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COMPREHENSIVE PLAN

CITY OF WESTON
COMPREHENSIVE PLAN

THE PREPARATION OF THIS DOCUMENT WAS
FINANCED IN PART THROUGH A PLANNING
ASSISTANCE GRANT FROM THE OREGON
DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT.

ADOPTED: 30 MAY 1978
AMENDED: 27 JUNE 1979

CITY OF WESTON

COMPREHENSIVE PLAN

WORK FORCE 1976-1979

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INTRODUCTION

INTRODUCTION

The City of Weston is a small agricultural community in the wheat belt of Umatilla County in northeastern Oregon. This Comprehensive Plan is intended to guide its future development in a manner that will insure the liveability of the community, promote an orderly, efficient pattern of growth, and conserve the natural resources of the area. The Comprehensive Plan represents a consensus of community opinion and serves as a legal guideline for City actions and ordinances that initiate or regulate development within the City.

CITY OF WESTON

Nestled in Pine Creek Canyon at the base of the Blue Mountains, Weston was founded in 1878 as a service center for a rapidly developing wheat-growing district and as a transportation point at the junction of two major stage routes. These were boom times due to the new agriculture and mining in the mountain areas which Weston served. Within a few years Weston had become the largest town in Umatilla County. With a population of over 1,000, Weston unsuccessfully challenged Pendleton for the right to be the county seat and then led a futile attempt to create a new county of eastern Umatilla County. When selected as the original site for what is now Eastern Oregon State College, Weston seemed destined for great prosperity and power, but Pendleton's location centrally within the county and along a transcontinental rail line, gave impetus to that city's growth and it quickly surpassed Weston to become the largest urban center in Eastern Oregon.

With its power eclipsed and the surrounding district completely settled, Weston's growth stabilized and the community concentrated on its role as an agricultural service center. Increased mechanization on the farms led to an outflow of manpower from the rural areas that, together with the advent of the automobile and the greater mobility it provided, focused growth and power on the cities at the expense of rural centers such as Weston. The loss of the State College added yet another setback, and by the 1940's Weston had lost over half its population and many of its businesses. The development of the wheat-pea rotation cropping system in the 1940's spurred the local economy and gave rise to a new industry in Weston--pea canning. The minor boom created by the pea industry was followed by a stable period that lasted well into the 1970's.

In recent years, Weston has benefited from new developments in nearby Pendleton and Walla Walla and the growing desire of many Americans to live in smaller towns. Also, Jones-Normel consolidated all the area canning and freezing operations in Weston, and Lamb-Weston Foods built a plant that supplies onion rings and fruit pies for the McDonald's chain. New houses have been built, the population has grown, and the community has taken a new pride in itself, rehabilitating historic structures, investing in civic improvements, and cleaning up the town and its image.

THE FUNCTION OF THE COMPREHENSIVE PLAN

Under Oregon law, each city and county must develop and adopt a Comprehensive Plan to guide future development. The Plan constitutes a statement of policy addressing many aspects of community growth, the location of land uses, economic development and community facilities expansion being some of the more important subject areas. These policies are to be used to guide decisions by both governmental bodies and privated parties. Investors both large and small can utilize the Plan to decide the timing, location, and size of new developments. The City uses the Plan to develop zoning and subdivision ordinances that regulate land development and to make decisions regarding the expansion or replacement of community facilities. Other governmental agencies rely on the Plan to aid in decision-making and comply with the Plan when preparing plans and programs of their own. Thus the Plan serves as THE guiding document for all development within its target area.

DEVELOPMENT OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is developed by the joint efforts of a citizens group and a professional planner. Together, they examine the land base, natural resources, economy, demography, community facilities, housing stock, transportation facilities, and land use pattern of the area. Key trends and potentials are also identified. Surveys are taken to gather community opinion regarding various subjects, and the public is invited to attend and participate in the open meetings of the citizens group. From this extensive information base, the citizens and planners summarize the existing situation, establish objectives and goals for the community, and formulate policies to guide new development. Key among these policies is a Plan Map indicating the future distribution of land uses in and around the City, and demarcating an Urban Growth Boundary within which the City can grow.

The proposed goals, objectives, and policies together with the Map comprise the Draft Plan, which is sent out for review by the citizens, City Council, and other governmental agencies. Comments received during this review are evaluated, and the Plan is amended. The new Comprehensive Plan arising from this process is then adopted by the City and is co-adopted by Umatilla County. The State of Oregon is then requested to lend its stamp of approval via review by the Land Conservation and Development Commission.

FINDINGS

INFORMATIONAL FINDINGS

Goal 1: CITIZEN PARTICIPATION

- * Active citizen involvement in the comprehensive planning effort has largely occurred via the Weston Planning Commission.
- * Two community surveys were conducted during the planning program to obtain input and determine citizen needs, desires, and opinions.
- * A newspaper-sized copy of the Sketch Plan (draft Land Use Plan) with the draft Goals, Objectives, and Policies on the back was mailed out to all Weston residents in November, 1977. The complete draft Comprehensive Plan and Community Information Report were made available at the Weston City Hall. The Sketch Plan revisions were mailed out in May, 1978, and the revised Policies, etc., together with large maps of the Sketch Plan, were placed in City Hall and the Post Office.
- * The mail-outs generated considerable public discussion, and the planning effort seemed to have pleased most of the community as very few adverse comments were received.
- * The important community opinions identified by the surveys are as follows:
 - - The small town character of the community is one of Weston's chief assets and should be maintained.
 - - Population growth is desirable so as to provide more support for desired commercial and community services.
 - - The present housing supply is inadequate; more buildable lots and rental accommodations are needed.
 - - A major community clean-up and maintenance program is needed to improve the visual appearance of the city.
 - - Much of the older housing stock needs to be repaired and upgraded.
 - - The historic character of Weston is unique and should be preserved and emphasized.
 - - The provision of commercial and professional services is grossly inadequate.
 - - More industrial and service employment opportunities would be desirable.

Goal 2: LAND USE PLANNING

PLANNING PROCESS

- * Weston Planning Commission has authority for issuing zoning permits, evaluating siting conditions and issuing permits for conditional uses, and for preparing or reviewing the Comprehensive Plan and development ordinances.
- * Because Weston's growth rate was minimal for many years, a comprehensive plan, zoning ordinance, subdivision ordinance, etc. had not been thought necessary.
- * An interim zoning ordinance was enacted in late 1977 in response to a sudden increase in permit applications for mobile homes and houses.
- * Oregon LCDC and new state laws made planning and the implementation of complete development controls mandatory, so Weston contracted with the Umatilla County Planning Department to provide a professional planner to help the City prepare the necessary documents.
- * The Weston Planning Commission has worked extensively with the two planners involved and has helped generate and has approved all materials contained within the Comprehensive Plan and the upcoming development ordinances.
- * The interim zoning ordinance will be replaced by a new ordinance that is in compliance with this Plan and is based on a new model format.
- * For the Plan, data inventories were prepared for various environmental and socioeconomic factors and are presented within the Community Information Report published in this document in association with the Comprehensive Plan.
- * The Plan and Urban Growth Boundary were established based on the data inventories, citizen input, and coordination with other governmental agencies.

LAND USE PATTERN

- * Approximately two thirds of the area within the City Limits is developed for urban use; the remaining third is primarily wheatfields.
- * The city is built along the canyon of Pine Creek. The downtown commercial area and half of the residential area are built on the valley floor, while the industrial plants and remaining residences are located on the hillsides sloping down to the creek.

- * Most community facilities are located within or nearby the downtown area, which is located in the center of the community.
- * The downtown is the sole commercial district and consists of aging one- and two- story brick buildings with stonefronts built out to the sidewalk.
- * The large Lamb-Weston and Jones Normel food processing plants are the chief industrial facilities and are located along a railroad siding on a hillside in the northwest corner of the city.
- * Low density, semi-rural residential areas form the northern and southern entrances to the city.
- * A large number of vacant residential lots are found around the north end of Broad and Franklin streets, along Hill and Arman, and in the southernmost part of the city.
- * The residential areas consist of varying mixtures of old houses, mobile homes, and newer houses.

Goal 3: AGRICULTURAL LANDS

- * The soil types within and surrounding Weston are prime for agricultural use; even the steep hillsides rate a Class III or IV cultivation capability.
- * Most of the land is in a dryland wheat/pea cropping pattern.
- * The upper West Hill and northern East Hill within the City Limits are both in wheat production. There are also a number of pastures within the city.
- * Agricultural lands will be developed for urban purposes as the city grows, but the community is concerned that farmlands can remain in farm use until such time as conversion to urban use is appropriate.
- * Agricultural lands adjacent to the city on the east are at present more suitable for orderly community growth than similar lands to the north or west that are already within the City Limits.

Goal 4: FOREST LANDS

- * This goal is inapplicable for the city of Weston.

Goal 5: OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

- * Certain areas along Pine Creek are protected as open space within the city park but much of the creek flows through private lands. A parkway with a bikepath and trail has been discussed for development along the creek.
- * Within the city limits, the Saling House has been identified as a National Historic Structure and steps are being taken to rehabilitate and open the building to the public. Main Street and other buildings within the community have great potential for historic preservation.
- * There are no known or identified scientific or archaeological sites within Weston.
- * The major energy resource in this area is the large number of sunny, cloudless days, and fairly constant winds.
- * Aggregate sites may exist outside the City Limits.
- * The city is surrounded by vast expanses of wheatfields which give a profound sense of openness to the whole area. The city itself, however, is built into a canyon, so long vistas are not common. Most hillside sites do, however, have views of the Pine Creek canyon and foothills of the Blue Mountains.

Goal 6: AIR, WATER, AND LAND RESOURCES QUALITY

- * The city and state together can require all discharges for existing and future development to be within the limits set forth in applicable state or federal regulations.
- * Stream pollution occasionally occurs in the area mainly due to winter runoff from bare fields and bank erosion along Pine Creek.
- * The Weston water supply, distribution system, sewage treatment plant and solid waste site have all been given satisfactory ratings by the US EPA and Oregon DEQ.

Goal 7: AREAS SUBJECT TO NATURAL HAZARDS

- * The narrow Pine Creek flood plain is the principal identified natural hazard in the area. The residential and commercial areas of the city have developed closely along the creek for much of its course through the community.
- * Low-strength soils and steep slopes create hazards of varying degree on all the hillsides in the area. The city has already developed on some of the most hazardous sites. The hillside hazards can generally be reduced by careful construction and proper design.

Goal 8: RECREATION

- * For the most part, Weston has adequate park areas and school and community recreation facilities to meet present and short term future needs.
- * A community center for senior citizens and a program to serve the elderly are being developed in Weston. The first phase, a remodeling of Weston Memorial Hall, has created a meeting facility than can be used by all community groups.
- * The desire for a youth center and program has been expressed by many residents. The schools presently address this need, but there are no plans by the community to supplement the schools' efforts.
- * A wading pool in the park, improved tennis courts, and a parkway along Pine Creek were all mentioned as facilities the community desired.
- * The few handicapped persons in Weston are senior citizens whose needs are cared for by private individuals, the churches, and the new seniors program.
- * Outdoor recreation activities such as hiking, horseback riding, skiing, camping, and fishing are amply provided for in the neighboring Blue mountains.
- * There may be a future need for park area in the northern part of the city growth area as this district is developed for residential purposes.

Goal 9: ECONOMY

- * The two food processing facilities in Weston employ from 200-350 persons year-round and hire on an additional 700 during the peak harvest season. These industrial plants are the largest in the area and represent a considerable tax base for Weston. Unfortunately, most of the employees are not Weston residents but are drawn from Athena, Milton-Freewater, and Walla Walla. In 1975, it was estimated only 15% of the work force resided in Weston.
- * Many commercial enterprises have left the community in the past thirty years and residents feel that present services are quite inadequate. There may be a sufficient market for additional businesses, especially if the desired population growth occurs.
- * The most likely source of growth for Weston would be a continuous influx of families who desire to live in a small town, yet be fairly close to city jobs and services in Pendleton or Walla Walla. As the community improves, more full-time plant workers may desire to live in Weston, thus providing another source of growth.

- * The pea-canning industry has been in somewhat of a recession in the past few years and there is considerable concern about its future viability. Jones-Normel has recently consolidated its area pea-canning at Weston, so the future of the Weston plant seems rather secure. The impact on local wheat/pea growers is more worrisome.
- * A diversification of the area employment base would be desirable. New industries and commercial businesses would certainly be beneficial in this regard.

Goal 10: HOUSING

- * A housing survey was conducted during the summer of 1977 to determine housing needs and desires in the community.
- * A lack of apartments or smaller homes forces many retired persons to live in old houses much larger than they desire.
- * Most of the homes in the community are fairly old and maintenance and modernizing are and will continue to be a major housing problem.
- * While most of the housing units are conventional houses, there are an increasing number of single-wide and double-wide mobile homes.
- * The placement and installation of mobile homes in the city has been the object of considerable concern.
- * Double- and triple-wide mobile homes with more than 1000 square feet are allowed as a permitted use in any residential area, but mobile homes of less than 1000 square feet (mainly single-sides) are strictly controlled by conditional use status.
- * Mobile homes are recognized and accepted as one of the few affordable means for a family to own its own home.
- * Enforcement of installation conditions for mobile homes has been a significant problem.
- * There is a need for mobile home park accommodations within the city.
- * Additional apartments, rental houses, and house lots are needed to provide a larger, more varied housing stock.
- * Residential property taxes are comparably low thanks to the tax revenue generated by the large food processing plants.

Goal 11: PUBLIC SERVICES

- * The well Weston shares with the food processing plants provides a more than adequate supply of water to city residents. While the canneries are heavy water users, the city is guaranteed 30 million gallons per month or more than four times present maximum monthly consumption.
- * The water main system is in very poor condition and extensive replacement and repairs are needed.
- * The sewage treatment plant is near its design capacity and will require upgrading and enlargement in the future.
- * Studies are needed to determine the extent and cost of the water main and sewage treatment plant improvement projects.
- * In many parts of town, the streets and/or curbs and gutters are in poor condition, a situation that disturbs much of the community. Extensive repairs and construction is required to correct this situation.
- * Other city services such as solid waste disposal, fire and police protection, and storm drainage, appear to be adequate to meet present and future demand.
- * There is a junior high school and an elementary school in Weston, and Weston-McEwan High School is only a few miles away in Athena. All are facilities of the recently created Athena-Weston School District. School facilities presently serve the community well, and some excess capacity exists to accommodate future growth. If Weston and Athena both witness an influx of families with school-age children, school facilities may have to be expanded.
- * A water, sewer, and street extension plan needs to be developed and adopted as a future amendment to the Comprehensive Plan.
- * While the new Weston-Athena ambulance service is excellent, there is a desire for a local medical doctor to provide services within the two towns. The fairly high proportion of elderly residents would seem to warrant the provision of such services.

Goal 12: TRANSPORTATION

- * County and state roads and the Union Pacific Railroad provide transportation access to the community and their continued availability and maintenance is essential. The railroad is an especially vital link as it makes the community more attractive for industries.

- * Weston is not located astride the main highways of the area, but the city is easily accessed by the Pendleton-Walla Walla Highway 11 and Elgin Highway 204 at the north end of town.
- * Many of the city streets are unpaved, and the community desires that this situation be remedied.
- * There is a need for public transit between Weston and nearby communities, especially to help older residents reach destinations outside the city. The service that Quin-tra proposes to provide would be most beneficial.

