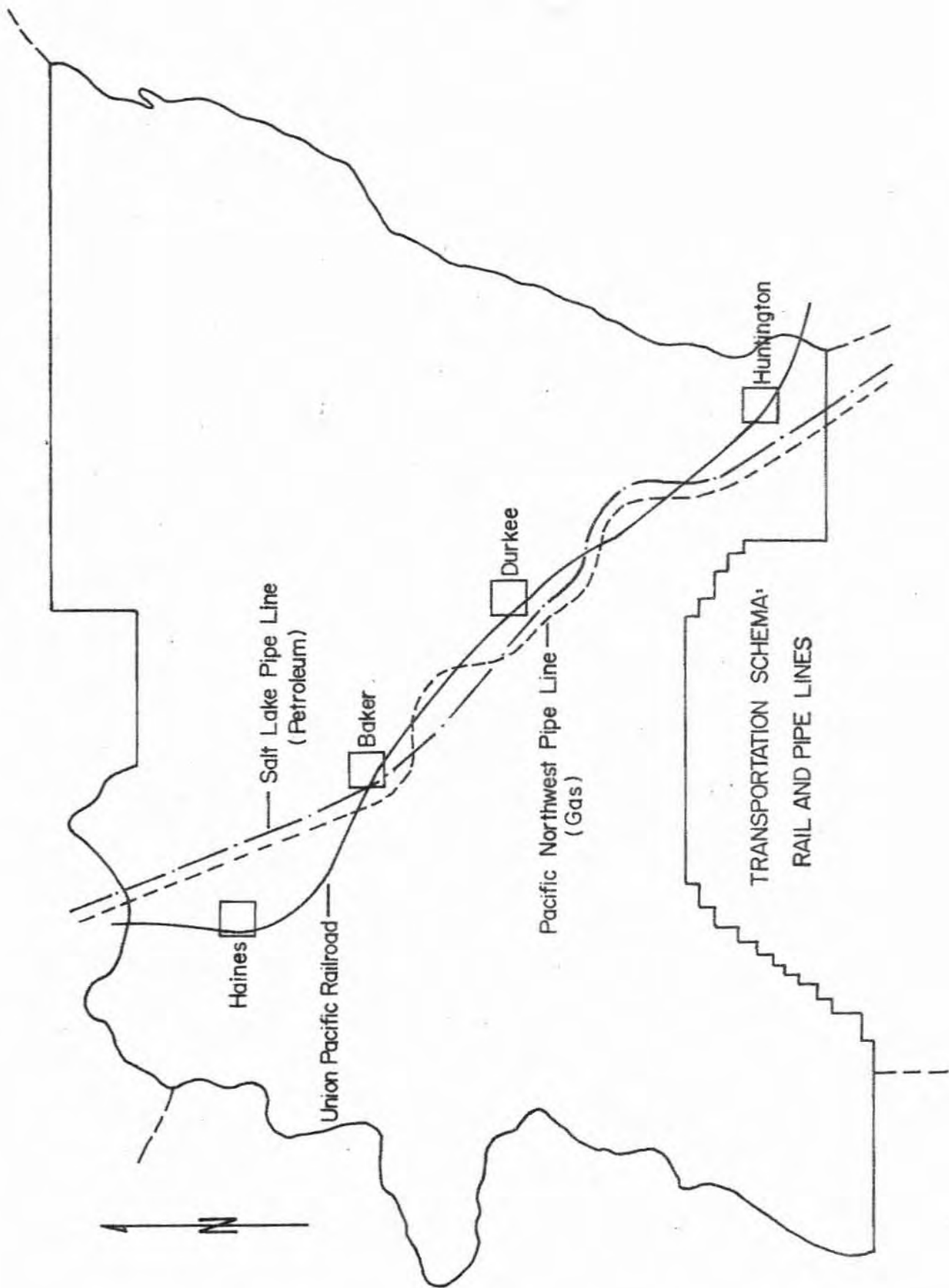


Plate 3

