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CITY ORDINANCE NO. 163

THE CITY OF LONG CREEK

AN ORDINANCE ADOPTING COMPREHENSIVE PLAN AND URBAN GROWTH BOUNDARY FOR THE CITY OF LONG CREEK, OREGON.

This Ordinance is to adopt the Comprehensive Plan for the City of Long Creek, hereinafter called City and to establish the procedures for administering Planning and related Ordinances within the City limits which is the Urban Growth Boundary.

WHEREAS, the City Council has held public meetings and reviewed the Plan, and made recommendations for the adoption thereof; and

WHEREAS, the Plan and Urban Growth Boundary have been determined by the City to satisfy State Planning Goal requirements;

NOW THEREFORE, the City of Long Creek does hereby adopt a Comprehensive Plan, including a Plan map and the City limits as the Urban Growth Boundary.

Adopted this 10 day of June, 1984<sup>5</sup>

Raymond Calhoun  
Mayor

ATTEST:

Edward Shanks  
City Recorder

June 10 / 85  
Date

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COMPREHENSIVE PLAN OF 1984  
CITY OF LONG CREEK

Prepared October 1980  
by  
Lynn D. Stieger & Associates, Inc.

Revised July 1984

This Report was financed in part through Planning Assistance Grants from the State Department of Land Conservation and Development.

## GENERAL GOALS, OBJECTIVES AND PRINCIPLES

The overall purpose of the Plan is to attempt to describe a pathway into the future. It is more apparent now than ever before that the future will be as different from today as today is from yesterday.

The basic goals and objectives that serve as the basic framework for this Plan are set forth below:

1. To retain and enhance the character and quality of the Seneca Urban Area as growth and development occurs.
2. To provide a sound basis for orderly and efficient urbanization by establishing proper relationships between residential, commercial, industrial, public and open land uses, and transportation uses.
3. To provide for a close correlation between the provision of urban services and urban development in order to bring about a more orderly and efficient development pattern, and thereby avoid unnecessary tax burdens and excessive utility costs normally associated with scattered, unrelated development.
4. To provide a safe, coordinated, efficient and effective transportation system to bring about the best relationship between places where people live, work, shop and play.
5. To continually strive for excellence in all private development and public services within the constraints of economic reality.
6. To encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments.
7. To encourage and foster economic development in the community, and to consider such as a vital factor in the long-term overall development of the community.

This Plan is based on goals and objectives which will not be easily attained. They will demand a continuing search for excellence in public and private activities and will require the cooperation and support of the people in the community as well as a willingness and commitment on the part of all agencies of local government to work together.

## CITIZEN INVOLVEMENT

The City's Planning Commission has acted as the City's Committee for Citizen Involvement since the City began working on the Comprehensive Plan in 1976. The Planning Commission has tried to involve a cross section of City residents in all phases of the planning process. All meetings were open to the public. The Planning Commission acts as an advisory body to the City Council on land use decisions affecting the City.

Public hearings were held to discuss the draft goals, objectives, initial sketch plan and urban growth boundary location. Public notice was published in the Blue Mountain Eagle at least 10 days in advance of the hearing.

It has always been the goal of the City to conduct a planning program that insured the opportunity for citizens to be involved in all phases of the process.

### FINDINGS

1. The City's Planning Commission served and functioned as the Committee for Citizen Involvement. Members were appointed by the City Council.
2. The City Planning Commission has met almost continually over the past three years in developing Plan recommendations. All such meetings were open to the public.
3. Copies of the draft goals, objectives, and sketch plans were available for review at City offices.
4. All meetings held to develop Plan recommendations were open to the public for input.
5. Hearings were held and public notices published to inform citizens about meetings.
6. Inventory information was assembled and/or verified by local residents.
7. Public hearing notices were published at least ten days before the hearing.
8. Public hearings were held by the Planning Commission and City Council to discuss the draft goals and objectives and also to revise and adopt the Draft Comprehensive Plan.

POLICIES

1. To conduct periodic community surveys as deemed necessary to ascertain public opinion and collect information.
2. To provide the opportunity for people to attend and participate in Planning Commission and City Council meetings and hearings and provide ample public notice thereof.
3. To establish citizen advisory committees as deemed necessary or advisable to study community problems and make recommendations for their solution.
4. To make future comprehensive plan changes and revision available for public review and comment.
5. To make technical reports available for public inspection.
6. To make the adopted comprehensive plan available for use as a reference in making future land use decisions.

INVENTORY DESCRIPTION

In preparing the City Plan, a number of factors were taken into account. Inventory considerations mapped and reviewed as part of the Plan map preparation include the following: soil capabilities, timber productivity, existing land uses and zoning, topography, water and sewerage system capabilities, access and street conditions and/or improvements, school capacities, land ownership, parceling activities and size of holdings, and other related concerns.

GENERAL LAND USE ELEMENT

There are many land uses in the planning area, that being the incorporated limits of the City. Said uses consist of all of those uses common to an urban, developed area. The Plan recommends appropriate uses of the various areas of the City.

The kind, location and distribution of land uses is a basic element of any Plan. Although the public facilities and transportation elements are important and must be developed in concert with land use, their numbers and characteristics are directly related to the existing and future pattern and levels of residential, commercial, industrial and public land use areas. The Land Use Element of the Plan must reflect to some degree the population and economic forecasts made for the planning area.

EXISTING LAND USE - CITY OF LONG CREEK

<u>Use Designation</u>	<u>Acres</u>	<u>% of Total</u>
Residential	50.0	8.00 %
Commercial	4.5	0.72
Industrial	18.0	2.86
Public	15.5	2.46
Cropland	134.0	21.30
Grazing Land	396.5	63.04
Vacant	10.5	1.67
Total:	629.0	100.0%



CITY OF LONG CREEK: 1984 COMPREHENSIVE PLAN

CLASSIFICATION DESCRIPTIONS

Introduction

The City of Long Creek has six Land Use Plan Map classifications: Residential, Commercial, Industrial, Public, Residential/Agriculture and Agriculture.

The term "suitable" in the classification definitions following, takes into account existing uses, and those environmental, service and similar conditions in each location, which make that area more or less "suited" for various uses. The term "desirable" refers to area social, economical and political characteristics which must be taken into account in establishing the need or demand for various uses on alternative sites. This preliminary plan combines these suitability and desirability considerations in an attempt to provide a single development guideline.

All unincorporated lands within the City's Urban Growth Boundary must be agreed upon by the County. The inclusion and classifications of such areas in this plan primarily serve as a recommendation to the County.

The following summaries describe these plan classifications found within the Urban Growth Boundary of Long Creek.

City Plan Map Classifications

Residential. To provide areas suitable and desirable for single and possibly multiple family residential uses. The primary purpose of this classification is to encourage residential development near City services, commercial and educational support facilities, and employment opportunities. The area designated residential as shown on the plan map encompasses the existing developed portion of town and extending to the east and west to the city limits. The residential area comprises approximately 149 acres or 24% of the total area within the Urban Growth Boundary (city limits).

Commercial. To provide areas suitable and desirable for those retail, service, tourist, and other similar commercial activities which are needed in the community. The primary purpose of this classification is to encourage a relatively concentrated commercial center to maintain or improve commercial returns by maximizing customer interaction between

business and minimizing costs of providing the relatively high level of City services commercial establishments require. The area designated commercial, encompasses virtually all of the existing commercial establishments in town and is located in an approximate area bounded by Eagle Street on the west, Third Street on the south and "A" Street on the east, and extends north about 825 feet from Main Street. Such area comprises approximately 20 acres or 3% of the total area found within the Urban Growth Boundary.

Industrial. To provide areas suitable and desirable for these industrial activities needed to maintain or improve area economy and employment. The principal purpose of this classification is to encourage new industrial development or expansion of existing industries to locate away from the residential area in order to minimize the conflicts between housing and industrial activities while maintaining proximity to utility and transportation facilities and City services. The area designated industrial lies adjacent and northwest of the urban area and comprises approximately 19 acres or 3% of the total area found within the Urban Growth Boundary.

Public. To indicate areas desired to be used for existing or anticipated public uses such as schools and playgrounds and other local public, State or Federal activities or facilities. The primary purpose of this classification is to prevent incompatible uses from encroaching upon the existing public facilities and those areas where future expansion of the facilities would be most desirable. Two areas are designated public and include the existing school grounds and the City gravel storage site. Such areas comprise approximately 12 acres or 2% of the total area within the Urban Growth Boundary.

Residential-Agriculture. To provide areas suitable and desirable for residential uses that can be developed in harmony with both urban uses and agriculture activities. The primary purpose of this classification is to encourage low-density development in that part of the City where municipal water and/or sewerage services may not be provided in the foreseeable future, but may have a long-range possibility for these services. The area designated residential-agriculture as shown on the Plan map lies south of Fourth Street and the area extending beyond the platted portion of town to the City limits on the west, east and south. Such area comprises approximately 181 acres or 29% of the total area within the Urban Growth Boundary.