Goal 13: URBANIZATION

- * The community desires to retain its small-town character and historic atmosphere but would like to encourage a moderate rate of residential development and expansion in the commercial and industrial sectors.
- * While population projections suggest a population growth of less than 20% (120 persons) by the year 2000, indications are that if an adequate supply of residential lots and rental housing were made available, a larger number of persons would be attracted to Weston.
- * There are a number of vacant lots within the platted area, but additional land adjacent to the built-up area will be needed for residential expansion.
- * Steep-slopes on the West Hill limit that area's usefulness for standard residential subdivisions, but do not preclude larger lot developments.
- * Certain lands outside the City Limits to the east are the most suitable for short-term residential expansion as they abut newly developed areas of town, would be easily served by nearby water and sewer lines, are accessed by East Main, and have more gentle slopes than the West Hill.
- * While the northeast portion of the city is also quite suitable for residential development, it is farther away from existing sewer and water lines than the aforementioned sites.
- * Most of the industrial tract within the city is already occupied and the County has designated land adjacent to the city industrial area for both agribusiness and industrial uses. The area directly north is low-lying and housed the city's sewage lagoons but could be developed for industrial uses in the future. The city needs these areas to provide sites for potential new industries.
- * An Urban Growth Boundary has been established in this Plan in accordance with state urbanization laws. The UGB defines the area within which the City can annex and urban development can be allowed.

- * The Weston UGB was drawn to include suitable sites for residential and industrial expansion with an aim toward keeping the City compact and expanding the developed area in an orderly and economically efficient manner.

- * As much of the developable land within the City as well as the urban growth area is currently being farmed, the actual availability of these lands for urban development is uncertain. This problem is compounded by the fact that these lands are divided into large parcels under the ownership of only a few persons. Wheat farmers in Umatilla County have historically been rather reluctant to give up good wheat land for other uses, thus providing an unusual constraint to planning for community growth. Most cities in Umatilla County have dealt with these problems by setting aside more land within the Urban Growth Boundary than actually needed in hopes that one or two of the affected property owners will indeed develop their property in the coming years.

*THE
PLAN*

CITY OF WESTON

GOALS, OBJECTIVES, AND POLICIES

Goal 1: CITIZEN PARTICIPATION

To develop a citizen involvement program that insures the opportunity be involved in all phases of the planning process.

Objective

1. To employ a variety of methods for informing citizens and obtaining their opinions and attitudes on matters relating to planning, decision-making, and community development

Policies

1. Conduct community surveys to obtain public opinion and collect information for planning programs or decisions
2. Encourage citizen participation at Planning Commission and City Council meetings
3. Distribute proposed Comprehensive Plan and Urban Growth Boundary changes for community review and comment

Goal 2: LAND USE PLANNING

To establish a land use planning process and frame work 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.

Objectives

1. To insure orderly development in the City of Weston
2. To provide opportunities for a variety of land uses to go along with increasing growth and demand for services
3. To provide for a clean environment and encourage preservation of a quality environment
4. To locate land uses so as to take advantage of existing systems and physical features to minimize development cost and to achieve compatibility and to avoid conflicts between adjoining uses.

Policies

PLANNING PROCESS

1. Request Planning Commission preparation or review and recommendation regarding all new ordinances or ordinance amendments affecting or regulating the development of the community
2. Have the Planning Commission review the Comprehensive Plan at least every two years to bring it into compliance with changing local needs and new state laws
3. Amend the Comprehensive Plan only after serious consideration of the pros and cons of the issue and provision of adequate opportunity for public comment
4. Utilize the policies and information contained in the Comprehensive Plan as the basis for making decisions on community development issues
5. Implement zoning and subdivision ordinances and develop a capital improvement program to guide the physical development of the community according to the map and policies of the Comprehensive Plan

Policies

LAND USE POLICY FRAMEWORK

1. Encourage a moderate pace of new development so as to provide more housing and employment yet retain the small community character of Weston
2. Support Weston's role as a rural bedroom community for larger towns and cities nearby
3. Provide for all large-scale industrial, agribusiness, storage, and heavy commercial development to locate adjacent to the existing industrial area, railroad, and highway in the northern portion of the community
4. Provide for a mix of activities and encourage a greater variety of shops and services within the downtown
5. Insure infill of the existing platted area prior to extensive development of the Urban Growth Area and farming lands within the city limits
6. Provide for rural-style acreage residential development at the northern entrance to town and along the slopes of the West Hill
7. Direct new urban-density residential development upward and outward along the gentler slopes of the East Hill

Goal 3: AGRICULTURAL LANDS

To preserve and maintain agricultural land.

Objectives

1. Preserve the agricultural land resources of the Weston area
2. Encourage a concentration of residential, commercial, and industrial development within a compact Weston urban area

Policies

1. Recognize the legal status of the Urban Growth Boundary as the separation between city development and the surrounding agricultural area
2. Maximize the use of available land within the city and urban growth area so as to take as little farmland out of production as possible
3. Utilize existing vacant urban parcels prior to expansion onto agricultural soils within the urban growth area
4. Encourage Umatilla County to restrict non-farm development outside the Urban Growth Boundary

Goal 4: OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

To conserve open space and protect natural and scenic resources.

1. To identify open spaces, scenic and historic areas, and natural resources which should be preserved from urban development
2. To maintain distribution of open space to allow visual relief and space for active and passive recreation.
3. To encourage multiple use of open space land, provided that the uses are compatible
4. To encourage protection of identified historic and/or archaeological sites or structures
5. To promote conservation of area's natural resources

Policies

1. To consider promotion and protection of Main Street and other areas as historical zones.
2. To examine potential use of right-of-ways and publicly owned land for open-space before their disposition.
3. To encourage multiple use of school and school facilities for public and recreation use.
4. To encourage conservation of area's natural vegetation areas for scenic and visual relief.
5. To encourage area-wide historical recognition of Key's Cemetery.

Goal 5: AIR, WATER, AND LAND RESOURCES QUALITY

To maintain and improve quality of the air, water, and land in the Weston area.

Objective

1. To promote a clean community by reducing existing pollution and insuring potential pollution from new development is minimized.

Policies

1. Require that all discharges from existing and future development be within the limits set forth in applicable state or federal environmental quality standards and regulations.
2. Encourage new industries which would not have a significant detrimental impact on the local environment.
3. Encourage continued study and improvement of agricultural practices to reduce water and wind erosion of the soil and pollution of streams by siltation and feedlot runoff.

Goal 6: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

To protect life and property from natural disasters and hazards.

Objectives

1. To discourage development in flood plains, natural drainageways, steep slopes or other hazardous areas.

2. Development within the flood plain should be limited to open space, recreation or other appropriate uses which minimize the potential loss to life or property and which comply with federal and state regulations.

Policies

1. To require site specific information clearly determining the degree of hazard present from applicants who seek approval to develop residential, commercial or industrial uses within known areas of natural disasters and hazards.
2. To encourage study and improvement of farming practices to control wind erosion.
3. Adopt a flood plain ordinance based on Federal standards to insure future development in the flood plain is designated to reduce damage generated by flooding.
4. Require development on hillsides make special provision for the control of runoff and soil erosion.

Goal 7: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of Weston and visitors.

Objectives

1. To build additional park and outdoor recreational facilities in order to meet recreational needs of residents.
2. To enhance the area's recreational facilities and opportunities will be encouraged.

Policies

1. To encourage county development of Pine Creek Dam for recreation purposes.
2. To encourage creation of a greenbelt recreation area along Pine Creek for open space, bikeway and trails.
3. To encourage tennis court resurfacing and new fencing.
4. Encourage the development of a community recreation area and social facility for multiple use by various age groups and community clubs.
5. Develop a wading pool for children.

6. Promote a recreational, cultural, and social program for senior citizens.

Goal 8: ECONOMIC DEVELOPMENT

To diversify and improve the economy of Weston.

Objectives

1. To encourage a moderate rate of growth and a mixed population of varying age groups, incomes, and lifestyles will be encouraged.
2. To encourage non-polluting industrial development in order to provide a stable job market for area residents.
3. To encourage further development and expansion of area's tourist potential.

Policies

1. To continue efforts to maintain a central commercial area with a concentration of retail and service businesses, professional offices, financial institutions and public services in order to accommodate business and shopping needs, minimize conflicts with residential and industrial uses, provide economic stability, reduce costs to the public, and maximize sales and pedestrian movements.
2. Work with the Port of Umatilla and ECOAC to develop a program to attract suitable new industry.

Goal 9: HOUSING

To increase the supply of housing to allow for population growth and to provide for the housing needs of the citizens of Weston.

Objectives

1. To develop housing in areas that reinforce and facilitate orderly and compatible community development.
2. Future residential development should continue to provide prospective buyers with a variety of residential lot sizes, a diversity of housing types, and a range in prices.

Policies

1. To utilize as needed Federal programs that provide monies for housing assistance and rehabilitation and weatherization.
2. To encourage development within present residential platted sites and areas.
3. To maintain a flexible policy regarding the location of apartments, dual- or triple-wide mobile homes, and modular houses within the city, providing appropriate site development regulations to insure their compatibility within neighborhoods.
4. To encourage maintenance and upkeep of existing housing.
5. Encourage the development of a variety of housing types to satisfy the differing needs of households within the community.
6. Develop neighborhoods having different combinations of housing types.
7. Limit mobile home park development to the areas southwest of the south end of Water Street and north of East Main adjacent to the City Limits; allow only moderately-sized mobile home parks and provide regulations to insure a good living environment within the park and enhance the visual appearance and functionability of the park.
8. Allow the development of single-wide mobile homes on standard lots only in the valley floor area of the city; provide and enforce development regulations to insure a better blending of single-wides into the community.
9. Encourage the use of innovative housing concepts and provide for conditional use review of such proposals by the planning commission.
10. Encourage the planting of shade trees and landscaping of individual houses and residential developments.

Goal 10: PUBLIC SERVICES

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

Objectives

1. New development should occur in areas where public utilities are available before reaching out into areas that are not served.

2. Public water and sewer to be provided to areas within city limits.
3. The city of Weston will cooperate with agencies involved in providing and coordinating public services and consider pooling of city resources with public agencies to provide needed services within the community.

Policies

1. To provide adequate maintenance of city water, sewer and storm drainage systems.
2. To encourage or maintain provision for adequate and/or expanded dogcatching, litter, and nuisance enforcement.
3. Consideration of pooling to provide enforcement of ordinances, medical and health care, and adequate schools.
4. To plan public facilities, utilities and services to meet expected demand through development of capital improvements programs.
5. Extend services only to areas adjacent to existing development and municipal service facilities.
6. Evaluate the impact of proposed developments on municipal services and the ability of the city to accommodate the increase in demand, as a part of the review process for each building permit, zoning change, subdivision application, and annexation proposal.
7. Require annexation of land outside the city limits prior to extension of requested city services to that land.

Goal 11: TRANSPORTATION

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

Objectives

1. The development of good transportation routes (vehicular, pedestrian, bicycle, etc.) between residential areas and major activity centers will be encouraged.
2. The development of alternative means of transportation to the private automobile will be encouraged.

Policies

1. Continued maintenance and paving of city streets to be provided, especially unpaved roads.

2. The continued availability of rail transportation routes will be encouraged.
3. Encourage provision of transportation alternatives for the elderly and handicapped.

Goal 12: ENERGY CONSERVATION

To conserve energy and develop and use renewable energy resources.

Objectives

1. To encourage development and transportation mechanisms which maximize building and energy efficiency and minimize consumption of fuels.
2. The recycling of older structures and waste materials should be encouraged and promoted.

Policy

1. Revise zoning and subdivision ordinance to protect sun rights and encourage utilization of solar energy and landscaping to reduce summer cooling needs.

Goal 13: URBANIZATION

Objective

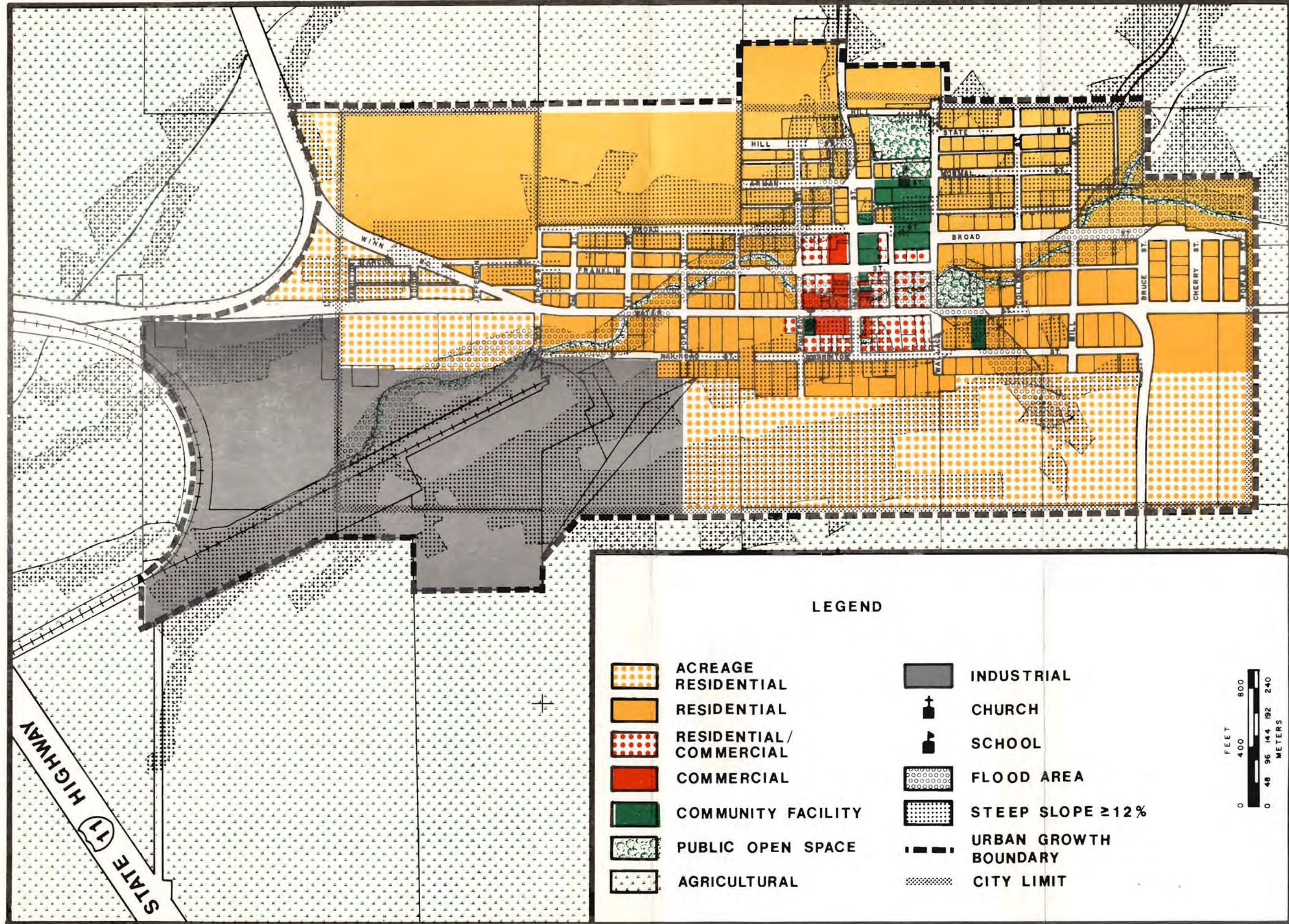
1. To encourage development to occur within a relatively compact urban area with controlled outward growth to maintain and enhance the physical resources which make Weston a desirable place to live and work and to assure that the development of properties is commensurate with the character and physical limitations of the land.