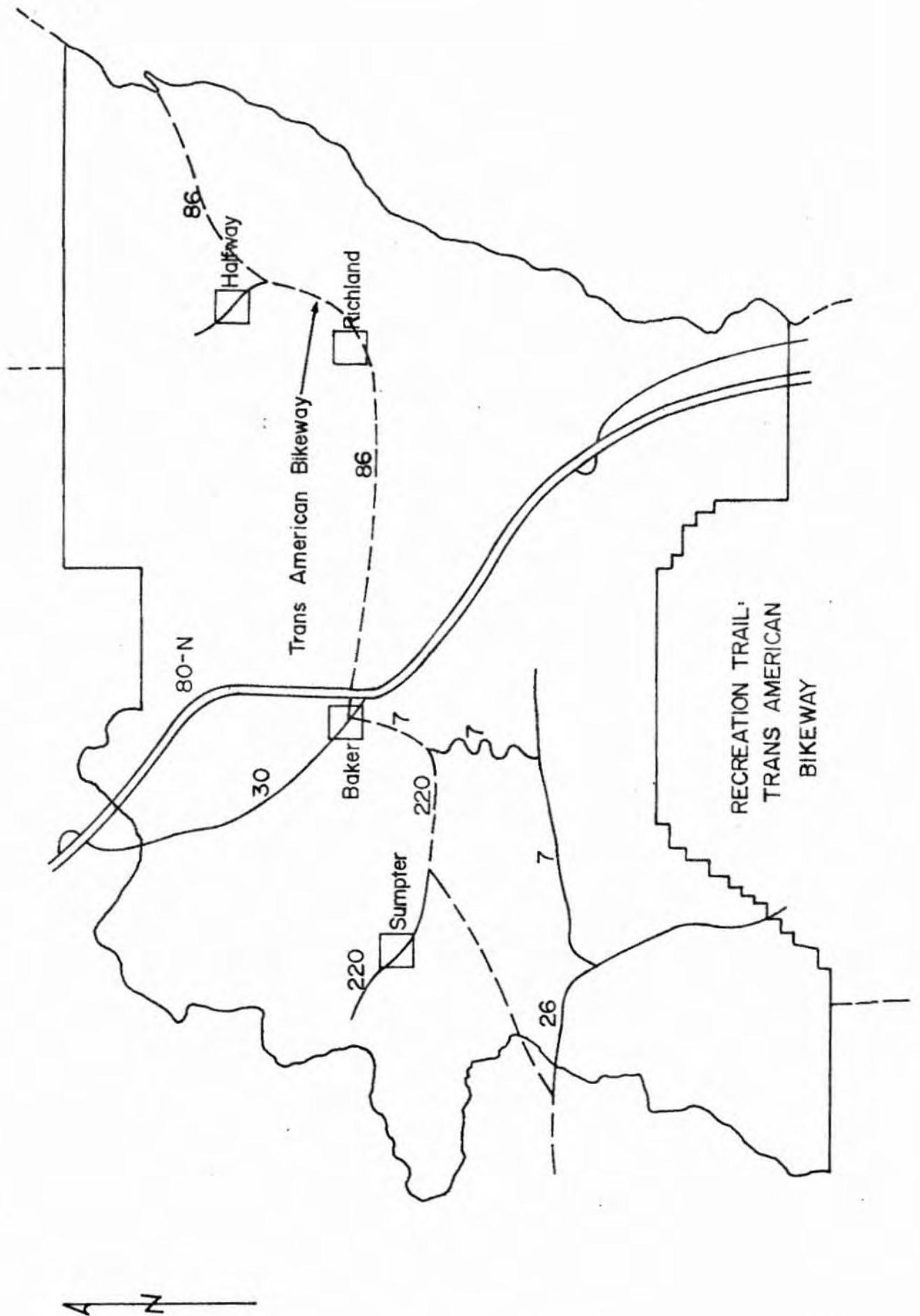


Plate 4

- === Interstate Route
- U.S. Route