Agriculture. To provide areas suitable and desirable to be maintained for grazing or crop production. The primary pur-

pose of this classification is to preserve the most important agricultural land within the City until such time as most other land in the City is developed, and/or demand for industrial or low density residential development warrants the conversion to such uses. The area designated agriculture lies north of Main Street and the urban/industrial area, extending to the city limits on the west, north and east. Such area comprises approximately 248 acres or 39% of the total area within the Urban Growth Boundary.

Urban Growth Boundary. To provide a line that can be agreed upon by both the City and County that identifies and separates rural lands from those lands that: (1) are determined to be necessary and suitable for future expansion of the City; and (2) can, or may in the future, be served by City services and facilities. It is a mechanism that can be used to assure the City/County coordination in the planned and orderly growth of those unincorporated areas which are anticipated to become part of the City in the future. Long Creek's Urban Growth Boundary, as shown on the area Plan map, follows the present city limits which contains nearly a section (see Buildable Lands Inventory).

#### FINDINGS

1. It is deemed necessary to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.
2. For this purpose the City desires a Comprehensive Plan, developed through a coordinated, open, well-publicized process.
3. The objective of the Plan is to serve as a guideline in the development of the City, controlling all actions and decisions affecting land use.
4. The Plan alone is the controlling document, however, because it must remain general and somewhat flexible to meet anticipated changes, the Plan shall be refined and administered through the implementing ordinances of the City.
5. Alternative uses were considered for various areas in the UGB. The Plan has attempted to provide for all types of anticipated growth and to allow choice of locations for each respective use.
6. Conflicts between competing land uses were resolved in the process for alternative locations as described above.
7. Plan Inventory and background information is on file at City Hall and/or the Courthouse and is available for public review.



8. Inventory data mapped specifically for the City area includes land use, topography, soil capability, water and sewerage service, zoning, flood hazards, parcel sizes and ownership. Additional related inventory mapping prepared on County maps include timber productivity and generalized timber types, special district boundaries, functional road classifications, generalized geology, groundwater and drainage basin information.

## POLICIES

1. To establish an ongoing 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.
2. To maintain data inventories on natural resources, man-made structures and utilities, population and economic characteristics, and the roles and responsibilities of affected governmental units.
3. To continually monitor the land requirements and locations for projected economic development and population growth.
4. To determine the public facilities and services required by the City to accommodate existing unmet public needs and expected needs resulting from population growth.
5. That land use decisions will take into account inventory maps of services, resources and other considerations.
6. That minor plan changes such as corrections or boundary adjustments and realignments will be made by the governing body at a public hearing.
7. That major Plan changes such as revisions and reprinting will follow a process similar to Plan preparation and may be initiated by the Council or resident petition.
8. That findings made in the course of land use planning decisions will be related to specific planning policies or background information where appropriate, and that findings will be documented.
9. That an official copy of the Plan will be kept on file by the Recorder and additional copies will be available for public review.
10. Management Implementation Measures:
  - A. Ordinances controlling the use and construction on the land such as building codes, sign ordinances, subdivision and zoning ordinances.
  - B. Plans for public facilities that are more specific than those included in the Comprehensive Plan; plans

that show the size, location, and capacity serving each property but are not as detailed as construction drawings.

- C. Capital improvement budget which sets out the projects to be constructed during the budget period.
- D. State and Federal regulations affecting land use.
- E. Annexations, consolidations, mergers, and other reorganization measures.

11. Site and Area Specific Implementation Measures:

- A. Building permits, septic tank permits, driveway permits, etc., the review of subdivisions and land partitioning applications, the changing of zones and granting of conditional uses, etc.
- B. The construction of public facilities (schools, roads, water lines, etc.).
- C. The awarding of State and Federal grants to provide these facilities and services.

Exception to State Planning Goal No. 3 - Agricultural Lands

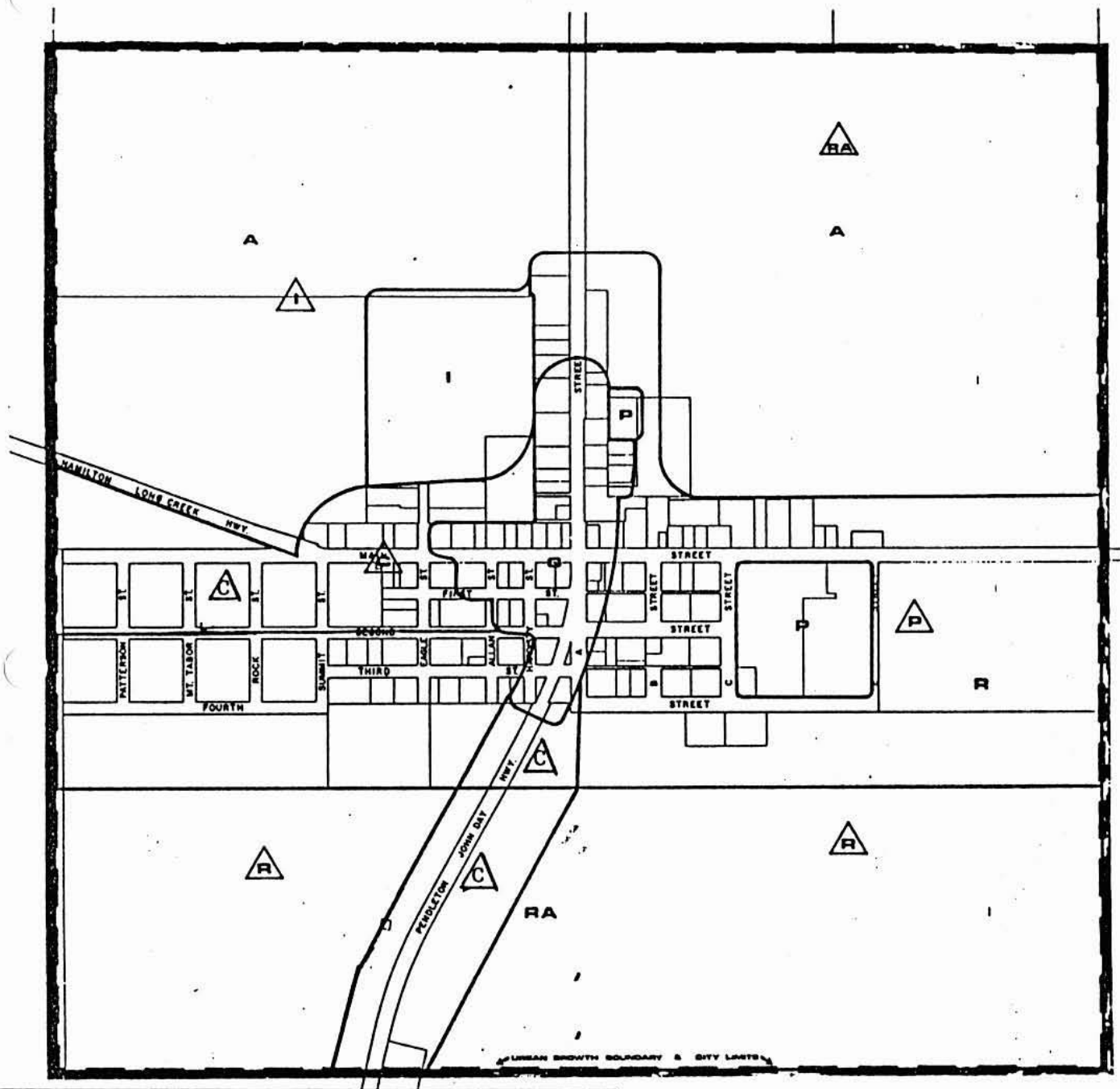
All of the land located within the Urban Growth Boundary of the City of Long Creek comprises land located only within the incorporated limits of said City. Said City limits has existed for a period in excess of 20 years, therefore consideration of the seven(7) factors set forth by Goal 14(Urbanization) was not applicable at the time such limits was established. Whereas said City's UGB does not encompass any lands located outside the City's incorporated limits, an Exception to Goal 3 is not required.

Exception to State Planning Goal No.4 - Forest Lands

State Planning Goal No.4-Forest Lands is not applicable to the Long Creek Urban Area since there are no identifiable forest lands within said area.

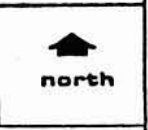
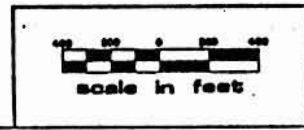
Exception to State Planning Goal No.5-Open Space, Scenic, Historic and Natural Resources

There are no identifiable Open Space, Scenic, Historic or Natural Resources within the Urban Growth Boundary of the City of Long Creek, therefore an Exception to said Goal is not required.