Policies

1. Establish an agreement with Umatilla County for the joint management of the Urban Growth Area, and for the revision of the Urban Growth Boundary and Weston Comprehensive Plan.
2. Encourage the development of new residential areas to the north along the Broad Street water main, to the east along Main Street and above Railroad Street on the West Hill as first phase expansion areas.
3. Phase later development of the community according to changing needs and new service extensions.



PLAN MAP CITY OF WESTON, OREGON



LEGEND

- | | | | |
|--|------------------------|--|-----------------------|
| | ACREAGE RESIDENTIAL | | INDUSTRIAL |
| | RESIDENTIAL | | CHURCH |
| | RESIDENTIAL/COMMERCIAL | | SCHOOL |
| | COMMERCIAL | | FLOOD AREA |
| | COMMUNITY FACILITY | | STEEP SLOPE ≥ 12% |
| | PUBLIC OPEN SPACE | | URBAN GROWTH BOUNDARY |
| | AGRICULTURAL | | CITY LIMIT |



STATE 77 HIGHWAY

WINN

HILL

BROAD

BRUCE ST

CHERRY ST

PLAN CORRECTIONS

1. Pine Creek Floodplain

The City and staff questioned the 1974 Flood Hazard Boundary mapping for Athena. The Corps of Engineers was contacted, and they prepared new mapping of the Pine Creek floodplain. This new information has been sent on to the Federal Insurance Administration and will be used by the City for FH, Flood Hazard Zone, which enforces the FIA's special floodplain construction regulations.

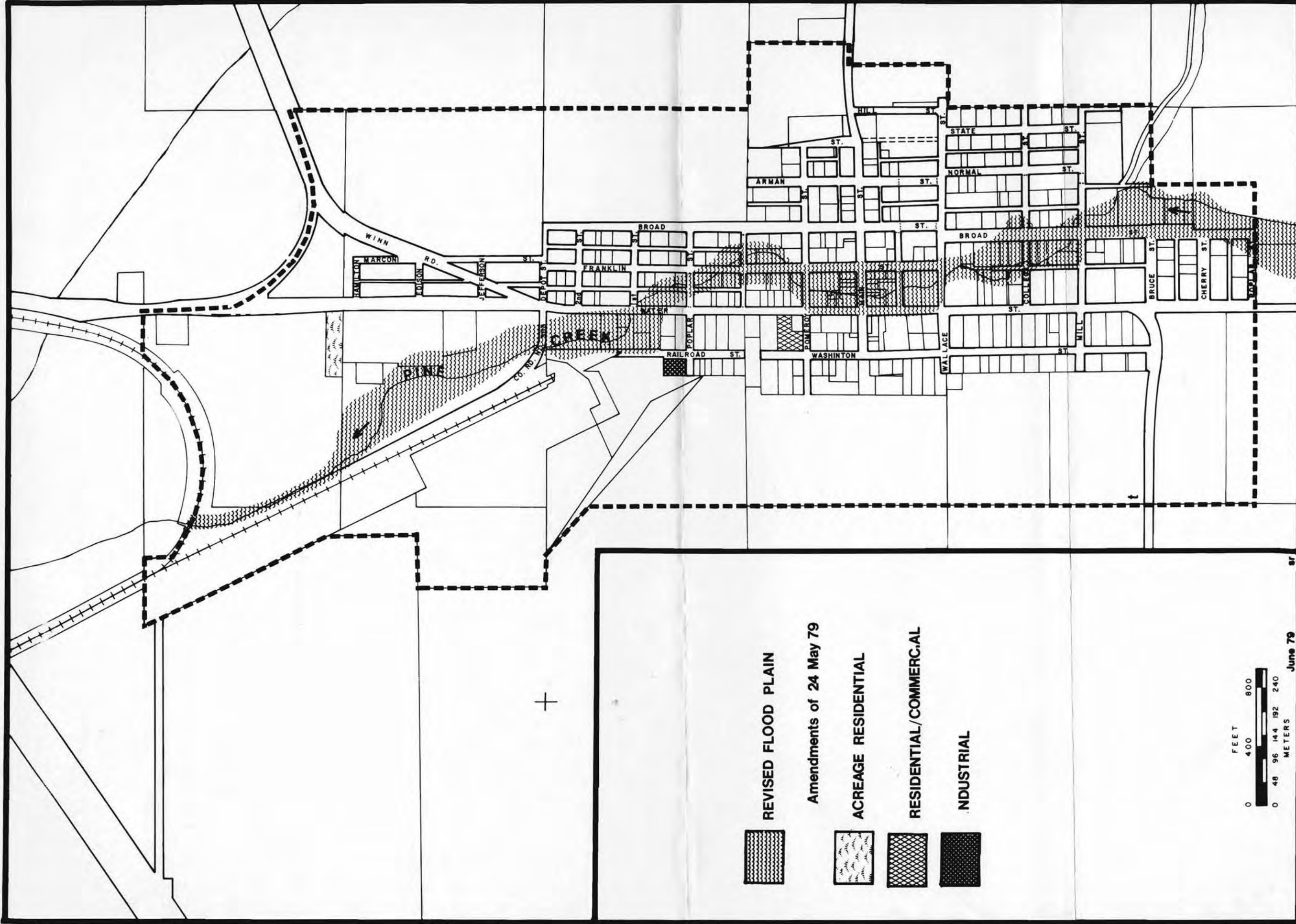
2. Minor Amendments





At the request of the affected property owners, the Weston Planning Commission and Weston City Council recently approved three minor adjustments to the Weston Comprehensive Plan Map. These small changes involved only three parcels and had been proposed to reflect the current land use. The discrepancies had gone unnoticed until the new Zoning Maps were sent out to all property owners in April, 1979. The problems were brought to the City's attention during the public hearings on the Zoning Ordinance, and the Planning Commission assured the property owners that they had no intention of changing the existing use of the lands in question. Everyone involved felt that these were mistakes in the Plan, and the amendments were dealt with as corrections.

The changes are as follows:

1. Map 4N 35 15, Tax Lot 502: Charles and Theta Williamson: located on the west side of Water Street just beyond the city limits; from INDUSTRIAL to ACREAGE-RESIDENTIAL
2. Map 4N 35 22Bd, Tax Lot 700: Glen and Cappie Cummins: service station site and adjacent lot area encompassing the south end of the block bounded by Water, Pomeroy, and Washington streets: from RESIDENTIAL to RESIDENTIAL/COMMERCIAL
3. Map 4N 35 22Ba, Tax Lot 900: Smith Cannina and Freezing (Lamb-Weston, Inc. leasee): parking lot at the NW corner of Railroad and Poplar streets: from RESIDENTIAL to INDUSTRIAL

These amendments were approved by the Weston Planning Commission and Weston City Council on May 24, 1979, and adopted by the Weston City Council on June 27, 1979. The Umatilla County Planning Commission approved the amendment for the Eilliamsons' land in weston's Urban Growth area on June 13, 1979, and the Umatilla County Board of Commissioners adopted the change as an amendment to the Umatilla County Comprehensive Plan on June 20, 1979. The County did not review the changes to the Plan inside Weston's City Limits since they were so minor.



-  REVISED FLOOD PLAIN
- Amendments of 24 May 79
-  ACREAGE RESIDENTIAL
-  RESIDENTIAL/COMMERCIAL
-  INDUSTRIAL



June 79

PLAN CORRECTIONS

CITY OF WESTPORT, OREGON

*GROWTH
REPORT*

GROWTH REPORT

The existing development pattern of Weston, the potential for further industrial, commercial and residential development, and policies to guide growth have all been discussed in the Findings section of this document. This growth report has been prepared to update some pertinent information, present newly-calculated housing and land use acreage figures, provide new lot size and growth data, and describe the various buildable lands areas within the City and Urban Growth Area. This information should provide a better understanding of the Weston Comprehensive Plan and has been included as an appendix to the plan for easy reference. The following discussion, maps, and tables have been included:

Present Land Use

Map 1: Present land Use

Map 2: Lot Sizes

Table 1: Weston Land Use Acreages-- Present and Planned

Housing

Table 2: Housing Stock of Weston

Table 3: Recent Residential Construction

Water and Sewer System

Growth Potential

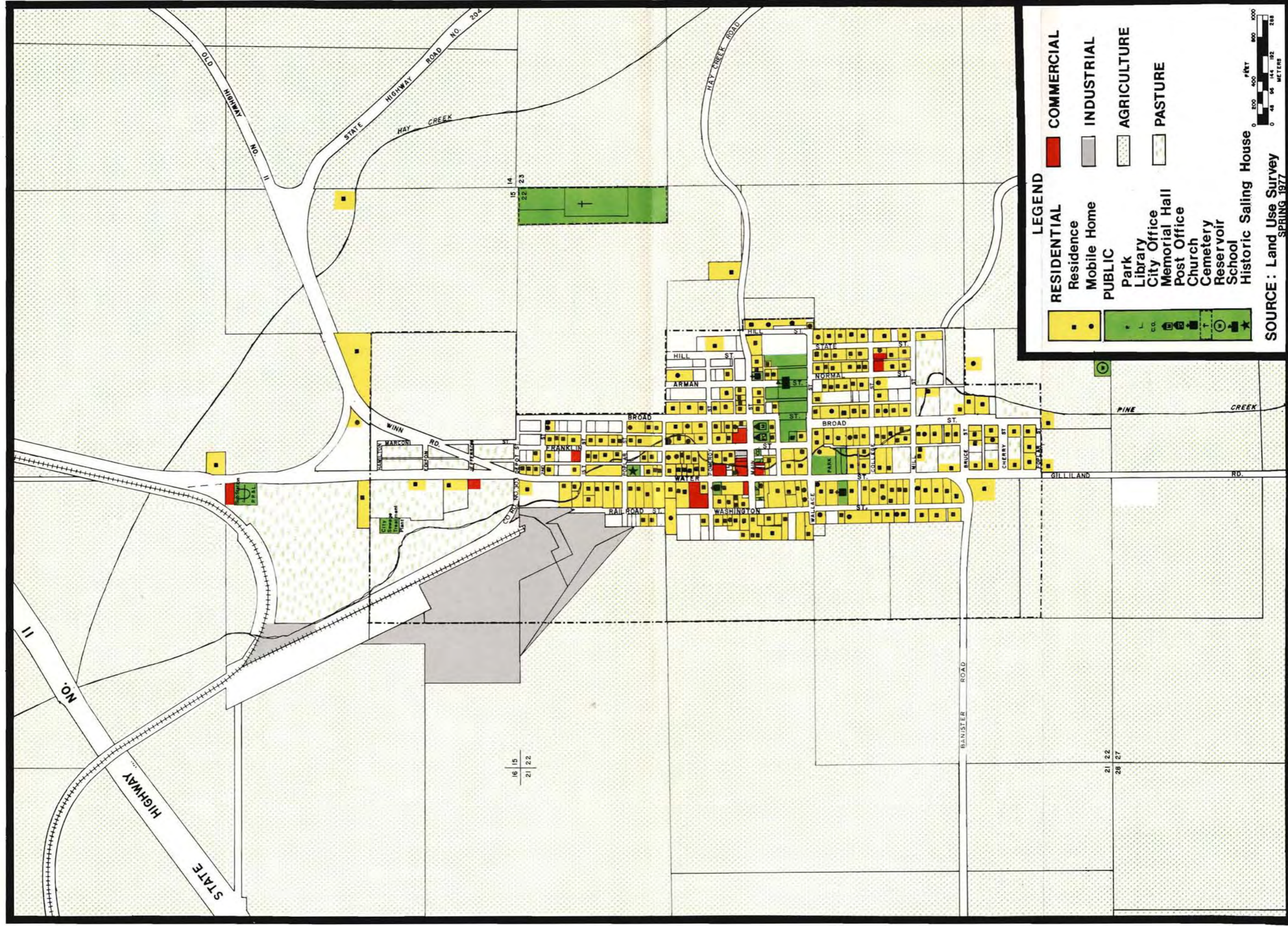
Buildable Lands Description

Map 3: Buildable Lands

Table 4: Buildable Lands Inventory

PRESENT LAND USE

The Weston of the 1890's had a population nearly double that of today. The legacy of this larger town lives on in the Weston of today in the many vacant lots, pastures, and gardens that give the town a decided rural character. The platted areas were generally filled out during the City's boom times, but as Weston's property declined, only a scattering of homes were left in many parts of the town. The new parcel



LEGEND

	RESIDENTIAL		COMMERCIAL
	Residence		INDUSTRIAL
	Mobile Home		AGRICULTURE
	PUBLIC		PASTURE
	Park		
	Library		
	City Office		
	Memorial Hall		
	Post Office		
	Church		
	Cemetery		
	Reservoir		
	School		
	Historic Saling House		

SOURCE: Land Use Survey SPRING 1977

Scale: 0 200 400 600 800 FEET
0 48 96 144 192 288 METERS



PRESENT LAND USE
CITY OF WESTON, OREGON

TABLE 1: WESTON LAND USE ACREAGES--PRESENT AND PLANNED

<u>Land Use Type</u>	<u>CITY AREA</u>		<u>URBAN GROWTH AREA</u>		<u>Total Planned</u>
	<u>As is</u>	<u>Planned</u>	<u>As is</u>	<u>Planned</u>	
Residential	99.6	263.6	3.7	46.3	309.9*
Commercial	3.0	15.3	-	-	15.3
Public	12.2	12.2	-	-	12.2
Industrial	22.9	40.9	13.1	48.8	89.7
Rail Road	1.8	1.8	4.4	4.4	6.2
Farm	158.3	-	44.7	-	-
Vacant	36.0	-	33.6	-	-
Unbuildable ✓	7.5	7.5	4.0	4.0	11.5
<u>TOTALS</u>	<u>341.3</u>	<u>341.3</u>	<u>103.5</u>	<u>103.5</u>	<u>444.8</u>







*NOTE: Residential lands are comprised of three different density areas as mapped on the Comprehensive Plan Map and Zoning Map:

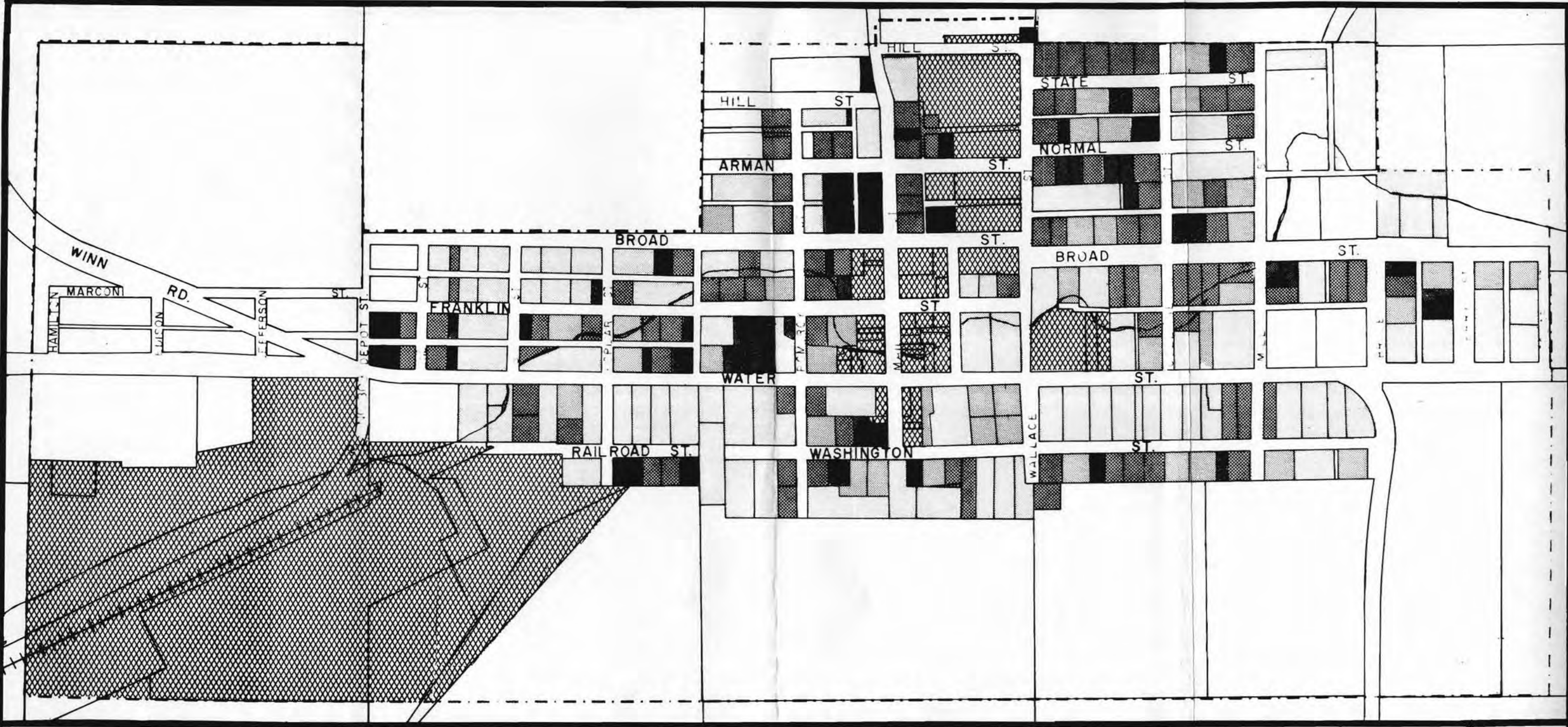
General Residential (8,000 sqft)	172.4 acres
Suburban Residential(15,000sqft)	61.1 acres
Acreage Residential (one acre)	<u>76.4 acres</u>
TOTAL	309.9

PARCEL SIZES

CITY OF WESTON, OREGON

LEGEND

-  < 8000 square feet
-  8000 - 11999 square feet
-  12000 - 14999 square feet
-  15000 square feet - 1 acre
-  > 1 acre
-  downtown and public acreages



size map indicates the relatively large lot sizes that prevail throughout the town. Because the townsfolk would like to keep this spaciousness and the many gardens it encourages, a minimum lot size of 8,000 square feet was ordained for much of the developed area. This will prevent higher density development from drastically changing current neighborhoods; yet, as noted on the Buildable Lands Map, will allow for the creation of a considerable number of new homesites.

Other legacies of the past include the terrible survey work done by drunken crews long ago. Streets are crooked, plats do not match and there are no-man-land gaps between the City and farm parcels which were surveyed from different origin points.

On a more positive note, Weston contains a fine collection of old houses and commercial buildings that gives most of the City a decided historic air. A local characteristic is the fine brick used for many homes and manufactured in Weston in the first brick yard of the County. Many of these buildings have been refurbished in the past few years and are a source of great community pride.

As is the case in most old rural towns, a portion of the area within the City Limits of Weston is actual farmed as a part of neighboring commercial operations. In Weston this figure comes to over 125 acres, most of which is in dryland wheat and pea cropping.

HOUSING

Over 80 percent of the housing stock of Weston is comprised of single-family houses, mainly older homes. But over three quarters of the new housing stock that has been added in the past few years has been in the form of mobile homes. Most of this growth in housing stock has been within the last three years, with request for eight mobile homes and a duplex being submitted in the first half of 1979 alone.

The primary builder in town, Bob Croff, is a young school teacher that builds houses to supplement his income. He has built five houses since 1976 and just received approval for construction of a new duplex.

The main developer active in Weston, however, is Superior Mobile Homes of Milton-Freewater. Operating in Weston primarily since late 1976, they have installed 10 mobile homes and have created at least seven lots. The company has plans to open up an additional eight or nine lots on two parcels they just recently approved.

Many townsfolk feel that Superior is placing families in Weston simply because they have been able to secure lots here. And to a point that may be true. Milton-Freewater severely limits mobile homes on individual lots and the County's new Orchards Plan has considerably reduced the area available for rural homesites in the area. Nevertheless, the families do come to Weston by their own choice, although they might prefer another location. Commuting ten minutes to Milton-Freewater or 20 minutes to

TABLE 2: HOUSING STOCK OF WESTON

<u>Housing Type</u>	<u>units</u> <u>1973</u>	<u>added</u> <u>73-79</u>	<u>units</u> <u>1979</u>
Single-family house	208	5*	213
Double-wide mobile home	5	13	18
Single-wide mobile home	15	12*	27
Duplex units	-	2	2
Apartments	4	-	4
TOTALS	<u>232</u>	<u>32</u>	<u>264</u>

14% GROWTH in the housing stock from 1973 to 1979

*NOTE: 8 new houses and 15 new single-wides were added to the Weston housing stock during this period, but 3 older houses and 3 older single-wides were removed and replaced by 3 double-wides, 2 duplex units, and 1 new single-wide

TABLE 3

CITY OF WESTON

HOUSING CONSTRUCTION 1976-1979

1976 (partial)

3 Single-family houses

James Merck

Vernon King

Glynn Murphy

1 Single-wide mobile home

Leslie Stacy (Mel Winter)

1977

2 Single-family houses

Mark Carmichael

Bob Croff

1 Double-wide mobile home

Ned Humbert (Superior)

3 Single-wide Mobile homes

Charles Delay

Dusty Hearn

Fred Howe (C&R)

1978

1 Single-family house

Bob Croff

5 Double-wide mobile homes

James Smart (C&R)

Robert DeSeve (Superior)

John Williams (Superior)

Randy Hughes (Superior)

Buddy Puckett (Superior)

TABLE 3, cont.
CITY OF WESTON
HOUSING CONSTRUCTION 1976-1979

1 Single-wide mobile home
Mike Knight (Superior)

1979 (to mid-July)

1 Single-family house
Bob Croff

3 Double-wide mobile homes*
Hartmans (Superior)
Larry Estes (Superior)
Douglas Werhan (Superior)

3 Single-wide mobile homes
John Davis (sold by Superior)
unidentified
George McDonald (temporary dwelling)

1 Duplex
Bob Croff

* Requests for variances by Noel Roger and Louis Hazelton were both turned down; indication that both were double-wides sold by Superior; lot size and home size were the problems; both will be coming back with proper proposals.

SOURCE: Oregon Department of Commerce, Pendleton Office, Building Permit and Mobile Home Placement Records

Walla Walla or Pendleton is quite commonplace and many people actually commute to Weston to work at Jones-Normel and Lamb-Weston plants.

Mobile home installation in Weston has become rather a sore spot in the community. Communication difficulties, requests for exception to the rules, enforcement problems, and the rather rapid rate of development has created bad feelings and has given both the Planning Commission and mobile home installors many headaches. The new zoning regulations attempt to insure quality mobile home development in the community by limiting the minimum size of homes, requiring Insigne of Compliance with Oregon or HUD construction standards, allowing only homes less than eight years old, calling for better footings, and encouraging the siting of mobile homes parallel to the street as most houses are sited. Single-wides are limited to two areas of town where a number have already been installed, while double-wides are allowed outright throughout the entire City. The City desires the development of a mobile home park very much.

An additional housing problem in the City is the poor care given to houses and grounds by a number of families. One house was actually condemned two years ago, a major development in this town where City government traditionally treads lightly. Renewed pride in the community and new families have taken care of several problem sites, but there are other eyesores that remain to be dealt with.

WATER AND SEWER SYSTEM

A major step forward in Weston has been the approval in early 1979 of a \$350,000 water bond levy to replace all the water mains and install new valves and looping. Farm Home Administration added an additional \$300,000 in grant monies for the project. The old system was badly decayed and poorly laid out. Stagnant water accumulated in parts of town and water pressure was low in spite of the new reservoir built on a hill south of town. Although this project will cost over \$1,000 per resident it is essential to meet both present and future needs.

The status of the sewage treatment plant capacity is still uncertain. A population capacity of from 750 to 1,000 has been discussed, and the situation will probably not be critical for several years. Industrial use has taken up some of the capacity.

GROWTH POTENTIAL

Should the growth rate of the past two years be continued until 1995, Weston's population and housing stock would increase by nearly two thirds (based on 10 new dwelling per year). That growth has occurred at all in Weston refutes the East Central Oregon Association of Counties original forecasts of an actual decline in Weston's population over the coming years. However, as noted before, most of the recent growth has occurred since late 1976, after the publication of the forecasts. This is an

10 days/Grant - 500/10/10. X 30 ft = 500/10/10

interesting indication of the difficulty and unreliability of forecasting population growth in the small towns of this area. External factors that cannot be evaluated play too large a role in determining the actual rate of growth.

Weston seems to have attracted growth recently due to four primary factors: consolidation of Jones-Normel operations at Weston, growing attractions of Weston as a small town living area for commuter families, land availability problems for mobile home lots in nearby larger centers, and the initiative of private developers. The good school system, growing community pride, rural and historic character, rehabilitation efforts and generally lower housing costs have made Weston an attractive location for many families. Statistics are not available, but new families in the area seem to be of two main types: those moving closer to their jobs in Weston factories, and those choosing Weston as a place to raise their families while commuting to work elsewhere. It is expected that this situation will not change measurably over the next few years.

Many people in Weston would like the community to remain as is, yet they want to see more lots, services, and jobs made available. So the Weston plan has attempted to retain the existing character of the community with some improvements. The City does not feel that given the present situation Weston will ever grow as much as an extension of the present rate would indicate. This growth has been too new and too rapid to be accepted by many as the trend of the future. Yet the community should be able to handle an additional ten homes per year without unduly upsetting the social apple-cart or over-taxing city services. Attempts are being made to make new growth pay its own way, ie. higher sewer and water hook-up charges (together they are now about \$400), and requiring the developer to put in all the services in new subdivisions and pass on the costs to the lot purchasers.

Land availability will act as a private growth control mechanism in Weston. Vacant lots and parcels are only put on the market at a rate of two or three a year, and most families seem to want to preserve their private open space and maintain their gardens. However, there are many sites that are truly undeveloped and unused, and it is hoped these will be sold for homesites at a reasonable rate.

The City's desire to fill in the platted area will be strongly reinforced by the reluctance of area farmers to sell any of the wheatland or pasture within the City Limits or Urban Growth Area. When included in the Urban Growth Boundary, the northern part of the East Main area was thought to be available for development. This is no longer the case, and when a mobile home park developer tried to secure land in or around Weston, none of the sites mentioned in the Comprehensive Plan were available. Land adjoining the City on the south was proposed for a mobile home park by the owner, but the two sites were unsuitable due to a floodplain in one case and inadequate elevation below the water reservoir in the other. Both sites were outside the Urban Growth Boundary anyway.

Only one major factor would act to open up farmlands for urban development and push Weston's population over 1,000: additional major industrial development in the northern part of Weston. With existing major industries and both rail and highway access, Weston might attract another large

industrial employer. This would turn the tables and might spur development of both the farmlands within the City and the urban growth area as well. It is this possibility, the current growth rate and the existing location of the City Limits that is responsible for the rather large developable area indicated in the Weston Plan. However, without major new employment, the owners of most of the 125 acres of farmland inside the City and the 30 acres of Urban Growth Area will never allow their land to be developed.

BUILDABLE LANDS DESCRIPTION

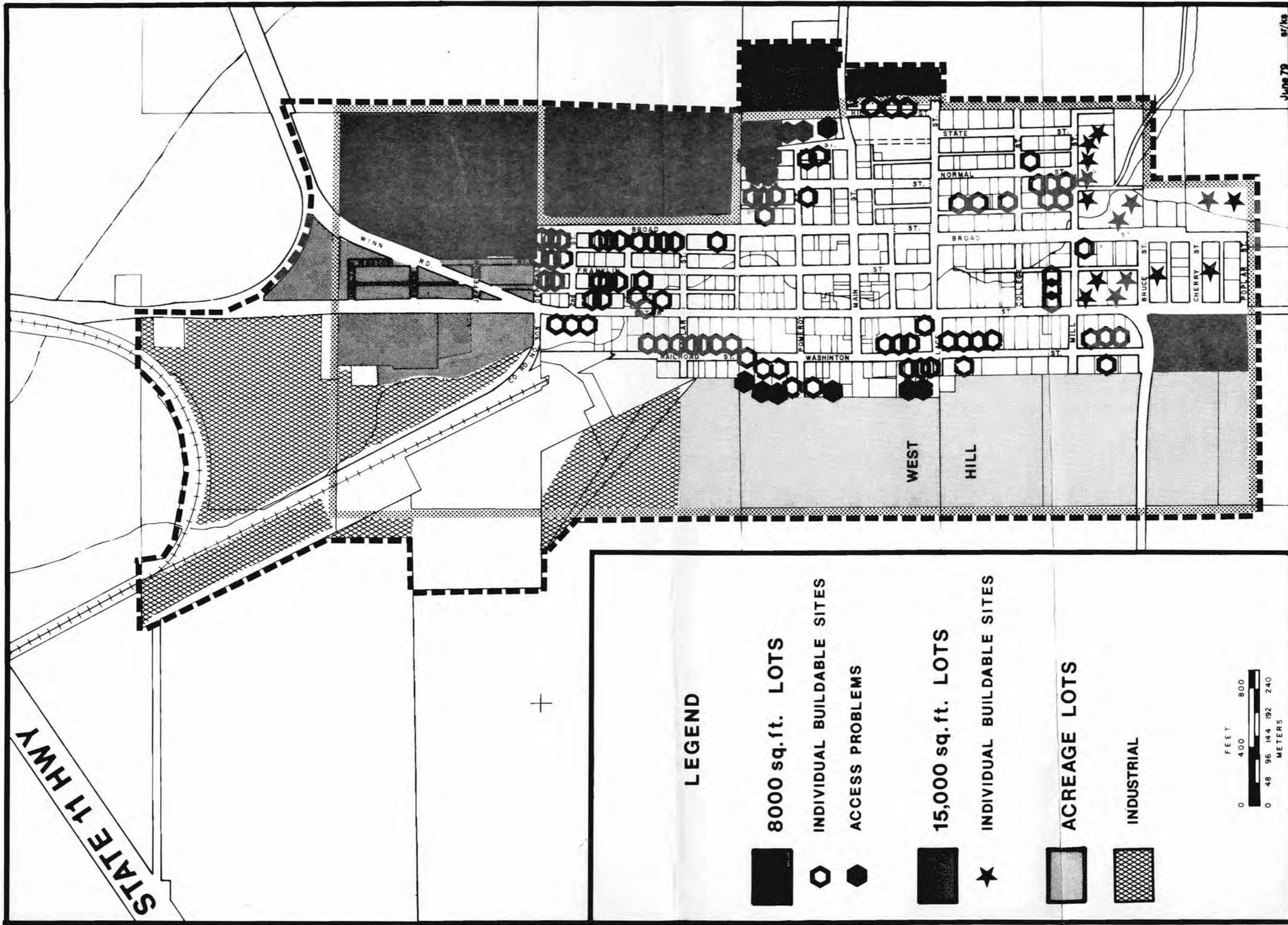
Weston has included within its Urban Growth Boundary approximately 50 acres of industrial land that was designated and zoned industrial by Umatilla County. The land around the Jones-Normel plant is largely used for industrial purpose already, but the 30 acre tract between the northern City Limits and the Union Pacific railroad is an industrial site with considerable potential.