- - - Oregon Route
- Local Route
- ↑ Airport

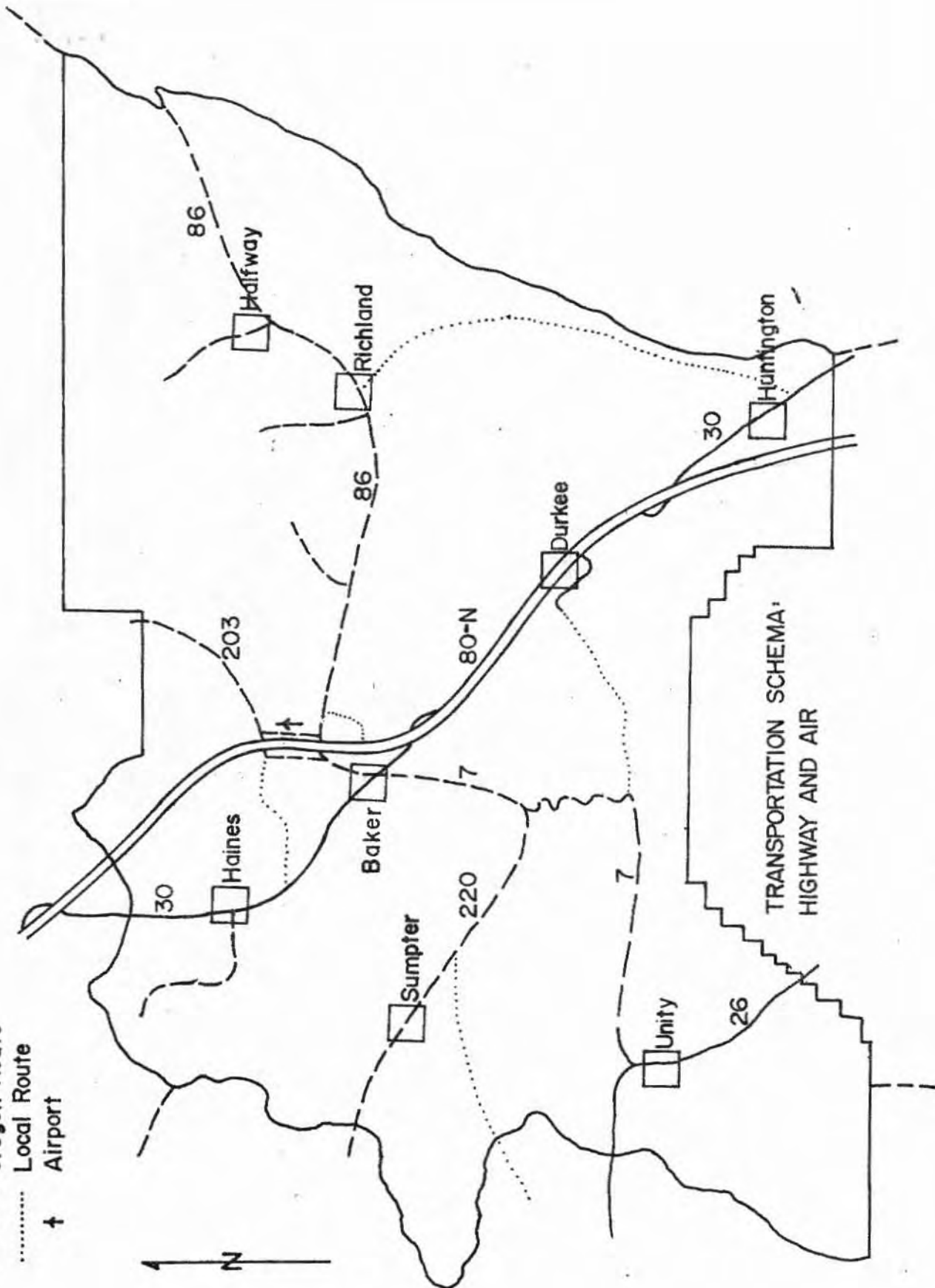