**LAND USE PLAN**

- |                                   |                              |
|-----------------------------------|------------------------------|
| <b>C</b> COMMERCIAL               | <b>A</b> AGRICULTURE         |
| <b>I</b> INDUSTRIAL               | <b>P</b> PUBLIC              |
| <b>R</b> RESIDENTIAL              | <b>△</b> POSSIBLE FUTURE USE |
| <b>RA</b> RESIDENTIAL/AGRICULTURE |                              |



# CITY OF LONG CREEK

Prepared by LYNN S. STEISER and ASSOCIATES, Inc.

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### Agricultural Land Preservation

Whereas there is considerable land located within the subject UGB which is currently used for agricultural purposes, and whereas it has been determined that not all of such lands are necessary in the immediate future to accommodate expected urban growth, the following policies shall apply to those areas designated Agriculture on the Plan Map.

1. That conversion of agricultural land to residential or other urban uses will be approved only after the following have been considered:
  - a. There is a need consistent with related plan objectives and policies.
  - b. That the resulting uses will not be likely to create undue interference with accepted farming practices in the area.
  - c. That development of such will occur only if less productive alternative sites are unavailable and needed levels of access and services exist or can be planned to accommodate anticipated development.
2. That the rural character and open space farming activities of agricultural uses will be protected to preserve the scenic attractiveness and economic, social and physical living conditions desirable to local families.
3. That agricultural uses within the Urban Growth Boundary will not be discouraged nor limited, unless such uses are determined detrimental to planned or existing uses, and are regulated by zoning or other ordinance provisions.

### Open Space, Scenic, Historic and Natural Resources

Although there are no identified significant such resources within the subject UGB, the Long Creek area is determined to be a desirable place to live because of the "open" space type atmosphere. For that reason, the following Natural Resource Policies shall apply:

1. That future development shall occur in such a manner as to further the "open" type atmosphere.
2. That natural vegetation shall be maintained to the maximum extent practical as development occurs.
3. That "new" development be encouraged to enhance the "area" natural attributes.



## URBANIZATION ELEMENT

### INTRODUCTION

Accepting the fact that growth of the City may occur, the goal must, therefore, be for such growth to occur as orderly and efficiently as possible. Such growth should be directed in a manner that detriments to physical, social, economical and environmental factors are minimized.

### Urban Growth Boundary

The existing City limits has been adopted as the Urban Growth Boundary to provide for the economic and efficient extension of public facilities and services, to maximize energy savings and to assure compatibility between urban development, rural land uses and agricultural practices. In order to maximize energy savings and minimize public costs, subdivisions should be evaluated for lot size and compatibility with surrounding and adjoining land uses, and carrying capacities of the air, land and water resources of the area and public facilities.

The UGB (i.e. the City limits) can best be described as a limit beyond which the urban growth of the area should not extend during a specified time period. The objectives of the UGB can be primarily implemented through zoning and subdivision regulations, and public facilities programming. The UGB provides a means of curbing urban sprawl, while at the same time encouraging progress toward orderly or well-planned growth. The UGB is not an unchangeable boundary, but one which can be altered in accordance with the procedures followed for establishment.

### Population Data

In order to determine the size of the UGB and the amount of land needed for various land uses during the planning period, population statistics and forecasts were developed. Previous population projections, e.g., PGU, BPA and Pacific Northwest Bell, were so conflicting that they were not considered suitable for population projection use.

Relative to projections for the County and other cities therein, a 1.5% annual growth rate for Long Creek UGB was selected as the most realistic projection. The following Table sets forth the projected population for the City on that basis.

TABLE No. 2: Population Projections - City of Long Creek

<u>Year</u>	<u>City of Long Creek</u>	<u>% of County Total</u>
1970	196	2.3%
1980	252	2.3
1985	264	2.4
1990	291	2.4
1995	321	2.4
2000	354	2.4

### Buildable Lands

The Long Creek Urban Growth Boundary contains about 629 acres of which 88 acres or 14% of the total are publicly owned. Slightly over 100 acres is presently available for development within the planned residential classification. The remainder of buildable lands fall into the residential/agriculture or agriculture plan classifications totalling approximately 330 acres. The following table summarizes the Buildable Lands information for Long Creek.

### FINDINGS

1. The data and inventories developed provide the basis for UGB and urban development.
2. An annual growth rate of 1.5 percent appears to be the most realistic for planning purposes.
3. Absolute population projections are not attainable; close monitoring and continual analysis of growth and potential therefor are deemed necessary.
4. Future commercial development should be restricted to the existing development pattern.
5. Sufficient land is provided within the UGB to accommodate projected growth and at the same time allow some flexibility in the market place.
6. Some degree of stability and predictability must be provided by fixing UGB which should not be changed without careful consideration of direct and indirect effects thereof.
7. Orderly, phased growth from the center of the community without leap-frog type growth is to be encouraged.
8. Lands outside the UGB shall not be considered for urban development.

Table 1  
LONG CREEK BUILDABLE LANDS INVENTORY

Parcel Class	Zone	Acres	Desig.	Acres	Flood. 1	Steep 2	Res.	Acres not Available for Development			Other Existing Uses			Gross Buildable Acres	Zoning Limitations	Net Buildable Acres
								Comm.	Ind.	Pub.	Cropland	Gr.	Tim. Aggreg.			
1	R	149.0	R-1	32.0	-	-	20.5	-	-	-	5.0	-	6.5	11.5	-	11.5
			R-C	30.0	-	-	15.5	0.5	1.5	-	11.5	-	1.0	12.5	-	12.5
			F-R	65.0	-	-	1.0	-	-	-	64.0	-	-	64.0	-	64.0
			S	21.0	-	-	-	-	-	-	21.0	-	-	21.0	21.0	-
			I	1.0	-	-	-	-	-	1.0	-	-	-	1.0	1.0	-
TOTAL		149.0		149.0	-	-	37.0	0.5	1.5	1.0	101.5	-	7.5	110.0	22.0	88.0
2	C	20.0	R-1	1.0	-	-	-	-	1.0	-	-	-	-	-	-	-
			R-C	17.0	-	-	11.0	4.0	-	-	-	-	2.0	2.0	-	2.0
			F-R	1.0	-	-	1.0	-	-	-	-	-	-	-	-	-
			S	1.0	-	-	-	-	1.0	-	-	-	-	-	-	-
TOTAL		20.0		20.0	-	-	12.0	4.0	2.0	-	-	-	2.0	2.0	-	2.0
3	I	19.0	R-1	1.0	-	-	-	-	-	-	-	-	1.0	1.0	1.0	-
			I	18.0	-	-	-	18.0	-	-	-	-	-	-	-	-
TOTAL		19.0		19.0	-	-	-	18.0	-	-	-	-	1.0	1.0	1.0	-
4	RA	181.0	R-C	14.0	-	-	-	-	1.0	-	13.0	-	-	13.0	-	13.0
			F-R	167.0	-	-	-	-	-	16.0	151.0	-	-	167.0	-	167.0
TOTAL		181.0		181.0	-	-	-	-	1.0	16.0	164.0	-	-	180.0	-	180.0