Only some 30 acres of land was included within the Urban Growth Boundary for residential purposes, but this land on East Main and in Kirk Heights is among the most easily developable because it adjoins and surrounds existing new development. An outline description of each of the major buildable lands areas within the City and Urban Growth Area follows:

WESTON GROWTH AREAS








East Main

- 12.8 acres within the City Limits and Urban Growth Area; plus 18 buildable lots
- Hillside areas on both sides of Main Street as it leaves Weston on the east
- Varying topography: slopes, benches and a gully
- 5 parcels and 5 property owners
- Most of the site is in one 9.1 acre parcel
- Large parcel has a 5 acre bench that would be perfect for a mobile home park and has been so identified in the Plan
- Urban Growth Area portion was included because it is adjacent to existing built up area; water and sewer lines could be easily extended to the site; good view out over the City; close to downtown area; property owner expressed interest in developing a mobile home park, which the City desires and needs; however, the property owners have changed their minds.
- Arman Street area to be developed; difficult access to lots may necessitate replatting.



STATE 11 HWY

LEGEND

-  8000 sq.ft. LOTS
-  INDIVIDUAL BUILDABLE SITES
-  ACCESS PROBLEMS
-  15,000 sq.ft. LOTS
-  INDIVIDUAL BUILDABLE SITES
-  ACREAGE LOTS
-  INDUSTRIAL



June 79 87/ks



BUILDABLE LANDS
CITY OF WESTON, OREGON

North Water Street

- Very low density area at north entrance to town
- Several property owners, parcels of 1.2 to 6 acres in size
- Area east of Water Street was once platted but has never been developed. The site is rather steeply sloping, but not unbuildable. Owner Forest McKintosh has expressed interest in replatting the site and encouraged the City's R-SUB, 15,000 square foot zoning of the North Water area.
- Areas to the west and north are currently parts of farms, pastures, or gardens and will probably not be available for development for some years

Kirk Heights

- The northern portion of Weston's East Hill has been designated as the principal residential growth area
- The City has historically developed more on the East Hill than the West, and city water, sewer, and streets can be extended laterally from existing built up areas
- The northern half of Kirk Heights, 28 acres owned by Olive Key, is within the City Limits, but the southern half, 23 acres owned by the Kirks, was deannexed by the City many years ago. The northern area can be more efficiently serviced by water and street extension through the southern area; therefore, the Urban Growth Area was drawn to include the land that was once a part of the City
- Both halves are in wheat/pea cropping and will probably be available only if Weston attracts additional major employers
- The western portion of Kirk Heights is quite steep. As much as 10 acres of the southern 23 acres may be unsuitable for actual construction, but the entire site would be eminently suitable for the cluster development option available in the zoning ordinance
- Kirk Heights could accommodate 209 dwelling units based on a density of 4 units per acre. The southern portion, because it is close to the downtown area and school, would also be suitable for garden apartments (10-18 units per acre)

West Hill

- Currently in wheat/pea production; 6 large parcels of land 13-15 acres in size
- 5 landowners; entirely within the City Limits
- Northern portion steeply sloping
- Designated for acreage homesites; if ever developed, as an effort of the City to provide rural residential lots within the Urban Growth Boundary

- Good views across city and toward the Walla Walla valley and Blue Mountains
- Southern portion is gently sloping: could be redesignated for higher density use if land would be unavailable elsewhere and the property owners involved would be willing to allow development
- Northern 13 acres of the West Hill is owned by Cecil and Evelyn Greer; it was proposed for acre-lot development a couple of years ago, and the property owner has not given up on the idea
- In general, the West Hill area is currently unavailable for development
- Part of Eunice Greers land along Pine Creek Road in the southernmost area was designated as suitable for mobile home park development because of its relative flatness and large size; however, recent efforts to acquire the land for such purposes were totally unsuccessful.

Scattered Lots

There are over 100 potential building sites within the present built-up area of Weston, due to the large size of most parcels. Most of the sites are found along Washington and Railroad Streets on the West Hill, in the East Main area, at the north and south entrances of town. Many sites are used for pastures and gardens. However, recent experience has been that a few are sold each year.

Commercial Lands

Most of the vacant commercial area in downtown Weston consists of old unoccupied brick buildings, many two story in height. Recent efforts to rehabilitate Weston's old buildings have met with considerable success, and it is probable that these vacant structures will be reused rather than being torn down. City Hall and the Weston Mercantile have set too good an example to be ignored.

The vacant commercial sites comprise only 2.3 acres, roughly the same amount of land as is occupied by commercial uses today. An additional 10 acres of land is occupied by residences in the downtown area designated for a mix of commercial and residential uses. This land could be redeveloped for new commercial buildings, or the homes could be used by businesses.

Industrial Land

- Weston's 90 acre industrial site is one of the largest in the area
- Jones-Normel (ex. Smith Canning and Freezing) controls over half the site and utilizes fully one third of the land for a major vegetable canning and freezing facility. Lamb-Weston operates a frozen food processing plant adjacent to Jones Normel. A grain elevator and PP&L Substation complete the list of industrial facilities
- While the large factories are built on a steep hillside west of Pine Creek, most of the vacant site area consists of a flat low-lying area

along Pine Creek and large tract sloping eastward up to Highway 204. The Flats have been used as industrial sewage lagoons, but could be redeveloped

- The Athena-Milton-Freewater branch of the Union-Pacific Railroad bounds the site on a causeway to the north. A spur serves the existing industries on the west, and an additional spur could serve the vacant eastern part of the industrial site. Daily rail service is provided for Jones-Normel
- The site borders Highway 204, the Weston-Elgin Highway across the Blue Mountains. Easy access is also provided to Highway 11 on the north
- The floodplain of Pine Creek crosses the site but does not affect more than a strip of land along the creek
- The existing industrial plants and the City of Weston share a large well south of the City. Water lines could be extended to individual sites, and process water as well as domestic supply could probably be obtained. The City is currently upgrading its water system. Industrial sewage disposal would probably have to be arranged by each industry, but domestic sewer service could be provided by the City
- Weston could easily accommodate heavy industry

TABLE 4: WESTON BUILDABLE LANDS INVENTORY

RESIDENTIAL AREAS

WEST HILL (Acreage Residential)

76.4 acres

61 dwellings, assuming .8 dwellings per acre

NORTH WATER (Suburban Residential)

30.4 acres

76 dwellings assuming 2.5 dwellings per acre

KIRK HEIGHTS (General Residential)

52.3 acres

209 dwellings, assuming 4 dwellings per acre

EAST MAIN (General Residential)

12.8 acres plus 18 adjacent vacant building sites

69 dwellings, assuming 4 dwellings per acre

SCATTERED LOTS

75 vacant buildable 8,000+sqft sites

15 vacant buildable 15,000+ sqft sites

TOTALS

171.9 acres of buildable residential land and

108 vacant building sites, for a total of 505 new dwellings

COMMERCIAL AREAS

2.3 vacant commercial land

10.0 redevelopable residential lands

12.3 buildable commercial lands, all within the downtown area

INDUSTRIAL AREAS

53.7 vacant buildable industrial lands, all in the northern industrial district

NOTE: The total potential population of Weston is 1,900, roughly triple that of today (650). However, as noted earlier, such a large amount of growth would be totally dependent on a major increase in the employment opportunities available. Development of new industries in northern Weston could trigger such residential growth.

Weston
(1978a)

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR UMATILLA COUNTY

Regarding the adoption)	
of the City of Weston)	
Comprehensive Plan)	Ordinance No. <u>78-5</u>
as an amendment)	
to the Umatilla)	
County Comprehensive)	
Plan.)	

WHEREAS, the City of Weston, Oregon, has adopted as part of its Comprehensive Plan an Urban Growth Boundary encompassing land lying outside the Weston corporate city limits, hereinafter referred to as the Weston Urban Growth Area; and

WHEREAS, the Weston Urban Growth Area is included in the City of Weston Comprehensive Plan, with Goals, Objectives, and Policies and the Land Use Plan being applied to the Area; and

WHEREAS, that land within the Weston Urban Growth Area is presently under the jurisdiction of Umatilla County and included within the Umatilla County Comprehensive Plan; and

WHEREAS, the Umatilla County Planning Commission reviewed the City of Weston Comprehensive Plan and held a public hearing on June 14, 1978, and the Umatilla County Board of Commissioners reviewed the City of Weston Comprehensive Plan and held a public hearing on June 21, 1978, and adopted said Plan by resolution that day; and

WHEREAS, the City of Weston and Umatilla County proposed to enter into an agreement entitled the Weston Urban Growth Area Joint Management Agreement, which provides for Umatilla County administering land use controls within the Weston Urban Growth Area utilizing the City of Weston Comprehensive Plan and zoning and subdivision standards, and providing opportunity for the Weston Planning Commission and Weston City Council to review and comment on many land use requests affecting the Weston Urban Growth Area; and

WHEREAS, the Weston Urban Growth Area Joint Management Agreement was approved by the Weston City Council on July 12, 1978 and was reviewed by the Umatilla County Planning Commission on July 12, 1978; and

WHEREAS, a public hearing on this ordinance and the Weston Urban Growth Area Joint Management Agreement was held before the Umatilla County Board of Commissioners on Wednesday, July 19, 1978, and notice of the hearing was published in the "East Oregonian" on July 8th and 14th, 1978; and

WHEREAS, the Umatilla County Board of Commissioners approved the Weston Urban Growth Area Joint Management Agreement on July 19, 1978.

The Board of County Commissioners for Umatilla County, Oregon hereby ordain as follows:

The Umatilla County Comprehensive Plan, originally adopted on April 6, 1972, is amended to adopt the City of Weston Comprehensive Plan for that land designated as being within the City of Weston Urban Growth Boundary, but outside of corporate city limits, referred to as the Weston Urban Growth Area as referenced and mapped in the City of Weston Comprehensive Plan as adopted by the Weston City Council on May 30, 1978. The substantive provisions of the City of Weston Subdivision and Zoning Ordinances are also adopted by reference for application only in the Weston Urban Growth Area.

Dated this 19th day of July, 1978.

UMATILLA COUNTY BOARD OF COMMISSIONERS

F. K. Starrett

F. K. Starrett, Chairman

Ford Robertson

Ford Robertson, Vice-Chairman

Barbara Lynch

Barbara Lynch, Commissioner

ATTEST: County Clerk

Jessie M. Bell
Jessie M. Bell

WESTON URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

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

The terms of this Joint Management Agreement shall be applicable to the City's Urban Growth Area. For the purposes of this Agreement, the Urban Growth Area shall be defined as that area of land extending from the City's corporate limits to the City's Urban Growth Boundary as referenced and mapped in the City's Comprehensive Plan on May 30, 1978, and hereby incorporated into and made a part of this document (see Attachment A).

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

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

I. Introductory Information

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

II. General Comprehensive Plan Provisions

- A. The County shall retain responsibility for land use decisions and actions affecting the City's urban growth area, such responsibility to be relinquished over any land within this area upon its annexation to the City subject to provisions of ORS 215.130(2)(a).
- B. The City's urban growth area has been identified as urbanizable and is considered to be available over time for urban expansion. In order to promote consistency between the City's planning effort and County land use decisions and actions affecting the urban growth area, the County shall incorporate that portion of the City's Comprehensive Plan which addresses the urban growth area into the County Comprehensive Plan.

- C. After the City's Comprehensive Plan has been reviewed by the County Board of Commissioners and after County concurrence with and approval of the Plan for the area within the corporate City Limits and adoption of the Plan for the Urban Growth Area, all public sector actions which fall within the scope of the City's Comprehensive Plan shall be consistent with the Plan.
- D. Land within the urban growth area presently zoned for Exclusive Farm Use shall remain Exclusive Farm Use until rezoning is requested, and such rezoning shall be consistent with the City's Comprehensive Plan.
- E. It is the policy of the City and County to maintain a rapid exchange of information relating to their respective land use decisions which affect the City's urban growth area.

III. Zoning and Subdivision Ordinances

- A. The substantive, as opposed to procedural, portions of the City's Zoning and Subdivision Ordinances (see Attachments C-1 and C-2) shall be incorporated by reference into and made a part of the County Zoning and Subdivision Ordinances with exceptions as necessary and as agreed upon in writing by both parties to this Joint Management Agreement no later than November 1, 1978.
- B. For the purposes of this Joint Management Agreement:
 - 1. Substantive provisions of a zoning ordinance shall be those sections of the ordinance which establish outright uses, conditional uses, and zone requirements (e. g. minimum lot sizes, setback requirements, etc.) and the zoning map; and,
 - 2. Substantive provisions of a subdivision ordinance shall be those sections of the ordinance which establish design standards for required improvements.
- C. A Current Zoning Map and Growth Zoning Map shall be adopted as a part of the City Zoning Ordinance and shall include both the area within the City Limits and the Urban Growth Area.
 The Current Zoning Map will portray the zoning pattern to be in effect immediately following adoption of the City Zoning Ordinance and will generally only zone for urban uses within the existing built-up area of the City. The Current Zoning Map shall:
 - 1. Apply to land within the City Limits upon adoption of the Ordinance
 - 2. Be a recommendation to the County for rezoning all lands within the Urban Growth Area where existing zoning is inconsistent with the City Comprehensive Plan by type of use allowed, except for land zoned Exclusive Farm Use pursuant to Section II(D)

The Growth Zoning Map will portray the recommended zoning pattern to be applied as lands within the City Limits and Urban Growth Area are developed over the coming years. The Growth Zoning Map shall:

3. Be a recommendation to the City for rezoning currently undeveloped lands within the City when urban development of the land is proposed
 4. Be a recommendation to the City for rezoning lands within the Urban Growth Area upon annexation to the City
 5. Be a recommendation to the County for rezoning lands within the Urban Growth Area when urban development of the land is proposed prior to annexation
- D. After action is taken by the County pursuant to Section III(C2) above, all subsequent rezoning by the County shall be consistent with the City Comprehensive Plan and Growth Zoning Map except that adequate findings for the need to rezone land shall be required.
- E. The above mentioned incorporated Ordinances shall be applied to zone change, conditional use, variance, subdivision, major partition, minor partition, and building permit requests affecting the City's Urban Growth Area.

IV. Referred Application Situations

- A. The County Planning Department shall refer the following requests affecting the City Urban Growth Area to the City for its review and comment within ten (10) working days of the date the request was filed with the County Planning Department.
1. Conditional use
 2. Variance
 3. Subdivision
 4. Major partition
 5. Applications for the following uses permitted outright in the Exclusive Farm Use zone:
 - a. church
 - b. school
 - c. utility facility
 - d. hog farm, poultry farm, or feedlot
 6. Cemetary
 7. Zone Change
- B. The City Planning Commission shall review the request and submit its recommendation to the County Planning Department, except for subdivision and zone change requests which will be referred to City Council for further review. All recommendations will be submitted to the appropriate body within fourteen (14) calendar days of the date the request was received by the City.

City Council will review the referred requests and Planning Commission recommendations and will submit its own recommendations to the County Planning Department within fourteen (14) calendar days of the date the request was received from the Planning Commission. The total City review period for requests being reviewed by both Planning Commission and City Council will be thirty (30) calendar days in duration.

- C. It is agreed that the County will refer any proposed discretionary action back to the City for its review and comment in the event such action was not addressed in the original request for review. The same time limitations imposed by Sections IV A and B above shall be applicable.
- D. The County shall retain final decision-making responsibility for all land use actions affecting the City urban growth area, but such decisions shall only be made after the receipt of timely recommendations from the City.

Standard County procedures will be utilized for processing and reviewing each request, except that the appropriate City review period and referral system will be accommodated to allow City response before the County Planning Commission reviews the request or the County Planning Department takes action on it.