Plate 5

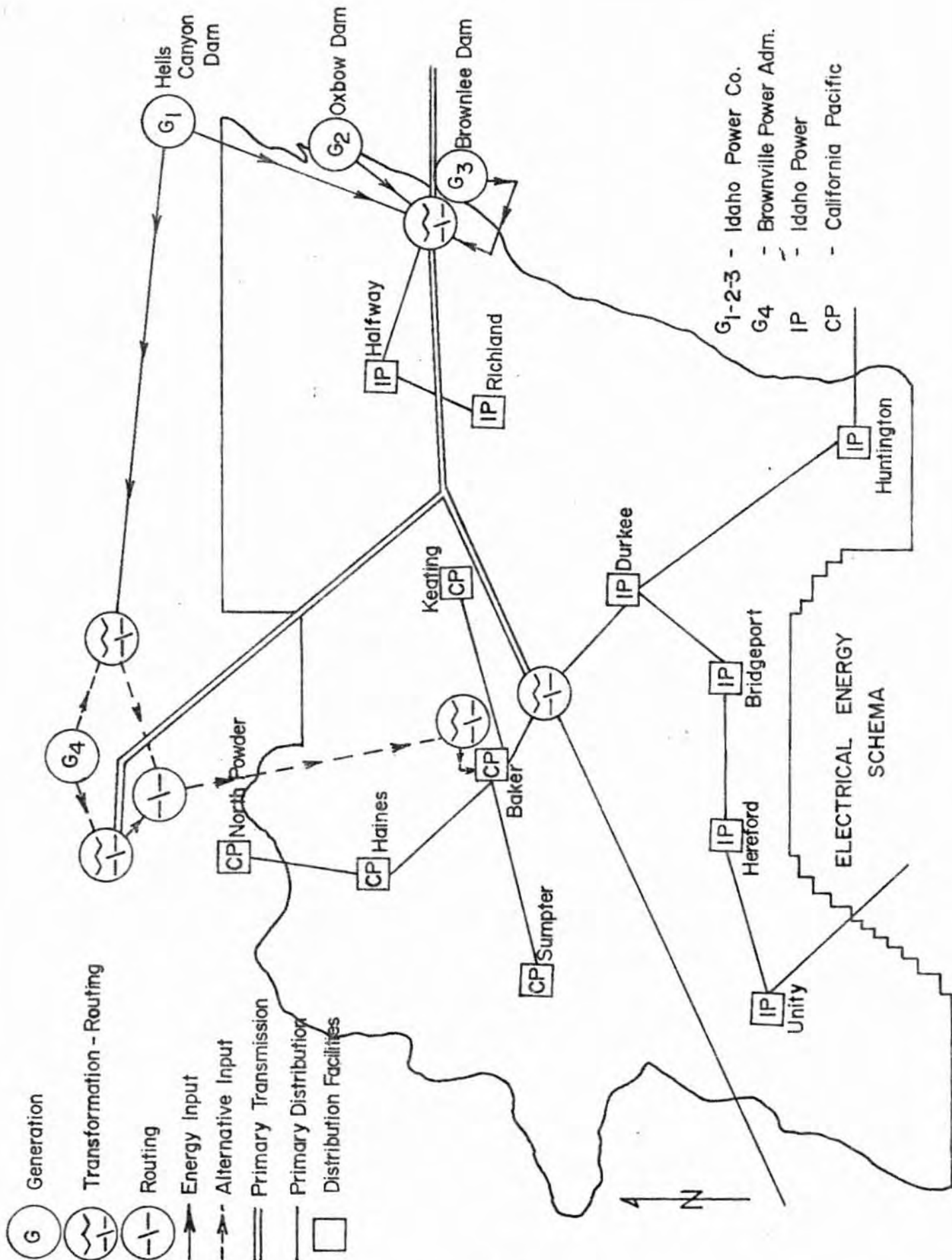