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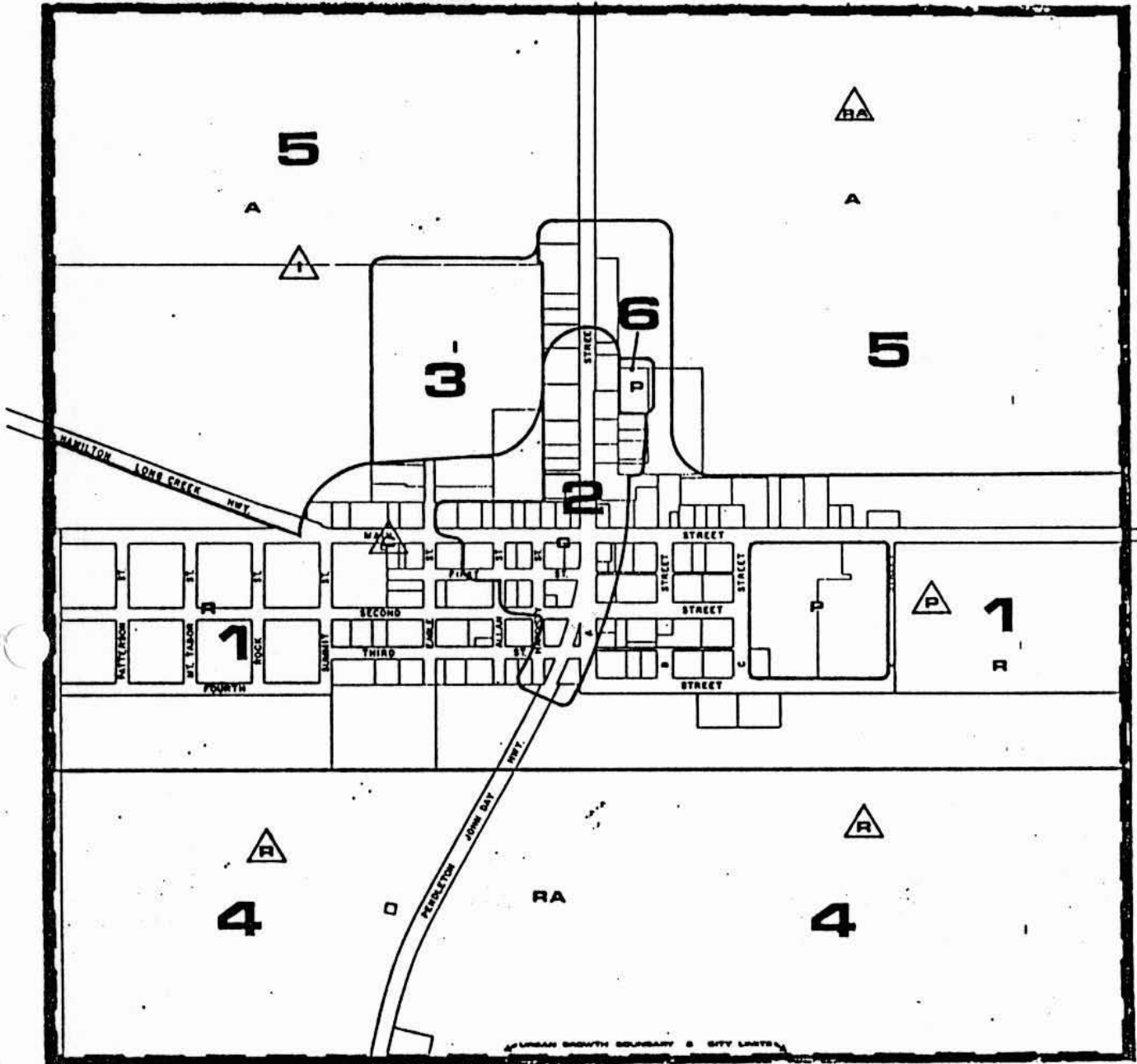
Table 1 (Continued)  
LONG CREEK BUILDABLE LANDS INVENTORY

Parcel Class	Zone	Acres	Desig.	Acres	Flood. <sup>1</sup>	Steep <sup>2</sup>	Res.	Acres not Available for Development			Other Existing Uses			Gross Buildable Acres	Zoning Limitations	Net Buildable Acres	
								Comm.	Ind.	Pub.	Cropland	Gr.	Tim. Aggreg.				Vacant <sup>3</sup>
5	A	248.0	R-C	15.0	-	-	-	-	-	-	11.0	4.0	-	N/A	-	-	
		-	F-R	127.0	-	-	-	-	-	-	-	127.0	-	N/A	-	-	
		-	I	106.0	-	-	-	-	-	-	106.0	-	-	N/A	-	-	
TOTAL		248.0		248.0	-	-	-	-	-	-	117.0	131.0	-	N/A	-	-	
6	P	12.0	F-R	1.0	-	-	-	-	-	1.0	-	-	-	N/A	-	-	
		-	S	11.0	-	-	-	-	-	10.0	-	-	-	N/A	-	-	
TOTAL		12.0		12.0	-	-	-	-	-	11.0	-	-	-	N/A	-	-	
OVERALL TOTAL		629.0		629.0	-	-	50.0	4.5	18.0	15.5	134.0	396.5	-	10.5	293.0	23.0	270.0

<sup>1</sup>Restricted or limited development due to flood hazards.  
<sup>2</sup>Restricted or limited development due to average slope.  
<sup>3</sup>Term used for undeveloped land within the City limits.



NUMBERS REFER TO  
BUILDABLE LAND PARCELS



**LAND USE PLAN**

- |                                   |                              |
|-----------------------------------|------------------------------|
| <b>C</b> COMMERCIAL               | <b>A</b> AGRICULTURE         |
| <b>I</b> INDUSTRIAL               | <b>P</b> PUBLIC              |
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| <b>RA</b> RESIDENTIAL/AGRICULTURE |                              |



**CITY OF LONG CREEK**

Prepared by LYNN B. STONER and ASSOCIATES, Inc.

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## POLICIES

The following policy statements are based on an analysis of the inventory data and findings set forth herein and are used to justify the City limits as the Urban Growth Boundary for the Long Creek UGB consistent with the State Planning Goal - Urbanization.

1. The Urban Growth Boundary shall not be changed unless it is first determined that there is an identifiable need for expansion consistent with applicable LCDC Goals, and that there are adequate public facilities and services available without increased cost to residents within the existing Urban Growth Boundary.
2. The Urban Growth Boundary should provide an efficient transition from urbanizable to urban use:
  - (A) Provides sufficient land to accommodate projected growth and at the same time allow some flexibility in the market place;
  - (B) Maintains existing separation of differing land uses; and
  - (C) Discourages urban sprawl.
3. Urban development shall be encouraged in areas where public service can be provided most efficiently and in a manner which will minimize costs related to necessary urban services such as schools, parks, streets, police, garbage disposal, fire protection, libraries and other facilities and services.
4. That additional growth shall be concentrated to existing areas to strengthen existing commercial activities.
5. Commercial development shall be concentrated to existing areas to strengthen existing commercial activities.
6. That uses with undesirable noise, smoke, odor, visual and other objectionable characteristics may be prohibited from locating in areas where such conditions are incompatible with surrounding area development.
7. Urban sprawl is recognized as a major contributor to higher public service and facility costs and resultant higher taxes, and to poor and inefficient land use patterns. Therefore, development which occurs as an extension of existing development is a method of minimizing such cost factors and shall be encouraged.
8. It is imperative that developments have access to an existing improved arterial or collector street, or in the absence thereof that such access be to a projected facility and that such facility be provided at the time of development.

9. The risks of exceeding resource carrying capacities are easily recognized and are considered detrimental to the public health, safety and general welfare. Development which will exceed related resource (and facilities) carrying capacities shall, therefore, not be permitted.
10. As a minimum the following criteria should be met before approval of development:
  - A. City water and services should be available or provided for to the boundaries of the property being proposed for development.
  - B. The developer shall provide roads, street lighting and water facilities within the development to City standards and specifications at the developer's expense.
  - C. Roads and water mains shall be sized to meet the requirements of current and future developments which will be serviced by the facilities based upon the City's sewer and water facilities plans or other regulations.
11. Manufactured housing shall be recognized as a viable housing option.
12. All residential development should protect the physical characteristics of the site relating to soils, slope, geology, erosion, drainage and natural features and vegetation.

## HOUSING ELEMENT

### INTRODUCTION

Housing is a critical issue in all Comprehensive Plans; particularly in an urban area more land is used for residential purposes than any other use. Relative to the subject planning area, a comprehensive approach to this critical issue is extremely limited by two factors: 1) a lack of current area, and even County-wide, housing data, and 2) the fact that data for the subject area is not extrapolated from the County-wide totals. In spite of these major obstacles, the Housing Element of this Plan has been developed for compliance with State Goal No. 10 and the general purpose of this Element of the overall Plan it to provide adequate housing for all sectors of the community in a continuing high quality environment - both socially and economically.

### Inventory Findings

1. The 1970 Bureau of Census data indicated a high percentage (28.3%) of substandard housing units in the County, with the dominant deficiency in heating and/or plumbing facilities.
2. Bureau of Census data for 1970 also shows that a large percentage of housing units in the County were built prior to 1940, and are therefore probably in need of replacement or major restoration.
3. Housing units by type in 1970 Census data were reported to be 84.4% single-family, 3.3% duplex units, 2.3% tri and fourplex units, 3.4% multi-family units and 12.3% mobile homes (i.e. 91% single-family units and 9% multi-family units).
4. The median value of owner-occupied housing County wide in 1970 was \$9,800. This median value is considerably below the State-wide median value of \$15,000. Also shown is the fact that County wide, 77.8% of the housing was below \$15,500 in value.
5. Current available statistics show that from 1976 through 1979, the following number of construction and mobile home permits were issued in the County: single-family dwellings (96 units), multi-family dwellings (40 units), and mobile home placements (22). These factors point out that during this time period the majority of new housing units were single-family and a continuance of previous trends. However, during this same time nearly 2½ times as many mobile homes were constructed as were single family homes.



## FINDINGS

1. Manufactured housing has in the past and will continue to provide for housing needs of various income levels.
2. It is extremely difficult to make meaningful projections as to the type and cost of housing units that will be required in the future.
3. There seems to be a need for more housing of all types in the area. Persons moving to the area face a very limited range of choices in housing.
4. The surge in manufactured housing popularity is due to many factors including vast improvement in themselves and the ever-increasing costs of conventional housing.
5. Future Household Size

Over the years, the number of persons in a household has declined. In 1960, the average Oregon household size was 3.09 persons per household. According to the 1970 U.S. Census of Population, Grant County registered 3.0 persons per occupied housing unit. It is estimated that the Grant County average 1980 occupied household size is 2.77 persons and will be 2.51 persons in the year 2000. A household population based on occupied units is a good indicator of housing need. The following chart estimated household sizes for occupied units and total units broken down in five year interval ranges from 1980 to 2000.