- E. Should no recommendations be forthcoming within established response times, absent a request for an extension, the City shall be presumed to have no negative comment regarding the application.
- F. The City will promptly be informed of the action taken by the County on all requests affecting the City Urban Growth Area (including standard building permit sign-offs).
- G. The City Planning Commission will inform the City Council of its recommendations to the County concerning request that are not referred to City Council.

V. City Services

- A. The City may extend City services to any site located within the City Urban Growth Area at the affected property owners request and expense, provided that the site is contiguous to the City Limits.
- B. For the purposes of this Joint Management Agreement, City services shall be limited to community water and sewer.
- C. For the purpose of this Joint Management Agreement, "contiguous" shall be defined as "adjacent to," in that the bulk of the site must directly adjoin the City, rather than being connected to the City by a narrow strip of land extending outward along a road.
- D. For the purposes of this Joint Management Agreement, expenses to be incurred by the affected property owner shall established by City Council.
- E. Service and hook-up charges shall be established by the City Council.

VI. Annexations

- A. Annexation of sites within the City Urban Growth Area shall be in accordance with relevant annexation procedures contained in the Oregon Revised Statutes and Oregon case law and shall not occur until such sites become contiguous to the City as required by the Oregon Revised Statutes.

VII. Roads

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

- A. The circumstances under which the City will assume ownership of and maintenance responsibility for County Roads within the corporate limits.
- B. The conditions under which new streets and roads will be developed in conjunction with subdivisions within the City urban growth area.
- C. The conditions under which new public streets and roads, other than subdivisions will be developed within the City urban growth area.
- D. The conditions under which existing roads designated as future arterials in the City Comprehensive Plan will be improved.
- E. See Attachments F-1 and F-2 for existing county roads within the corporate limits and the City urban growth area.

VIII. Appeals.

- A. As the County retains responsibility for land use decisions and actions affecting the urban growth area, appeals from such decisions and actions shall be in accordance with the appeals process specified in the County Zoning or Subdivision (or other) Ordinances, applicable state statute or administrative rule.
- B. In the event that either the County Planning Commission or the County Board of Commissioners disagrees with the City comment and recommendation provided for in Section IV of this Agreement, the City shall have standing to appeal as provided in Section VIII (A).

XI. Comprehensive Plan and Implementation Measure Review and Amendment.

- A. The City Comprehensive Plan, including this Joint Management Agreement, and the zoning, subdivision, and other implementation ordinances or measures shall be reviewed at least annually to determine 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 urban growth area;
 6. Concerns of affected governmental units; and
 7. County administration of land use regulation within urban growth areas.

- B. If the City Comprehensive Plan, implementation resources, or both fail to conform to any or all of the above-mentioned criteria, the non-conforming document shall be amended as soon as practicable. Such amendments shall be adopted:

By a majority of both the full City Council and the County Board of Commissioners after recommendations have been received from the Planning Commissions of the County and the City.

- C. The City or affected property owners shall initiate amendments to the City Comprehensive Plan and City Ordinances. Amendments to the Urban Growth Boundary or this Joint Management Agreement may be initiated by either the City or the County, but only subsequent to joint consultation between the City and County regarding any proposed amendment.

XII. Severability

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

IN WITNESS WHEREOF, this Weston Urban Area Joint Management Agreement is signed and executed:

this 19th day of July, 1978

this 12 day of July, 1978

UMATILLA COUNTY
BOARD OF COMMISSIONERS

WESTON CITY COUNCIL

P. K. Standa

Hugh P. Gulliland Mayor

Jane Stulka

Jim Delpk

Barbara Lynn

Harry Meier

Loyal Hood

WESTON URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

Amendment: Section IX(C) to read

"The City, County, or affected property owners may initiate amendments to the City Comprehensive Plan for the Urban Growth Area." second sentence to remain as is

IN WITNESS WHEREOF, This amendment to the Weston Urban Growth Area Joint Management Agreement is signed and executed:

this 19th day of July, 1978

this 9 day of Aug., 1978

UMATILLA COUNTY
BOARD OF COMMISSIONERS

WESTON CITY COUNCIL

F. K. Street
Barbara Lynch
Judith Baker

Hugh P. Gilliland - Mayor
Harry Miller
Loyal Ford
Wm R. Simpson
Lynn Delp

RECEIVED

AUG 22 '78

UMATILLA COUNTY
PLANNING COMMISSION

DOCUMENTS
LOCAL

Weston
(1979c)

Library

Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

December 14, 1979

The Honorable Lyn Delph
Mayor, City of Weston
P.O. Box 427
Weston, OR 97886

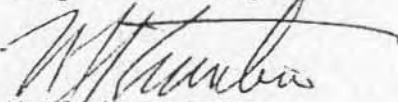
Dear Mayor Delph:

It gives me a great deal of pleasure to confirm that the Land Conservation and Development Commission, on December 6, 1979 officially acknowledged the comprehensive plan and implementing ordinances of the City of Weston as being in compliance with ORS 197 and Statewide Planning Goals.

The acknowledgment signifies a historic step for the City's land use planning program. By effectively planning ahead for the wise use of your valuable land, you have set an excellent example for other communities to follow.

I would like to commend the local officials, staff, and citizens of your community for their hard work and foresight in the field of land use planning.

Congratulations,



W. J. Kvarsten
Director

WJK:LC:mh
GL4(a)

Enclosure

cc: Umatilla County Board of Commissioners
Jeri Cohen, County Coordinator
Dennis Olsen, Umatilla County Planning Director
Jim Kennedy, Field Representative

BEFORE THE LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF THE CITY OF)
WESTON'S COMPREHENSIVE PLAN)
AND IMPLEMENTING MEASURES)

COMPLIANCE ACKNOWLEDGMENT
ORDER

On June 29, 1979, the City of Weston, pursuant to ORS Ch. 197.251(1) (1977 Replacement Part), requested that its comprehensive plan and implementing measures, consisting of the Weston Comprehensive Plan, adopted May 30, 1978, amended June 27, 1979; Weston Information Report; Zoning Ordinance #79-2, adopted May 9, 1979; Subdivision Ordinance #S78-3, adopted October 12, 1978; Umatilla County Ordinance #78-5 adopting the Weston Plan and Urban Growth Area Joint Management Agreement, adopted July 19, 1978; be acknowledged by the Land Conservation and Development Commission in compliance with the Statewide Planning Goals.

The Commission reviewed the attached report of the staff of the Department of Land Conservation and Development on December 6, 1979, regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section IV of the report constitutes the findings of the Commission.

Based on its review, the Commission finds that the Weston comprehensive plan and implementing measures comply with Statewide Planning Goals adopted by this Commission pursuant to ORS Ch. 197.225 and 197.245.

Now therefore be it ordered that:

The Land Conservation and Development Commission acknowledges that the comprehensive plan and implementing measures of the City of Weston are in compliance with the Statewide Planning Goals.

DATED THIS 14th DAY OF December, 1979.


W. J. Kvarsten, Director

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE
City of Weston

DATE RECEIVED: July 25, 1979 DATE OF COMMISSION ACTION: December 6, 1979

I. REQUEST: Acknowledgment of Compliance with the Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends the Commission acknowledge the City of Weston comprehensive plan and implementing measures in compliance with the Statewide Planning Goals.

B. Local Coordination Body:

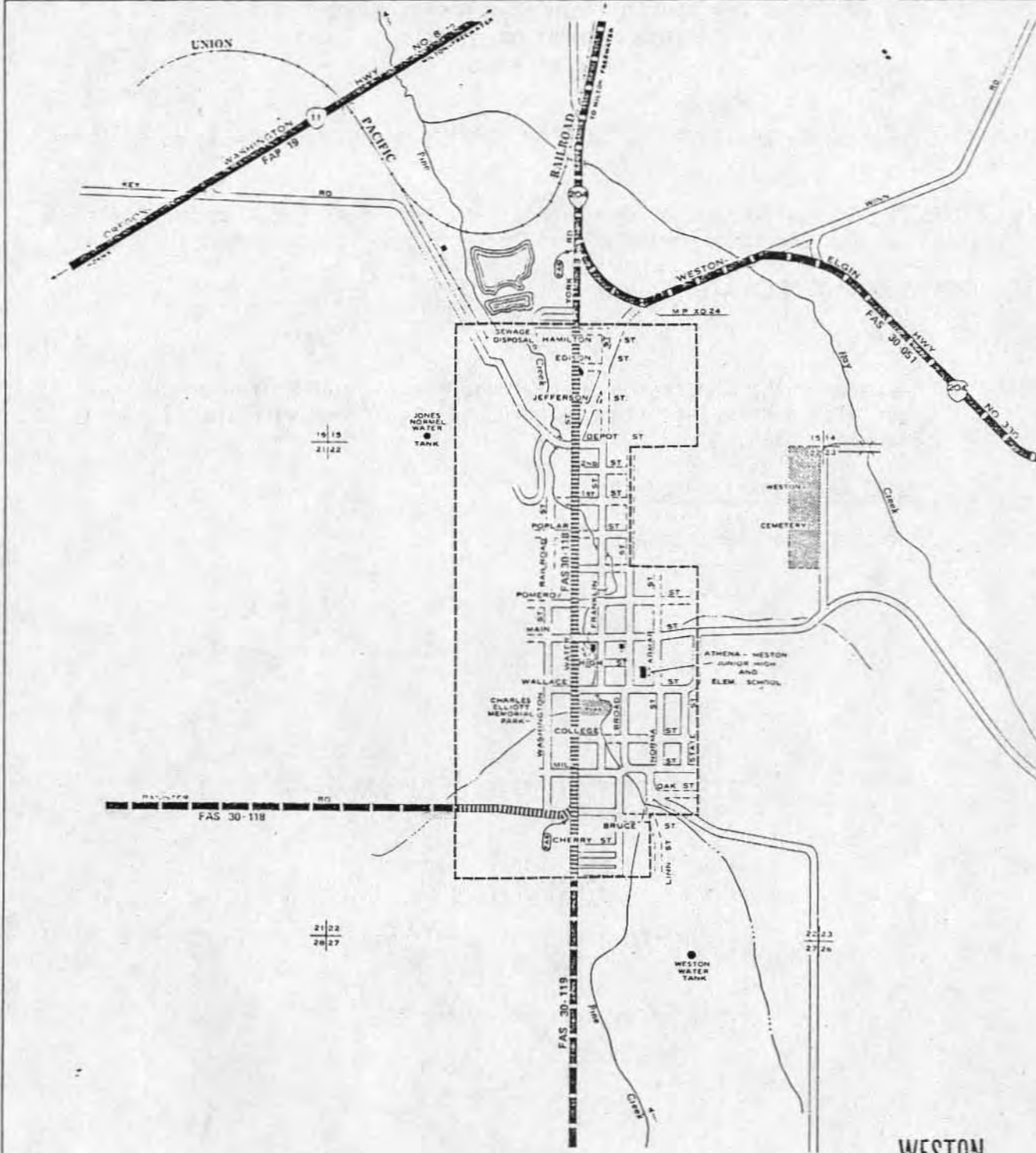
Recommends acknowledgment.

FIELD REPRESENTATIVE: Jim Kennedy
Phone: 963-2918

LEAD REVIEWER: Lloyd Chapman
Phone: 378-4932

LOCAL COORDINATOR: Jeri Cohen
Phone: 276-6732

Date of Report: November 21, 1979



T 4 N R 35 E W. M.

WESTON

UMATILLA COUNTY, OREGON

Prepared by the
OREGON STATE HIGHWAY DIVISION
in cooperation with
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

Population 625
Scale 1" = 1/2 MI.

Revised April 1976

LEGEND

- | | |
|-------------------------------------|---------------------------|
| FEDERAL AND INTERSTATE SYSTEM | INTERSTATE NUMBERED ROUTE |
| FEDERAL AID PRIMARY SYSTEM | U.S. NUMBERED ROUTE |
| FEDERAL AID SECONDARY SYSTEM STATE | STATE NUMBERED ROUTE |
| FEDERAL AID SECONDARY SYSTEM COUNTY | |
| OTHER FEDERAL AID SECONDARY LOCAL | |
| TERMINATION OF FEDERAL AID SYSTEM | POST OFFICE |
| DIVIDED HIGHWAY | PUBLIC BLDG. |
| UNDIVIDED HIGHWAY - NO. OF LANES | SCHOOL |
| STREET OPEN FOR TRAVEL | CITY CENTER |
| STREET DEDICATED BUT NOT OPEN | CITY DEPOT |
| | CITY LIMITS |
| | LIBRARY |
| | CITY HALL |
| | COUNTY HOUSE |
| | JEWELRY |

III. BACKGROUND INFORMATION:

A. GEOGRAPHY:

The City of Weston is located in eastern Umatilla County along Pine Creek, approximately 20 miles northeast of Pendleton.

B. GOVERNING BODY:

Weston is governed by a mayor and a four-person City Council.

C. POPULATION:

1978-620
1975-625
1970-660
1960-783
1950-679
1940-498

D. PLAN AND IMPLEMENTING MEASURES:

Weston Comprehensive Plan, adopted May 30, 1978, amended June 27, 1979;
Weston Information Report;
Zoning Ordinance #79-2, adopted May 9, 1979;
Subdivision Ordinance #S78-3, adopted October 12, 1978;
Umatilla County Ordinance #78-5 adopting the Weston Plan and Urban Growth Area Joint Management Agreement, adopted July 19, 1978.

E. COMPLIANCE STATUS

The City received a planning extension in June 1976 with an initial compliance date of January 1979. Subsequent extensions were granted and \$13,440 in planning assistance grants awarded.

IV. FINDINGS:

A. General Overview:

Weston was founded in 1878 in the valley of Pine Creek as a service center for developing agricultural activity in the area. The City soon became the biggest city in Umatilla County and the home of Eastern Oregon State College. A local brick factory supplied building materials to the area and a number of brick buildings remain.

The City has two major food processors but many residents work outside the City. The plan calls for expansion of the industrial area to allow for additional economic development.

The City was assisted by Umatilla County and Steve Randolph, a consultant, in developing the plan.

A population projection of 800 is used in the plan, an increase of 120 over the current population. However, the plan also seeks to provide for increased population should additional industry be attracted to the City.

An urban growth boundary encompassing 445 acres has been adopted. It includes 103 acres outside the city limits. More than 150 acres within the City and 41 acres of the urbanizable area are in farm use.

Statewide Planning Goals 3, 4, 15-1^o are not applicable. The Department is recommending that the plan be acknowledged.

B. Goal Compliance:

1. Citizen Involvement: (Goal 1)

Weston's citizen involvement program was approved by LCDC in June 1976. At that time the Planning Commission was approved as the Committee for Citizen Involvement.

Participation has been focused through activities of the Planning Commission (Plan, p. 1), however, two community surveys were conducted as part of the process. A tabloid with the plan map and draft policies was distributed to all residents of the City.

The plan (p. 10) includes policies to assure involvement in future changes of the plan and UGR.

Conclusion: The City of Weston complies with Goal 1.

2. Land Use Planning: (Goal 2)

The City has adopted a comprehensive plan supported by a factual base in the Information Report and findings in the plan. Policies have been adopted which show city commitment to future courses of action. Subdivision and zoning ordinances have been adopted to implement the plan.

Umatilla County has adopted the Weston Plan as an amendment to the County Plan for the urbanizable area.

Appendices to the plan include information on affected agencies and the coordination process. A two-year plan review schedule is set (Plan, p. 11).

Conclusion: The City of Weston complies with Goal 2.

3. Agricultural Lands: (Goal 3)

Not Applicable.

4. Forest Lands: (Goal 4)

Not Applicable.