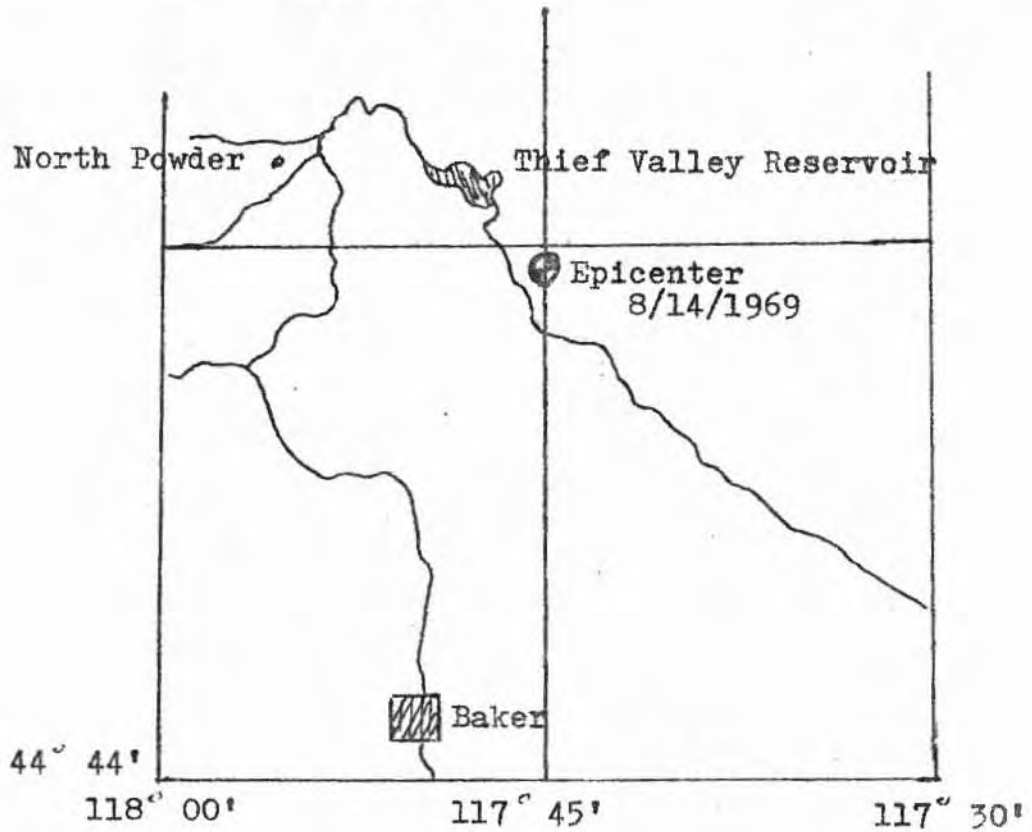
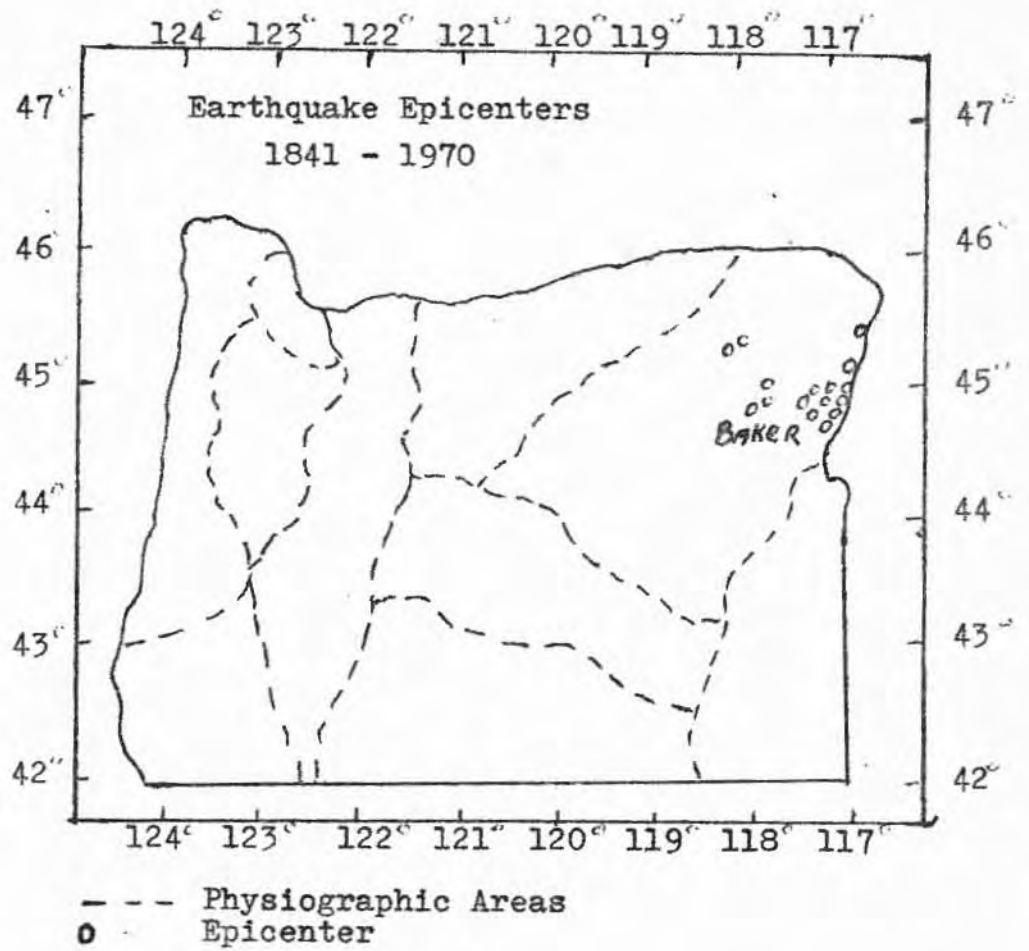