TABLE No. 4

<u>Year</u>	<u>Average Household Size for Occupied Units</u>
1978	2.79
1980	2.69
1985	2.62
1990	2.57
1995	2.54
2000	2.51

6. Projected Housing Needs

The Tables that follow present the projected number of new housing units needed, the number of "replacement units" needed and the total housing units necessary to accommodate expected population increases by five year increments through the year 2000 for the City of Long Creek.

TABLE No. 5. Projected Housing Needs  
City of Long Creek

Year	Population	New Housing Units	Replacements	Total
1980	252	-	-	-
1985	264	5	3	8
1990	293	10	4	14
1995	321	12	5	17
2000	354	13	5	18
Totals:	-	40	17	57
Average No. per Year	-	2.35	1.06	3.56

TABLE No. 6. Projected Housing Needs By Type  
City of Long Creek

Year	Total	Single-Family Conventional	Single-Family Manufactured	Multi-Family Units	Mobile Home Park Units
1985	8	3	3	2	2
1990	14	5	5	2	2
1995	17	6	6	2	3
2000	18	6	6	3	3
Totals	57	20	20	7	10
Percent of Totals	100%	33%	33%	14%	20%

7. Estimated Buildable Land Needs for Residential Use - City of Long Creek

A. Population Increase Urban Area

Year 2000 = 354  
 Year 1980 = 252  
 Net Increase = 102

B. Number of Total Dwelling Units Required

$\frac{\text{Population Increase}}{\text{Avg. Household Size}} = \frac{102}{2.60} = 40 + 17 \text{ replacement} = 57 \text{ total}$

C. Dwelling Mix: Single-Family (SFD) - 40 units  
 Multi-Family (MFD) - 7 units  
 Mobile Home Park Units (MHP) - 10 units

D. Acres Required per Dwelling Unit by Type

$\frac{\text{No. of SFD}}{\text{Units per acre}} = \frac{40}{3} = 14.7 \text{ acres SFD}$

$\frac{\text{No. of MFD}}{\text{Units per acre}} = \frac{7}{5} = 1.5 \text{ MFD}$

$\frac{\text{No. of MHP}}{\text{Units per acre}} = \frac{10}{6} = 1.7 \text{ acres MHP}$

Total: 17.2 acres

- E. Allowance Factor for Roads, Public Use, Utilities, Open Space, etc., (25%) i.e. 17.2 acres & 25% = 21.5 acres.
- F. Vacancy Factor (5%): 21.5 acres @ 5% = 22.6 acres.
- G. NET REQUIREMENT FOR RESIDENTIAL USE: 22.6 acres.

#### POLICIES

1. As part of an ongoing housing planning program a complete inventory of the housing stock needs to be taken, analyzed and projections made regarding future needs.
2. That State and Federally Funded and/or subsidized housing be recognized as possible means of financing housing that may be needed by families with lower incomes.
3. To encourage a supply of housing to allow for expected population growth and to provide for the housing needs of the citizens of the area.
4. To encourage residential development which provides prospective buyers with a variety of residential lot sizes, diversity of housing types, and a range of prices.
5. The City should promote the rehabilitation of existing housing, and the re-use of vacant land.
6. Manufactured housing shall be recognized as a viable and important housing option.
7. Mobile home parks should be developed in areas in close proximity to service commercial, with access to a collector, and should be designed to protect the character of adjoining residential uses and provide for a maximum level of quality living for occupants.

## PUBLIC FACILITIES AND SERVICES

### INTRODUCTION

The Public Facilities and Services Element of the City of Long Creek Comprehensive Plan is intended to provide the basic framework for the future growth of the Urban Area and is intended to carry out the Statewide Planning Goals of the Land Conservation and Development Commission:

"To provide a timely, orderly and efficient arrangement of public facilities and services...."

Provision for public facilities and services is an important part of all comprehensive plans, as the intent is to encourage the efficient and equitable construction of these services to service the public need. In addition, it is now recognized that the reasonable extension of these facilities can serve as a useful tool in regulating community development.

Development of new residential, commercial and industrial properties requires extension of new streets, water lines and other services. New development also creates additional demands upon existing facility systems.

The location of new development has a direct effect on the cost of providing public facilities. Obviously, the greater the distance from existing power and water lines, the greater the cost of line extension. If one area can be served more efficiently than another, resources may be saved by encouraging efficient placement of new development.

### Water and Sewerage Systems

Long Creek's water system consists of a well and springs as the source, supplying approximately 600 gallons per minute into a storage reservoir of 90,000 gallons. Daily consumption is 25,000 gallons, on a yearly average while average consumption for the summer months increases to 100,000 gallons. Water service is metered at each of the 120 consuming sites. A new supply system is in the process of being constructed which will alleviate any future needs which may occur.

Long Creek completed construction on its sewage lagoon about two years ago. The system now serves 115 sites. The DEQ reports the facility in good condition and sees no problems meeting future demands.

### FIRE PROTECTION

The City of Long Creek<sup>k</sup> operates a volunteer fire department which is considered adequate to handle projected needs for the area.

### POLICE PROTECTION

Police protection is provided by mutual agreement with the Grant County Sheriff's Department. Service is also available from the Oregon State Police.

## EDUCATION

There is a grade school and a high school located in the City of Long Creek, both facilities considered adequate for projected needs.

## SOLID WASTE

A modified landfill is located in the vicinity of the City which is easily accessible to City residents and the surrounding areas.

There is no collection available in the City, and none planned. The solid waste disposal service provided is simply a modified landfill which is open year-round for use by the general public in that area.

## FINDINGS

1. The timing and location of expanded water facilities are important factors affecting the future growth of the City of Long Creek.
2. Low density development near the water system increases line connection and extension costs and may prevent the connection of needed service lines to higher density housing areas.
3. The City Fire Department provides an adequate quality of fire protection to the area.
4. Current law enforcement facilities and personnel are considered adequate to cope with the projected growth.
5. The City will continue to improve street conditions within fiscal limitations.
6. School capacity is adequate to meet anticipated future needs.
7. The existing solid waste facility serving the subject area is adequate for future needs.



## POLICIES

1. Planning and implementation of public facilities and service programs necessary for the public health, safety and welfare shall guide and support urban development at levels of service appropriate for, but not limited to, the needs of the urban and urbanizable lands to be served.
2. Public facilities and services for urban lands shall be provided at levels necessary and suitable for existing uses. The provision for future public facilities and services in these areas should be based upon A) the time required to provide the service; B) reliability of service; C) financial cost; and D) levels of service needed and desired.
3. Public facilities and services provided shall take into consideration capacity of the air, land, and water resources of the urban area.
4. Utility lines and facilities shall be located within existing public right-of-ways or public utility easements.
5. The level of public facilities and services that can be provided shall be a principal factor in planning for various densities and types of urban land use.
6. The primary goal shall be to achieve a maximum balance of public costs vs. benefits/revenues in the provision of public facilities and services.
7. The City should maintain a high standard of water service to accommodate needed housing within the urban area.
8. Solid waste disposal shall be accomplished in conformance with the Grant County Solid Waste Management Plan and applicable regulations.
9. All new subdivision design should take into consideration the need for both an ingress and egress route for emergency vehicles and evacuation traffic.
10. All road and street names shall be clearly designated, as shall building addresses.
11. All new development should take into consideration water flow needs for fire protection and the location of fire hydrants.

## TRANSPORTATION ELEMENT

In general, the Transportation Element of the Comprehensive Plan is intended to provide the basis for a systematic program to minimize traffic hazards, improve traffic movement and roadway conditions efficiently and in an orderly manner, to facilitate the coordination of maintenance and development programs of all agencies responsible for transportation facilities, and to insure that private development occurs in harmony with public transportation facilities and programs. Such includes traffic law enforcement, emergency services, postal and school bus service, and other public and private service dependent upon transportation facilities.

### FINDINGS

The Findings set forth hereinafter are general in nature and are intended to provide a board basis for decision and policy establishment relative to transportation within and adjacent to the study area.

1. It is apparent from all available traffic statistics and related data that the most significant traffic volumes and resultant associated problems are found on the Monument-Long Creek Highway, Oregon State Highway No. 395, and area County roads.
2. The Monument-Long Creek Highway and State Highway No. 395 around which the urban area is framed. The highways form an uncontrolled access system, consisting of a two-lane road system.
3. All research data indicated that all of the appropriate modes of transportation are presently being utilized in the area; thereof, the predominant modes identified include air, highway, rail, bicycle and pedestrian, with the automobile being the primary mode.
4. The City's street system provides relatively good access to all areas of town.