5. Open Spaces, Scenic and Historic Areas, and Natural Resources:
(Goal 5)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Information Report pp. 26-29, 40; Plan p. 4;

Plan Policies: Plan pp., 12-13.

Implementing Measures: Zoning Ord. Section 2.110, 3.10, 4.10; Subdivision Ordinance Section 4.9

The City has inventoried (Info. Report pp. 26-29) wetlands, fish and wildlife habitat, mineral and aggregate resources, historic sites (p. 40) and energy resources. Significant natural resources do not exist (Info. Report pp. 26-29). The Saling House, on the National Registry, and a cemetery outside the planning area are identified historic sites. Interest in a downtown historic zone is also indicated (Info. Report p. 40). The Statewide Inventory includes both historic sites. The attached letter from ODOT incorrectly states that the cemetery is not identified in the Plan.

Plan policies (p. 13) encourage the conservation of natural vegetation and consider the establishment of an historical zone.

Implementing Measures

The zoning ordinance requires that a development permit be obtained prior to construction in the City. Development standards are identified which deal specifically with waterways and maintaining natural vegetation (Zoning Ord Sec 3.10). The flood hazard overlay zone (Zoning Ord. Sec 4.10) applies to the area along Pine Creek and provides some protection for resources along the Creek.

Though a historic zone has not yet been adopted the one identified site within the City is owned by the Western Pioneer Association and is currently being restored to serve as a museum (Personal Communication, City Planner, 11/13/79).

The subdivision ordinance (Sec. 4.9) requires preservation of existing features such as been watercourses and historic sites.

Conclusion: The City of Weston complies with Goal 5.

While specific implementing measures have not been adopted to protect the Saling House, it is currently being restored for a museum. The Department believes that this adequately protect the resource.

Suggestion for Plan and Implementing Measure Improvement

It is suggested that the City adopt implementing measures to protect other potential historic sites in the downtown area.

6. Air, Water and Land Resources Quality: (Goal 6)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Info. Report p. 28; Plan p. 4.

Plan Policies: Plan p. 13.

Implementing Measures: Zoning Ord. Sec. 2.104, 3.32.

The plan (Info. Report p.28) briefly summarizes existing resource quality issues.

Plan policies (p. 13) require continued compliance with state and federal environmental standards. Nonpoint source pollution problems in nearby agricultural lands are recognized.

Development standards are provided relative to erosion and to noise in the industrial zone.

Conclusion: The City of Weston complies with Goal 6.

7. Areas Subject to Natural Disasters and Hazards: (Goal 7)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Info. Report pp. 27, 22A, 24, 24A, 26-27, Plan p. 4.

Plan Policies: Plan pp. 13-14, Plan Map

Implementing Measures: Zoning Ordinance Section 3.110, Article 3.

The plan recognizes flood hazards in the planning area. Weston is located along Pine Creek and "the areas immediately adjacent to the creek are flat...with the immediate hillsides rising steeply; over 12% slope" (Info. Report p. 22). The plan (p. 4) notes that development has already occurred along the creek and the hillside hazards can generally be reduced. Mapping of steep slopes is primarily for erosion rather than landslide problems (Personal communication, City Planner, 11/13/79).

Plan policies (pp. 13-14) discourage development in hazardous areas and require site specific hazard information in such areas.

The zoning ordinance includes a flood hazard overlay zone (Sec. 2.110). Development standards (Article 3) relate to grading and excavation. Larger developments including mobile home parks, apartments, and industries must prepare a conservation plan when located on hillsides or along a watercourse (7.0. Sec. 3.31(b)).

Conclusion: The City of Weston complies with Goal 7.

Suggestions for Plan and Implementing Measure Improvement

It is suggested that Article 3 of the zoning ordinance be amended to include specific reference to development on hillsides.

8. Recreational Needs: (Goal 8)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Info. Report pp. 36-37, 50. Plan, p. 5.

Plan Policies: Plan, pp. 14-15

Implementing Measures: Subdivision Ord. Sec 4.8.

The plan includes an inventory of existing recreational facilities (Info. Report p. 36) and priorities for development (Plan, p. 5). Plan policies (pp. 14-15) address each of these needs. Community facilities are conditional uses in residential zones in the City. The subdivision ordinance requires that parks and recreation land be reserved (Sec. 4.8).

Conclusion: The City of Weston complies with Goal 8.

9. Economy of the State: (Goal 9)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Info. Report pp. 40-46, Plan pp. 5-6.

Plan Policies: Plan p. 15

Implementing Measures: Zoning Ord. Secs. 2.80-2.100.

The economy of the community is summarized by the following quote (Information Report pp. 44-45):

"The economic base of the area is agriculture, wheat and peas. The processing of agricultural products is a major activity here and accounts for the largest employment base followed by government and agriculture. Labor for the industries is provided primarily by residents outside the community. The continuing future viability of the community is dependent on its ability to attract more residents and in turn support an expanded commercial center."

The Lamb Weston and Jones Normal food processing plants in Weston employ nearly 200 full-time people and several hundred more during peak production.

Plan policies address maintaining the commercial core and working with ECOAC and the Port of Umatilla to attract new industry (Plan, p. 15).

There are 11 commercial establishments within the City. Some additional vacant commercial land is provided through a residential-commercial designation and zone (Information Report p. 54, Plan, p. 35).

All industrial land within the City is developed (Information Report p. 52). Land outside the City, within the UGR and adjacent to existing industrial development, has been designated and zoned for industrial use.

The zoning ordinance includes Residential-Commercial (Sec. 2.80), Central Commercial (Sec. 2.90) and General Industrial (Sec. 2.100) zones.

Conclusion: The City of Weston complies with Goal 9.

10. Housing: (Goal 10)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Information Report pp. 31-34, 59-89, Plan pp. 6, 21-32.

Plan Policies: Plan pp. 15-16.

Implementing Measures: Zoning Ordinance, pp. 8 - 17.

A door-to-door housing survey was conducted in the summer of 1977. The survey looked at housing stock, housing conditions, income and current housing needs. (Information Report pp. 59-89). Existing land use has been mapped. Additional information on recent building trends is also provided (Plan, p. 27).

The chart below summarizes current housing and building trends:

<u>Housing Type</u>	<u>Units Added 73-79</u>	<u>Units 1970</u>
Single Family	5	213
Mobile Homes	25	45
Duplex	2	2
Apartments	0	4

Lands Suitable and Available

The City has inventoried residential lands (Plan pp. 30-35) to determine the amount of vacant land suitable and available for development. Platted building sites within developed areas are inventoried along with the potential in unplatted areas. The major suitability factor is the flood plain. Acres of steep slope are considered buildable, though at a lower density than the valley floor. The unknown availability of both platted parcels and unplatted parcels in farm use is also discussed.

Lands Needed

Weston has assumed that it will maintain 1.4% of the County population of Umatilla County. The Information Report (p. 52) indicates that 120 additional people are expected and a need for 48 dwelling units shown. Needs for apartment, rental houses and building lots are recognized as well as the importance of mobile homes as an affordable housing type (Plan, p. 6). No breakdown of housing needs by type is provided.

Approximately 172 acres of buildable land has been designated residential to meet this need.

The plan (p. 35), indicates that 2.3 acres of vacant land are zoned Commercial. Four buildable sites with approximately one acre of land in the Residential-Commercial zone are also identified (Plan pp. 33-35).

Plan Policies

The City has adopted policies (Plan, p. 16) including the following:

"To utilize as needed Federal programs that provide monies for housing assistance and rehabilitation and weatherization.

"To encourage development within present residential platted sites and areas.

"To maintain a flexible policy regarding the location of apartments, dual or triple-wide mobile homes, and modular houses within the city, providing appropriate site development regulations to insure their compatibility within neighborhoods.

"To encourage maintenance and upkeep of existing housing.

"Encourage the development of a variety of housing types to satisfy the differing needs of households within the community."

Implementing Measures

The Weston Zoning Ordinance includes two agricultural zones and six residential zones.

The Agricultural-Farm Use Zone (Zoning Ord. Sec 2.20) (A-FARM) is an EFU zone with a 19 acre minimum lot size and is applied to approximately 150 acres of land currently in farm use.

The Agricultural-Residential Zone (Zoning Ord. Sec. 2.25) (A-RES) allows single family dwellings or double-wide mobile homes on one-acre lots. Only a very small area is currently in this zone, but the corresponding plan designation is applied to the entire West Hills area. This area totals 76 acres and is currently zoned A-FARM. Much of this area is in relatively steep slopes and subdivision ordinance requires subdivisions to be connected to the public sewerage system.

Approximately 30 acres of land are zoned Suburban-Residential (R-SUB). The zone (Zoning Ord. Sec. 3.30) allows single family dwellings and double and triple wide mobile homes on 15,000 square foot lots.

The General-Residential Zone (R-GEN) (Zoning Ord. Sec 2.40) is the basic residential zone and is applied to most of the developed residential area and 65 acres of buildable land on the eastern side of the City. Single family, duplexes and double and triple wide mobile homes are permitted uses with a minimum lot size of 8,000 square feet.

Apartment Residential (R-APT) (Zoning Ord. Sec. 2.60) and Mobile Home Park Residential (R-MHP) (Zoning Ord. Sec. 2.70) Zones are single purpose zones for such uses. They are not currently applied to any existing development or buildable land and would require a zone change. The Ordinance states that, "The zone is to be applied anywhere outside the downtown area when development of apartments is desired."

As noted above, double-wide mobile homes are a permitted use in most residential zones. The Special Residential Zone (R-SPC) (Zoning Ord. Sec. 2.50) has been adopted to allow single-wide mobile homes as a conditional use. Individual building sites exist in the area zoned R-SPC.

Conclusion: The City of Weston complies with Goal 10.

The City has surveyed housing needs, inventoried buildable lands, adopted policies and zoned land to meet needs.

Arriving at this conclusion has been difficult because of the City's handling of apartments. However, the following facts seem most relevant to the Department:

1. The apparent small need for apartments;
2. The permitting outright of apartments in the General Commercial and Residential Commercial Zones; and
3. Identification of approximately 3.3 acres of buildable land in the COM and R-COM zones.

The City's process to require rezoning for apartments outside of the downtown area may place an increased burden on the developer, as opposed to a conditional use. However, the Department has no basis to determine that the City will not comply with its own plan policy "to encourage the development of a variety of housing types."

11. Public Facilities and Services: (Goal 11)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Information Report pp. 34-40, Plan p. 7

Plan Policies: Plan pp. 16-17

Implementing Measures: Zoning Ordinance pp. 26-28

The plan includes an inventory of urban services including sewers, water and schools (Info. Rep. pp. 34-40). There is no discussion of solid waste or storm drainage in the Information Report, however, the Plan (p. 7) states that "other city services such as solid waste disposal, fire and police protection and storm drainage, appear to be adequate to meet present and future demand."

Service problems are identified relative to sewer service. In part because of the heavy demands of the food processing plants, the present system is believed near capacity (Info. Rep. p. 38). According to DEO (Personal Communication) the plant is operating at approximately 3/4 of capacity. Water distribution problems are being alleviated through a \$650,000 grant/loan guarantee which has been approved.

Plan Policies:

Policies (pp. 16-17) including the following have been adopted:

"To provide adequate maintenance of city water, sewer and storm drainage systems."

"Consideration of pooling to provide enforcement of ordinances, medical and health care and adequate schools."

"To plan public facilities, utilities and services to meet expected demand through development of capital improvements programs."

"Extend services only to areas adjacent to existing development and municipal service facilities."

"Evaluate the impact of proposed developments on municipal services and the ability of the city to accommodate the increase in demand, as a part of the review process for each building permit, zoning change, subdivision application and annexation proposal."

"Require annexation of land outside the city limits prior to extension of requested city services to that land" (Plan, p. 17).

Implementing Measures:

Development standards are applied to all residential zones and require the provision of municipal sewer and water service (Zoning Ord. p. 28). Standards are also provided for drainage (Zoning Ord. pp. 26-27; Subdivision Ord. Sec. 4.3). The ordinance also includes a Growth Zoning Map which recommends future zoning of lands, particularly those now in agricultural use (Zoning Ord. pp. 47-48).

Conclusion: The City of Weston complies with Goal 11.

Several commenters noted the sewer service "problem." According to DEO, the system is not yet at capacity. The plan recognizes the need to further study the problem and eventually to upgrade the system. There is adequate time and commitment to plan for such an upgrading.

The City has not inventoried existing storm sewerage in the City. However, they indicate that future needs can be met, have adopted policies relative to the service and have adopted implementation measures adequate to assure timely, orderly and efficient services.

By executive order, the Governor has designated the County as the planning and implementing agency for solid waste (Executive Order 78-16). The City plan does not reference this fact, but does recognize that solid waste is a City service. The service is currently franchised by the City (personal communication, 11/21/79). General facilities policies have been developed to insure adequate provision of this service.

Suggestion for Plan and Implementing Measure Improvement

It is suggested that the City include in the Information Report information on storm drainage and solid waste services.

12. Transportation: (Goal 12)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Information Report pp. 36, 37, 37a, 38;
Plan pp. 7-8

Plan Policies: Plan pp. 17-18

Implementing Measures: Subdivision Ord. pp. 32-33

Weston has included information on automobile, soil, bus, truck and air transportation available (Info. Rep. pp. 37-38). Future development of a bicycle path is also considered (Info. Rep. pp. 36-37). Need for transportation services for the disadvantaged is discussed, along with the plan of a nonprofit corporation to provide such service (Info. Rep. p. 38).

Plan policies (pp. 17-18) address improving road conditions, rail transportation and transportation disadvantaged.

Street standards are established in the subdivision ordinance (pp. 33-35).

Conclusion: The City of Weston complies with Goal 12.

13. Energy Conservation: (Goal 13)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Information Report p. 29

Plan Policies: Plan, p. 18

Implementing Measures: Zoning Ord. p. 25

The plan (Info. Rep. p. 29) recognizes the high number of clear and sunny days as the major energy resource in the City. A policy to revise the zoning and subdivision ordinance "to protect sun rights and encourage utilization of solar energy and landscaping to reduce summer cooling needs" (Plan, p. 13) has been adopted.

Development standards in the zoning ordinance (p. 25) require the planting of shade trees "for the express purpose of reducing energy consumption."

Conclusion: The City of Weston complies with Goal 13.

14. Urbanization: (Goal 14)

The acknowledgment request contains the following to comply with this Goal:

Factual Information: Information Report pp. 47-54; Plan pp. 8-9 and 22-37

Plan Policies: Plan p. 18

Implementing Measures: Joint Management Agreement.

The City of Weston and Umatilla County have adopted an urban growth boundary based on the seven factors of Goal 14. The boundary includes 341 acres within the City and 104 acres in the urbanizable area outside the City. Two major areas outside the City are included; 49 acres for industrial use and one parcel of approximately 23 acres surrounded by the City on three sides and designated for residential development.

The Plan discusses two population projections (Info. Rep. pp. 47-48) and indicates that approximately 120 additional people can be anticipated (Info. Rep. p. 52). The Plan (p. 8) further states that "indications are that if an adequate supply of residential lots and rented housing were made available, a larger number of persons would be attracted to Weston."

Need Factors (1-2)

The following justification (Plan p. 8) is provided for the industrial site:

"Most of the industrial tract within the city is already occupied and the County has designated land adjacent to the city industrial area for both agribusiness and industrial uses. The area directly north is low-lying and housed the city's sewage lagoons but could be developed for industrial uses in the future. The city needs these areas to provide sites for potential new industries."

No need justification is provided for the residential lands. The growth report (Plan, pp. 22-37) states that a total of 505 new dwellings can be built within the planning area, including approximately 162 units outside the City limits (Plan, p. 37).