Plate 6



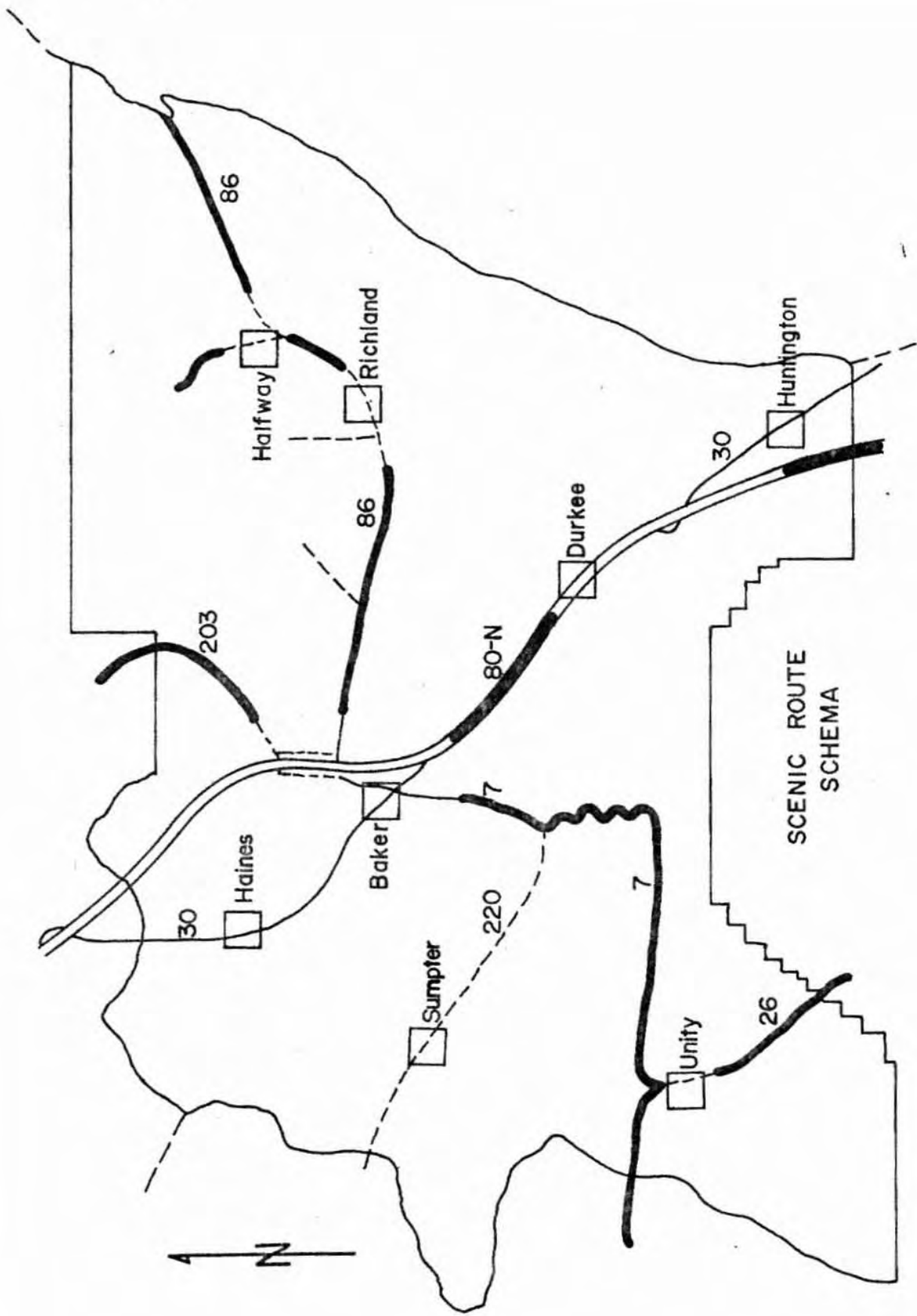