### POLICIES

1. It shall be the policy of the City to provide and encourage a safe, convenient and economic transportation system. All transportation plans shall: A) consider all appropriate modes of transportation, B) be based upon an inventory of needs and identified problems, C) consider the differences in social consequences resulting from differing combinations of transportation modes, D) avoid principal reliance upon any one mode of transportation, E) minimize adverse social, economic and environmental impacts and costs, F) conserve energy, G) meet the needs of the transportation disadvantaged, H) facilitate the flow of goods and services relative to the local economy, and I) conform to the applicable policies of the Plan.

2. That a street plan be developed as part of a Capital Improvement Program to show needed street and road projections and connections.
3. Transportation systems within the City and County, to the fullest extent possible, shall be planned to utilize existing facilities and right-of-ways.
4. That road and utilities in undeveloped areas within the Urban Growth Boundary be planned in order to encourage development in those areas.
5. The City shall require that road improvements necessitated by development shall be constructed in accord with City specifications, and financed by the develop. (Such road improvements include roads affected by the impact of the development.)
6. Wherever possible, right-of-ways for major streets and highways should be obtained as part of the development process.
7. Prior to any development being initiated in undeveloped or adjacent areas within the Urban Growth Boundary, the City shall require that major road connections and/or locations that will likely be needed to develop the entire area be planned for.
8. New roads created for the purpose of partitioning or subdividing shall be designed to meet City standards.

## PARKS, RECREATION AND OPEN SPACE ELEMENT

### INVENTORY-ANALYSIS

Development of parks and recreation facilities has become increasingly important in recent years. The demand for these facilities has been brought about in part by a higher standard of living and the resulting increase in leisure time. Such things as earlier retirement and increasing life span have added many leisure hours to the lives of a growing segment of the population.

The area, however, is not primarily dependent on developed facilities for recreation enjoyment. The area's (and all of Grant County) greatest claim to recreational enjoyment is the vast opportunities offered in close proximity for camping, hunting, fishing, sightseeing, rockhounding and other outdoor activities.

### FINDINGS

1. Present recreation facilities are adequate and future needs can be met with existing facilities.
2. Developed facilities are not the dominant recreational opportunities of the area.
3. New residential development will contribute to the increased need for park and recreational facilities.

### POLICIES

1. That the City continue to work with the County and School District in developing recreation facilities.
2. Park sites, as deemed necessary, should be acquired in advance of need to assure the availability of proper location before the cost of acquisition becomes prohibitive.
3. Private recreational development open to public use that compliments the public system shall be considered as a viable alternative to totally publicly financed needs thereby may be a condition of approval.
4. The State Comprehensive Outdoor Recreation Plan may be utilized as a guide when planning, acquiring and developing recreation resource, areas and facilities.
5. State and Federal agencies recreation plans shall be coordinated with affected local agencies.

## ECONOMIC ELEMENT

The underlying goal of the overall Economic Element is "To diversify and improve the economy of the area." Policies related thereto are intended to contribute to a stable and healthy economy of the area, and to be supportive of other land uses in the area.

### ECONOMIC BACKGROUND

There is no source of economic related information that segregates the subject area from County totals. However, County statistics are considered representative therefore.

Grant County is heavily dependent economically upon forestry and agriculture. Recreation and tourism are offering potential opportunities for development of another industry based on natural resources. All of these industries are dominated by a dependence upon federal land and the policies of the federal government with respect to the use of these lands.

Although limited economic data is set forth herein, additional information may be found in several sources of which the most complete and concise is entitled "Grant County Economic Information - June 1979" by the Oregon Department of Economic Development.

### STATISTICAL FINDINGS

1. Total employment increased in Grant County by 9% (2,000-3,050) between 1960 and 1977.
2. The labor force increased by 12% (2,970-3,280) between 1960 and 1977.
3. Unemployment has risen from 5.7% in 1960 to 8.1% in 1977 within Grant County, and is estimated at approximately 16% currently.
4. Five major sectors; agriculture, manufacturing, trade, government and services, make up for 85% of Grant County's present total employment.
5. Employment in agriculture and manufacturing has decreased both in real numbers and relative to other industries from 1960 to 1977.

### BASIC FINDINGS

1. The economic well-being of the community is almost entirely dependent upon agriculture, wood products, tourism and related jobs.
2. Unless there is a broader diversification in the manufacturing industries of the area, future industrial growth of the area will be limited by resource policies of the U.S. Forest Service and the National housing market.



3. The location, labor force and availability of raw materials severely limits the type of industry that might locate in the area.
4. The City participates in and supports County and COG (ECOAC) industrial development projects and programs, but does not specifically have such a program of its own.

#### POLICIES

1. To diversify, stabilize and improve the overall economy of the area.
2. To provide adequate, economical housing facilities, utilities, and services to meet the needs of permanent residents and temporary populations which are present in the area during the construction of major projects or during seasonal peaks in local industries.
3. To emphasize those resource related policies which are supportive to economic stabilization and growth; particularly as related to the primary natural resources upon which the existing economy is dependent.
4. To emphasize the importance of the various sectors of the area's economy, and to insure that resource management and allocation decisions are not made without thoroughly evaluating the effect on such decisions.
5. To continue participation in the District OEDP Program to insure updated economic information, maximum opportunity for economic development financial assistance, and to maintain an economically active community.

## NATURAL RESOURCE ELEMENT

Open Space - Scenic - Historic Areas  
Air - Water - Land Resource Quality

### INTRODUCTION

The Natural Resource Element of the "Plan" provides a general overview of all natural resource common to the subject area. In general, natural resources are considered vital to the area's historical and future development, and are recognized as a primary base for the area and County economy.

### Geology

A knowledge of the geology of the Long Creek area is useful, as it influences many physical features which should be taken into consideration before development occurs. Landforms and drainage are influenced by the shape of the bedrock surface and nature of the geologic material at or near the surface. The permeability and mineral composition of rock strata has a direct bearing on the quality and quantity of groundwater. The composition of surface material is an important determinant of soil capabilities. Geologic characteristics can also be indicators of possible hazards to development. Although a detailed discussion of geology is not included here because of a lack of specific area information, a County-wide inventory may be found in the Grant County Plan.

### Mineral Resources

The aggregate and mineral resources in the County are a direct reflection of the regional rock units and the changes they have undergone. A more detailed analysis is covered in the Grant County Plan within the Technical Information section. No aggregate or mineral resources are expected to be extracted from within the city limits.

### Topography

Topography is a significant determinant of development suitability. Flat lands (0-3% slope) are usually the easiest and cheapest to develop, but may be prone to flooding and/or be productive agricultural land. Such areas are generally the best suited for commercial and industrial uses which require large flat surfaces for buildings and parking. Land with slight slope (4-9%) is desirable for residential uses as it offers view qualities not obtained on flat land. As steepness increases from ten to twenty percent, suitability for urban use decreases, reaching a cut-off at about thirty percent as the maximum for low density (1-3 dwellings per acre) residential use.

Although steepness is a valuable index to general development suitability (as cost and feasibility factors increase according to degree of steepness), site-specific suitability should also be evaluated according to access, soil characteristics, slope stability, availability of services and other pertinent factors.

Initial development for the City of Long Creek has taken place on relatively flat valley land located adjacent to Long Creek. Mountainous terrain surrounds the City in all directions, however none of this landscape is included within the Urban Growth Boundary. The majority of the land to be considered has an average slope of 4-9%. Because of the gentle topography of Long Creek, no specific topographical considerations will likely be needed to be taken into account in future development. A map of topography is available for review at City Hall.

### Climate

Long Creek is located in Oregon's northeastern highlands region which has a continental climate. This climate is characterized by high summer temperatures and low winter temperatures. The town is located in the John Day Basin, at an elevation of 3,722 feet. Table 3 shows the average temperature and precipitation for the City of Long Creek.

Table 3  
AVERAGE TEMPERATURE AND PRECIPITATION RECORD  
Long Creek Weather Station  
1970-1974

Month	Average Temp. °F	Average Precipitation
Jan.	28.9	1.38
Feb.	36.0	0.63
Mar.	38.8	1.08
Apr.	42.7	0.90
May	50.4	1.58
June	57.6	0.56
July	64.0	0.35
Aug.	64.7	0.41
Sep.	53.8	0.56
Oct.	46.9	0.87
Nov.	37.8	1.20
Dec.	30.7	1.76
		<u>11.28</u>

Source: U. S. Department of Commerce, National Oceanic and Atmospheric Administration, Climatological Data, 1971-1974.