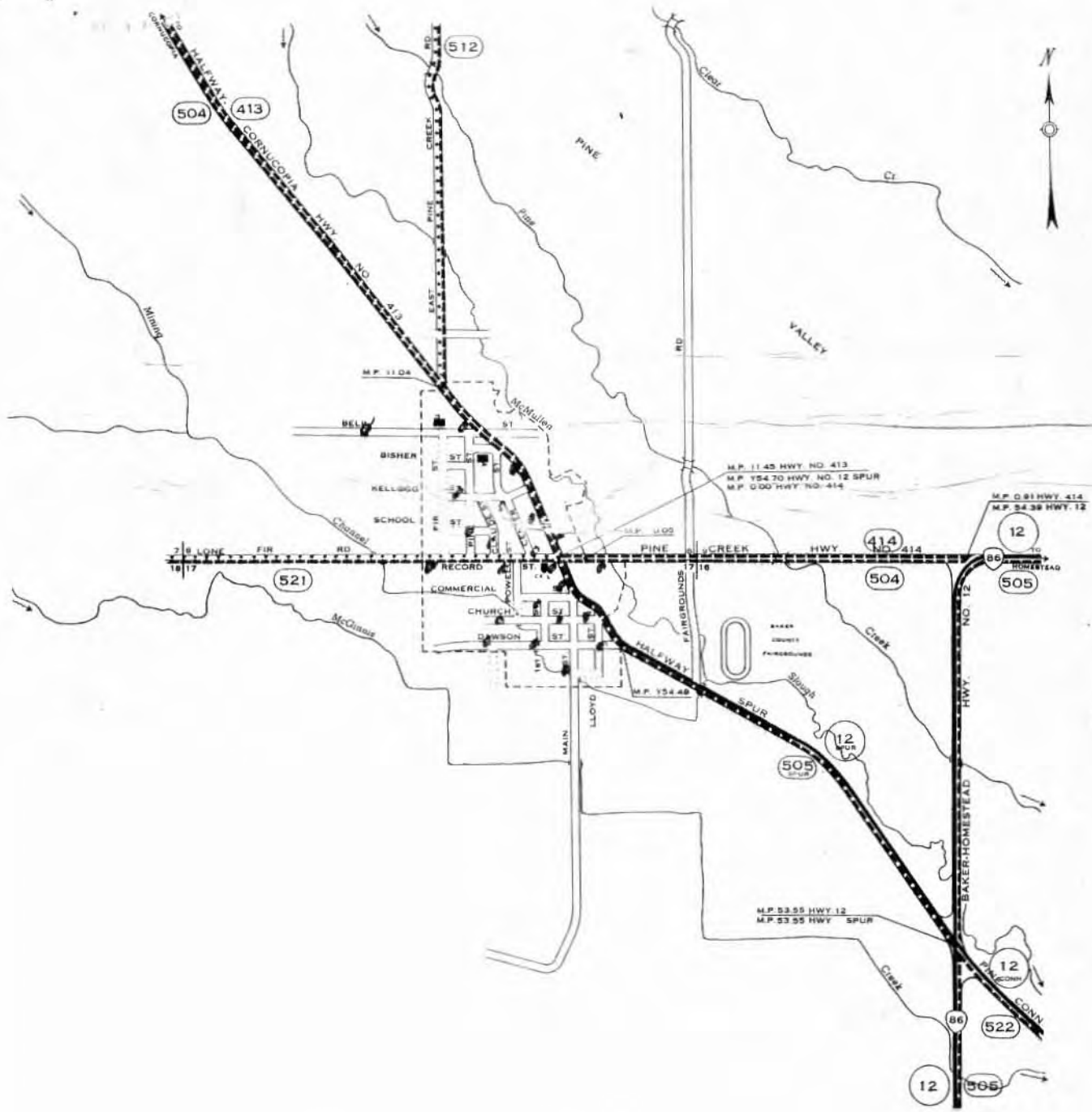


Plate 10



FIRE HYDRANTS
HALFWAY

PLATE 11