## Soils

Land use choices and decisions must consider soil characteristics. The major concern for soil characteristics are basically twofold: (1) crop capability or productivity potential and (2) limitations related to development. These limitations can often be overcome, although substantial expenditures may outweigh the feasibility. Soil capabilities for agricultural production are defined by the U.S.D.A. Soil Conservation Service as indicated below:

- Class I soils have few limitations that restrict their use. These are the most productive soils.
- Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
- Class III soils have severe limitations that reduce the choice of plants, or requires special conservation practices or both.
- Class IV soils have very severe limitations that reduce the choice of plants, require very special management or both.
- Class V soils are not likely to erode but have other limitations which are impractical to overcome, and which limit their use largely to pasture, range, woodland or wildlife.
- Class VI soils have severe limitations that make them generally unsuited to cultivation and limit 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. Although these soils are the poorest for crop production, they have significant importance for grazing, timber production and/or wildlife habitat.

Soils are also grouped within a capability class by the kind of dominant limitation for agricultural use. The three kinds of limitations are: risk of erosion, designated by symbol (e); wetness, drainage, or overflow (w); and rooting zone, shallow soil limitations (s).

Table 4 summarizes the soil characteristics in the Long Creek area. A soil classifications and capabilities map has also been done and is available for public review at the City Hall. Because of the size of the city limits and the present agricultural uses in the north part of town, the City has made plan provisions to continue such uses as long as practical.

## Vegetation

The vegetation types found growing in an area occur as a result of the climate, soils and elevation of a particular site. These patterns are tied very closely to the availability of water; either natural, as with precipitation, or man-made as with irrigation. The one major vegetation zone in the Long Creek area is big sagebrush. Although a detailed discussion of vegetation types does not appear here, a County-wide inventory may be found in the Grant County Plan.



Table 4  
LONG CREEK SOIL CHARACTERISTICS

Soil	Name	Water Table	Flood	Permeability (in./hr.)	Depth to Bedrock	Agriculture Capability	Dwellings w/o Basements	Local Roads and Streets	Septic Tank Absorption Field	Sanitary Landfills (area)
130D	Schrier silt loam	>6 ft.	none	0.6-2.0"	>40"	3e	moderate	moderate	slight-severe	mod.-severe
182C	Cupper silt loam	>6 ft.	none	0.6-2.0"	>40"	3e	slight-mod.	moderate	slight-moderate	slight-severe
260E	Helter silt loam	>6 ft.	none	0.6-2.0"	>60"	6e	severe	severe	moderate-severe	severe
272C	Watama silt loam	>6 ft.	none	0.6-2.0"	20-40"	3e	moderate	moderate	severe	moderate
294D	Cem stony silty clay loam	>6 ft.	none	0.6-2.0"	20-40"	6e	severe	severe	severe	severe
371C	Balder stony loam	>6 ft.	none	0.6-2.0"	10-20"	6s	moderate	moderate	severe	moderate
424E	Snell-Anatone complex	>6 ft.	none	0.6-2.0"	20-40"	7s	severe	severe	severe	severe
461B	Ukiah stony silty clay loam	>6 ft.	none	0.06-0.2"	20-40"	4e	severe	severe	severe	slight
463E	Waterbury extremely stony silty clay loam	>6 ft.	none	0.06-0.2"	12-20"	7s	severe	severe	severe	slight-severe
760A	Damon silty clay loam	0.5-1.0 ft.	occasional	0.06-0.2"	>60"	5w	severe	severe	severe	severe

SOURCE: USDA/SCS



### Hydrologic Conditions

A full and detailed inventory of hydrological conditions occurring within Grant County is included in the technical information section of the Grant County Comprehensive Plan.

### Natural Hazards

Natural hazards are basically limited to site specific high groundwater problems.

No significant landslide or erosion potential exists for the Long Creek area.

### Fish and Wildlife Resources

A full and detailed inventory of these resources is found within the technical information section of the Grant County Comprehensive Plan.

### Air, Water and Land Quality

Long Creek's air, water and land resource quality is relatively high. The protection of this quality is an important consideration in the comprehensive planning process. Increasing demands on these resources probably will result from community growth. Decisions pertaining to community development will have to be analyzed with respect to air, water and land quality. DEQ has not identified any excessive noise levels in the area.

There are very few major problems found within Grant County with respect to air, water and land resources quality. Nonetheless, the Grant County Plan does point out those problems that do exist, to what extent and where.

### Historical Sites

There are no historic sites or buildings cited in the "Statewide Inventory of Historic Sites and Buildings," as compiled by the Oregon State Historic Preservation Office.

### RECREATION TRAILS AND SCENIC WATERWAYS

No potential or approved Oregon recreation trails nor any Federal or State Wild or Scenic Waterways go through the Urban Growth Boundary.

### RESEARCH AND POTENTIAL NATURAL AREAS

A complete inventory of natural areas within the County occurs in the Grant County Plan in the Technical Section. None of the natural areas fall within the Urban Growth Boundary

## GENERAL FINDINGS

1. The DEQ is presently enforcing industry and commerce noise standards on a "complaint basis" only because of limited capabilities.
2. There are very few major problems found within the Long Creek area with respect to air, water and land resources quality.
3. That air emissions, noise level and water discharges in the area meet State and Federal requirements for such.
4. The City is working with DEQ and the County to satisfy County-wide solid waste disposal problems.
5. A full and detailed inventory of fish and wildlife resources is found within the Technical Information section of the Grant County Plan.
6. A complete inventory of natural areas within the County occurs in the Grant County Plan. None fall within the ~~Subject~~ Urban Growth Boundary.

## POLICIES

1. Where no conflicting uses are identified, natural and scenic resources shall be managed so as to preserve their original character and/or public benefits.
2. Where conflicting uses are identified, economic, energy, environmental and social consequences shall be evaluated in determination of use designation.
3. Agriculture, open space, and recreational uses shall be considered consistent with natural and scenic values dependent on resource carrying capacities.
4. It shall be the policy of the City to maintain and improve the quality of the air, water, and land resource of the Urban Area.
5. It shall be the policy of the City to consider the carrying capacities of all affected natural resources in development proposals and to not permit any development which exceeds said capacities.
6. To limit all discharges from existing and future developments to meet applicable State or Federal environmental quality statutes, rules and standards.
7. The City should work with appropriate agencies (EPA, SCS, U.S.F.S., County Extension Agent) to promote maintenance or enhancement of water quality in streams and ground reserves, especially the 208 Water Quality Program.
8. No development or use shall be permitted which is determined to not be in compliance with applicable State and Federal water quality standards.

9. The State Water Quality Management Plan as adopted and administered by the State Department of Environmental Quality shall be utilized as a guideline in the review and approval of developments affected thereby.
10. No development shall be permitted which will not meet applicable air quality standards.
11. The City shall encourage County programs to protect its fish and game resources.

## NATURAL HAZARDS ELEMENT

### INTRODUCTION

Natural hazard areas are defined as areas that are subject to natural events that are known to result in death or endanger the works of man, such as stream flooding, high ground water, erosion and deposition, landslides, earthquakes, weak foundation soils and other hazards unique to local or regional areas.

The general goal of this Element is, therefore, to protect life and property from natural disasters and hazards.

Developments subject to damage or that could result in loss of life, therefore should not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards. Proposed developments must be keyed to the degree of hazard and to the limitations on use imposed by such hazards in the planning area.

Natural hazards are basically limited to the floodplain along the drainway of Bly Creek and to high groundwater problems in site specific areas.

Floodplain mapping is available at City Hall, and was taken into account in preparation of the City's Plan.

No significant landslide potential exists for the subject area. Potential erosion is limited to streambank areas.

### FINDINGS

1. Natural hazards are basically limited to the floodplain along the drainageway of Bly Creek and to isolated high groundwater problems.
2. Filling can alleviate most of the flood problems within the Urban Growth Boundary.
3. Zoning, Subdivision and Building Code ordinance shall be provided that development within the floodplain be in accord with Federal Insurance Administration requirements.
4. The use of conservation practices that maintain a cover-up crop residues or other materials on the soil surface or management techniques that provide a growing crop during the critical erosion periods are the most effective means of minimizing damage from erosion and ground saturation.
5. Proper development design can minimize adverse affects from natural hazards.

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NATURAL HAZARDS POLICIES

1. The development limitations imposed by the carrying capacities of natural resources; i.e. surface and ground water capacities, soils, geology, etc., shall be considered in all development designs.
2. Natural resource physical limitations shall be one of the primary evaluation factors for development approval. The carrying capacities thereof shall not be exceeded.
3. It shall be recognized that problem areas or hazards do not necessitate disapproval of development, but that high development standards can be expected in order to minimize problems or hazards.
4. To maintain development costs at a minimum and to encourage the most efficient use of resources by guiding development to low hazard or physical limitation areas.
5. To discourage development in flood plains, natural drainage ways, on steep slopes, and other known hazardous areas unless properly designed to minimize the hazards therefrom.
6. It shall be the develop/builder's burden of proof for determining the degree of hazard or physical resource carrying capacity.
7. That development will provide safe and readily accessible means for exit in case of fire, emergency and other vehicular needs, and make drainage improvements necessary to insure that erosion, landslide and flood hazards will be minimized.
8. That an adequate realistic water supply to insure safety from fire will be provided in new developments.



## ENERGY CONSERVATION ELEMENT

### INTRODUCTION

Energy conservation has certainly emerged as a primary concern in recent years, and the importance thereof relative to land use planning is easily recognized. Additional concern is due to the rural character of the area and the County relative to the required distances and travel modes created thereby.

In general terms, the primary goals set forth in this Element of the "Plan" are directed at conserving energy, maintaining energy sources and costs, and identification of alternative energy sources.

The ever-increasing cost of gasoline may have a dramatic effect on the local economy. An important sector of the local economy is based on providing services to the many visitors to the area. Growing transportation costs may reduce the number of recreationists visiting the area, at least in the short-run. It is possible high gasoline prices could bring more Willamette Valley tourists to replace California, Canadian, etc., visitors. However, there would undoubtedly be a difficult adjustment period. Greater emphasis on destination resorts, tours, and diversity in recreational activities would soften this impact.

In addition to promoting energy efficiency in land use patterns, building siting, and construction standards, land use planning is important to the protection of energy resources. While no known commercial deposits of oil and gas exist, there is definite potential for solar and possibly thermal and windpower sites as well as the potential for greater use of locally generated wood wastes. The proposed Monument Dam could also be a potential hydropower source.

Potential geothermal and fossil fuels sites should be identified and protected, as well as necessary corridors for energy facilities.

The large number of sunny days make this area potentially suitable for solar power (both passive and active systems). During the summer 300-350 BTU's of sunlight are delivered to each square foot of land in the area. In the winter the BTU's delivered decline to between 175 and 200. Additional study needs to be done, but greenhousing, air conditioning, and industrial process heating are considered feasible. The potential for a solar electrical power generating and/or heating site locally should not be overlooked.

National concern, resultant congressional actions and funding could expand opportunities for alternative energy sources such as solar and windpower generation. Such sources appear environmentally preferable over other alternatives such as nuclear, although economical and efficiency factors may prevail.

## FINDINGS

1. The area is lucky to have some potential energy source available since its' expanding population will make ever-increasing demands on energy supplies. To meet this challenge all available resources will have to be evaluated and used when compatible with the economic, social, and environmental goals of the local population. No single answer exists, but a reasonable combination will have to be found. In the meantime local land use planning efforts must be aimed at promoting greater efficiency in the use of existing energy resources, the protection and development of those resource we will need in the future, and the preparation for a new era where less per capita energy is available.
2. Presently experimental but potentially economical sources of energy that could feasibly be developed in the area include solar and wind power electrical generation.
3. Wood products, natural gas, solar and wind energy sites may become important to area residents and industries as hydro-electric power becomes more expensive.

## POLICIES

1. To encourage renewable and/or efficient energy systems, design, siting and construction materials in all new development and improvements in the area.
2. To conserve energy and develop and use renewable energy resources.
3. Encourage development of solar and wind resources.
4. To encourage development designs that provide for the orientation of streets and buildings to allow for utilization of solar energy and provide landscaping to reduce summer cooling needs.
5. To encourage all systems and efforts for the collection, re-use and recycling of metallic and non-metallic wastes.
6. The City will encourage the development of alternative energy sources.
7. All plans should be directed toward energy conservation and should consider as a major determinant the existing and potential capacity of the renewable energy sources to yield useful energy output. Renewable energy sources include water, sunshine, wind, geothermal heat and municipal, forest and farm waste.
8. To encourage and support legislation providing for building permit discounts relative to the value of energy conservation practices.

## REVIEW AND REVISION PROCESSES

This "Plan" is not cast in concrete. It is a public plan by a changing society in a developing and renewing, dynamic situation.

It is recognized that as a result of changing conditions and future impacts, planning programs including the Comprehensive Plan, the Urban Growth Boundaries and all implementing ordinances and supporting documents must be periodically reviewed and updated.

The Comprehensive Plan, Urban Growth Boundaries and implementing ordinances shall be evaluated in relation to changing public policies and circumstances, including community, social, economic and environmental needs; the workability of planning programs in carrying out the intent of the Statewide Planning Goals and the goals of the City and the County shall be considered. Opportunities shall be provided for comment by citizens and affected governmental units to insure coordination in formulation and implementation of policies. Directly affected persons shall receive understandable notice by mail of proposed changes sufficiently in advance of any hearing to allow said persons reasonable time to review the proposal.

### POLICIES

- 1) The first biennial review shall be initiated within not more than two(2) years from the date of LCDC Acknowledgment, or in less time if deemed necessary by the City.
- 2) Subsequent reviews shall be initiated on a biennial basis following the initial review set forth above.
- 3) Each such biennial review shall be completed within not more than 180-days from the date of initiation.
- 4) Minor changes as defined herein and/or in Statewide Goals shall not occur more often than necessary (each six months is the recommended guideline), and may be initiated by the City or an individual property owner.
- 5) Such minor changes initiated by an individual (or group) property owner shall be accompanied by a fee of \$100 and shall be processed in the same manner as a Zone Change with the same notice and hearing requirements thereof.
- 6) A minor change involving the incorporation of new data, statistics and other material of a technical nature may be initiated by the City as deemed necessary or advisable.

At a minimum, the biennial review should determine Plan and Implementing Ordinance conformity with changes in:

1. The Oregon Revised Statutes
2. Oregon Case Law
3. Oregon Statewide Planning Goals
4. Requirements of the City
5. Needs of residents or landowners within the City and Urban Growth Area
6. Concerns of the City and other affected governmental units.

If the Comprehensive Plan, implementing measures, or both fail to conform to any or all of the above-mentioned criteria, the non-conforming document(s) shall be amended as soon as practicable. -4/-



### Major Legislative Revisions

Major revisions include land use changes that have wide-spread and significant impact beyond the immediate area such as quantitative changes producing large volumes of traffic, a qualitative change in the character of the land use itself, such as conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships.

The Plan and implementation measures should be revised when identifiable public needs and desires change and when development occurs at a different rate than contemplated by the Plan. Unexpected rapid growth, development or change may require frequent review so needed revisions can be made to keep the Plan up to date; however, major revisions should not be made more frequently than every two years.

In order to insure continued applicability and effectiveness, the Plan and implementation measures should be reviewed at least every two years and a public statement issued on whether any revision is needed. They may be reviewed in their entirety or in major portions. The review should begin with re-examining the data and problems and continue through the same basic phases as the initial preparation of the Plan and implementation measures.

### Minor or Quasi-Judicial Changes

Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.

### Citizen Involvement

Citizen involvement in the biennial or other plan review shall be assured by the continuance of the existing Citizen Involvement Program.

### Plan Amendment

If the City Council determines that proposed amendments should be considered, amendment of the Comprehensive Plan shall be based on the following procedure and requirements:

1. The City shall set a public hearing date and give notice thereof through a newspaper of general circulation in the City at least ten (10) days prior to the hearing.
2. Copies of proposed amendments shall be made available for review at least ten (10) days prior to the hearing.
3. Within ten (10) days after the close of the public hearing, the City shall make findings of fact and adopt, revise, or deny the proposed amendment.

CITY ORDINANCE NO. 162  
SERIES \_\_\_\_\_  
CITY OF LONG CREEK

AN ORDINANCE ADOPTING THE DOCUMENT ENTITLED "ZONING REGULATIONS AND STANDARDS OF 1984 FOR THE CITY OF LONG CREEK" BY REFERENCE AS THOUGH SET FORTH IN FULL HEREIN; REPEALING ANY CONFLICTING ORDINANCES OR REGULATIONS; AND, DECLARING AN EMERGENCY.

WHEREAS, The City of Long Creek recognizes the necessity for such regulations and standards to guide land use and development within the City, to comply with applicable Statewide Planning Goals and applicable State Statutes, and declaring that such regulations and standards are in the best interest of the City; and

WHEREAS, The City has reviewed such standards and regulations for compliance with the City's Comprehensive Plan and applicable Statewide Planning Goals; and

WHEREAS, The City has duly advertised and held public hearings as required for the adoption of such standards and regulations;

NOW THEREFORE, The City of Long Creek does hereby adopt the Document entitled "Zoning Regulations and Standards of 1984 for the City of Long Creek" by reference as though set forth in full herein, and does hereby repeal any conflicting ordinances and/or regulations adopted prior hereto; and

WHEREAS, there is hereby declared an immediate need to implement such standards and regulations in the public interest, an Emergency is hereby declared to exist and this Ordinance shall be in full force and effect on and after the date of enactment by the City Council and approval by the Mayor.

Approved this 10 day of June, 1984.<sup>E.S.</sup>5

Raymond Calderon  
Mayor

ATTEST: Edward Shanks  
City Recorder

June 10/85  
Date

L.C.D.C.  
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