Locational Factors: (3-7)

The plan (p. 8) states that:

"There are a number of vacant lots within the platted area, but additional land adjacent to the built-up area will be needed for residential expansion."

"Steep-slopes on the West Hill limit that area's usefulness for standard residential subdivisions, but do not preclude larger lot developments."

"Certain lands outside the City Limits to the east are the most suitable for short-term residential expansion as they abutt newly developed areas of town, would be easily served by nearby water and sewer lines, are accessed by East Main, and have more gentle slopes than the West Hill."

"While the northeast portion of the city is also quite suitable for residential development, it is farther away from existing sewer and water lines than the aforementioned sites."

Specific findings are provided for each of the areas included within the urban growth boundary (Plan, pp. 32-36). These findings discuss topography, existing uses, development constraints, availability and potential for services. Residential areas are included in the UGB primarily because they are adjacent to developed areas and can be easily serviced.

Findings regarding the 23 acre residential parcel include: "The northern area (inside the city limits) can be more efficiently serviced by water and street extensions through the southern area; therefore, the Urban Growth Area was drawn to include the land that was once a part of the City." (Plan p. 34).

Transition of Urbanizable Land to Urban Uses

Most of the undeveloped residential area within the urban growth boundary have been zoned Agricultural Farm Use (A-Farm) with a 19 acre minimum lot size. This is an EFU zone and is consistent with the City's policy to allow continued agricultural use within the City and UGB. Approximately ten acres within the City are zoned Ag-Residential with a one acre minimum lot size. The remainder of the land has more dense residential zoning.

Industrial zoning of the industrial land outside the City has been adopted.

Plan policies (p. 13) are 40:

"Encourage the development of new residential areas to the north along the Broad Street water main, to the east along Main Street and above Railroad Street on the West Hill as first phase expansion areas."

"Phase later development of the community according to changing needs and new service extensions."

The Urban Growth Area Joint Management Agreement includes adoption of the city's plan for the urban area as an amendment to the county's plan, adoption of the substantive provisions of the

City's zoning and subdivision ordinances, procedures for coordinating the joint review of actions inside the UGB, policies on the extension of City services, annexations, roads and future zoning. areas now zoned EFU will retain that zone until the lands are converted to urban uses.

The plan requires that annexation precede the provision of city water and sewer services (Plan, p. 17).

The agreement allows identified procedures for review of local decisions and amendment procedures.

Conclusion: The City of Weston complies with Goal 14.

The City and Umatilla County has adopted an urban growth boundary considering th seven factors in the Goal and an Urban Growth Area Joint Management Agreement.

Need for additional industrial land has been demonstrated and inclusion of additional residential land is supported by serviceability of the parcels, nearness to existing development, and the fact that half of the residential land is surrounded by City land on three sides.

C. Comments Received:

The following parties have provided written statements on the request:

<u>Party</u>	<u>Position</u>
Umatilla Co.	Acknowledge*
FHA	No Objection*
DED	No Objection*
Water Res.	No Objection
OBPC	No Objection*
ODOT	Comment *
* Statement attached	

D. Overall Conclusion:

Weston has developed a useful local plan which also address the Statewide Planning Goals.

V. Recommendation:

A. Staff

Recommends that the Commission acknowledge the City of Weston comprehensive plan and implementation measures in compliance with the Statewide Planning Goals.

B. Local Coordination Body

Recommends acknowledgment.

VI. COMMISSION ACTION: (December 6, 1979)

Acknowledge the City of Weston's comprehensive plan and implementing measures as in compliance with the Statewide Planning Goals.

JBK:cz

LC
REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE

LOCAL COORDINATION BODY RECOMMENDATION

City of Weston

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

MAY 14 1979

SALEM

Summary Recommendation

The City of Weston has developed a Plan that seeks to preserve the rural and historic character of the community while encouraging economic development, provision of a variety of housing, and protection of farm land inside the City from premature urban development. The Weston Plan has been coordinated with Umatilla County and affected agencies. Umatilla County co-adopted the Weston Plan, amending the County Comprehensive Plan and Zoning Map for the Weston Urban Growth Area. The Umatilla County Board of Commissioners recommends that the Weston Plan and implementing ordinances and the amended County Plan for the Weston Urban Growth Area be acknowledged as being in compliance with Oregon's Statewide Planning Goals.

Introduction

The City of Weston is a small town of 650 persons nestled in Pine Creek Canyon at the base of the Blue Mountains. The town is halfway between Pendleton and Walla Walla and only three miles from Athena. The Jones-Normel and Lamb-Weston canning and food processing plants dominate the north end of town and provide the largest source of non-farm employment in eastern Umatilla County. Weston also functions as a residential and service center for the farms atop nearby Weston, Reed & Hawley, and Wildhorse Mountains.

Weston is an old town, whose early position as a transportation center and the seat of Eastern Oregon State College endowed the City with many fine brick homes and commercial buildings. Once a rival to Pendleton, the town fell into a period of serious decline. Development of the green pea industry in the 40's, the establishment and growth of the local canneries, and a new function as part of the commutershed for other nearby towns, has brought Weston back to a new prosperity.

The development pattern of Weston is quite low density for the size of the town. Scattered gardens and pastures together with the large lots give the community the rural character that has attracted many new residents and which the City wishes to maintain. The many old homes and buildings contribute equally to the town's character, and Weston is in the midst of a general rehabilitation and paint-up-fix-up effort, largely privately funded.

The rate of housing development has sky-rocketed in the last three years, largely due to the efforts of local mobile home dealers. Installation of mobile homes has been a very controversial subject.

The built-up area occupies only about one third of the land inside the City limits. The canneries and adjoining vacant industrial land take up another one third. Wheat/pea fields fill in the remaining one third, largely in the northeastern and western parts of the City.

With daily Union Pacific rail service, and existing large industrial plants, the extensive vacant lands along the railroad in northern Weston are a prime site for industrial development. Establishment of new facilities on this site would diversify the economy of the entire East End.

Weston recently secured a \$650,000 grant/loan guarantee from FmHA for total reconstruction of the City's water distribution system. The bond issue was approved by the voters and bids have been opened for construction of the project.

PLAN DEVELOPMENT

The City of Weston contracted with the Umatilla County Planning Department for assistance in developing the new Comprehensive Plan and revised implementing ordinances. Sarah Salazar (76-77) and Steve Randolph (78-79) assisted the community in this function. The Weston Planning Commission developed the drafts of the Plan and ordinances, which were then revised by the City Council before adoption. Then-Mayor Hugh Gilliland attended most Planning Commission meetings to provide liason. The Draft Plan, Plan revisions and the proposed Zoning Map were mailed out for public and agency review. Public acceptance of the new Plan, zoning, and ordinances has been quite good, although a few outspoken residents decried the whole program as more government interference. The public hearing on the Zoning Ordinance identified three minor mistakes on the Plan Map. The Comprehensive Plan was subsequently amended by both the City and Umatilla County.

Both the Draft and Final versions of the Weston Comprehensive Plan were brought before the Umatilla County Planning Commission and Board of Commissioners for their review and approval. On July 19, 1978, the Weston Comprehensive Plan was formally approved by Umatilla County and was co-adopted as an amendment to the County Comprehensive Plan for the Weston Urban Growth Area. An agreement between the City and County to jointly manage the Urban Growth Area was also signed at that time. Weston has a policy of preserving farm land for farm use until urban development would be timely. Therefore, Exclusive Farm Use zoning has been applied to the eastern Urban Growth Area as well as the wheat lands inside the City limits. At the request of Weston, varied zoning in the largely industrial northern Urban Growth Area was consolidated using City zones.

Steve Randolph has been aiding Weston in Plan administration although a contract for his services through the County has not been finalized.

IMPORTANT DATES

November 28, 1977	Draft Plan mailed out to residents and affected agencies
December 15, 1977	Public hearing on Draft Plan; City Council approval
January 11, 1978	Workshop on Draft Plan before Umatilla County Planning Commission; approval recommended
January 25, 1978	Public hearing on Draft Plan before Umatilla County Board of Commissioners; approval granted

May 5, 1978	Revised Plan Map and first draft of Zoning Map mailed out
May 18, 1978	Public hearing on Comprehensive Plan before Planning Commission and City Council; City Council adopted
June 14, 1978	Public hearing on Comprehensive Plan before Umatilla County Planning Commission
July 12, 1978	City Council approves Urban Growth Area Joint Management Agreement
July 19, 1978	Public hearing on Comprehensive Plan before Umatilla County Board of Commissioners; co-adopted and County Comprehensive Plan amended; Urban Growth Area Joint Management Agreement signed
October 12, 1978	Public hearing on Subdivision Ordinance before Planning Commission and City Council; Council adopts
October 16, 1978	Proposed Zoning Map and zone descriptions and adopted Comprehensive Plan mailed out
April 6, 1979	Revised zoning proposal mailed out
April 26, 1979	Public hearing on Zoning Ordinance before Planning Commission and City Council; City Council approves by resolution
May 9, 1979	City Council formally adopts Zoning Ordinance
May 23, 1979	Public hearing on industrial Urban Growth Area rezoning before Umatilla County Planning Commission; approved
May 24, 1979	Public hearing on minor corrections to Comprehensive Plan before Planning Commission and City Council; Council adopts
June 13, 1979	Public hearing on minor corrections to Comprehensive Plan before Umatilla County Planning Commission; adoption recommended
June 14, 1979	City Council approves Growth Zoning Map
June 27, 1979	Public hearing before City Council and Planning Commission on amended mobile home standards in the Zoning Ordinance; Council adopted

PLAN HIGHLIGHTS

Weston has designed a flexible Plan to guide the future development of the community. Should significant industrial expansion occur in northern Weston, the City has set aside adequate residential and commercial land to accommodate as many as 1250 new residents. However, in order to prevent inefficient leap-frog development, residential growth will only be allowed adjacent to

or within the built-up area. Therefore, should industrial development materialize quite slowly, the City will retain a compact form and farm land will be protected from untimely residential expansion. This policy is laid out in the Comprehensive Plan, as well as the Urban Growth Area Joint Management Agreement.

Some additional industrial development is definitely a real possibility given site factors in Weston. The Port of Umatilla will also be working with the City to locate suitable businesses. The City is rightly planning for this potential growth, and we admire the development control policies that will be applied in the interim.

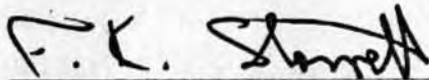
Although mobile homes have been a tough issue for the City Council and Planning Commission, the City nevertheless has realized the need for affordable, owner-occupied housing. Reasonable development standards have been adopted to encourage more stable foundations, attractive installations, and a blending in with standard houses. Double-wides are allowed out-right in all residential zones, but single-wides are restricted to two areas. The City would like very much to have a moderate-sized mobile home park developed in town.

Weston has set aside ample room for commercial expansion in the downtown area and will set aside lands for public use as growth demands. Many in the community expect their town to remain pretty much as is, so the Plan and ordinances encourage good new development and rehabilitation within the existing built-up area. The historic aspect of Weston is especially emphasized, and we understand a historic preservation program will be developed over the next couple of years.

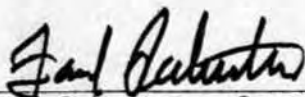
CONCLUSIONS

We of the Umatilla County Board of Commissioners feel that the City of Weston has done a commendable job in preparing a Comprehensive Plan and Zoning and Subdivision Ordinances that reflect the needs and desires of the community and comply with the intent of the Oregon Statewide Planning Goals. We have formally approved the Weston Plan and have co-adopted the Plan for the Weston Urban Growth Area. We urge the L. C. D. C. to approve the Weston Plan.

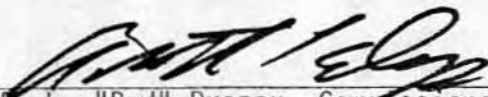
DATED this 29th day of October, 1979.



F. K. "Woody" Starrett, Chairman



Ford Robertson, Commissioner



A. L. "Bud" Draper, Commissioner

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION
Room 1590, Federal Building, 1220 SW 3rd Avenue
Portland, Oregon 97204

LC
DEPARTMENT OF AGRICULTURE
LAND CONSERVATION AND DEVELOPMENT

October 24, 1979

SALEM

W. J. Kvarsten, Director
Department of Land Conservation & Development
1175 Court Street NE
Salem, OR 97310

RE: Review of Comprehensive Plan and Ordinances
City of Weston

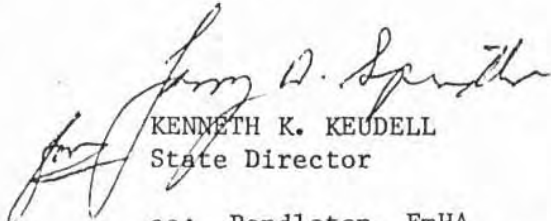
Dear Mr. Kvarsten:

Farmers Home Administration has reviewed the comprehensive plan and ordinances for the City of Weston and has no objections to the Oregon Land Conservation and Development Commission's acknowledgement of the comprehensive plan and ordinances. We find no conflict with Farmers Home Administration policies, or with our plans and projects for the area.

The plan takes a favorable view of the two food processing plants in the area now, but does note that most of the employees of these plants commute from other towns. A lack of housing opportunities in the area tends to further encourage this situation. Farmers Home Administration is assisting Weston in obtaining a new water system. The improved water system will help make more housing opportunities available in Weston. However, as gasoline prices continue to climb, increased demand for additional housing opportunities will provide increased pressure to improve the sewer system of the community.

We appreciate the opportunity of making this review.

Sincerely,


KENNETH K. KEUDELL
State Director

cc: Pendleton, FmHA
District Director I, FmHA
Chief, Community Programs, FmHA
Chief, Rural Housing, FmHA

LEV:ljl

LAND CONSERVATION
ASSOCIATION

LC

SALEM

Department of Economic Development

921 S.W. WASHINGTON STREET, PORTLAND, OREGON 97205 PHONE (503) 229-5535



October 24, 1979

Mr. Wes Kvarsten, Director
Department of Land Conversation and Development
1175 Court Street, N.E.
Salem, Oregon 97310

Subject: Acknowledgement of Comprehensive Plan
City of Weston

Dear Mr. Kvarsten:

The Department of Economic Development has reviewed the Comprehensive Plan of the City of Weston and the Department does not object to the acknowledgement of Weston's Plan.

The Weston Plan is a very well prepared document. It contains an adequate analysis of the local economy and sets forth realistic economic goals and policies.

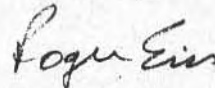
The identified water supply problem in the community has apparently been resolved through a recent grant and a locally approved bond levy totaling \$650,000. This funding will permit improvement of the water distribution system. The sewage treatment plant is adequately serving current needs in Weston, but the City has recognized that exact long-term needs have not been identified. To determine what improvements might be necessary, the City is proposing to undertake a study of future needs. We feel this study is most important since the food processing industries in Weston are putting heavy demands on sewer systems capacities.

The Plan indicates that industrial land within existing city limits is entirely developed and no additional industrial uses can be accomodated. Weston has addressed this problem by proposing a new area for such uses. We feel the designated area is well situated in the community. At such time as City sewer capacities are increased, this area will adequately accomodate additional industrial uses.

Local concerns about weakening demand for canned peas from food processing plants have been identified in the Plan. We concur that such concerns are warranted inasmuch as Weston's growth is linked to the stability of the food processing industry as well as to agriculture. We recommend the City carefully monitor the trends of the food processing industry in order to determine what impacts such trends will have on Weston's planned growth.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Roger Eiss".

Roger Eiss
Special Projects Manager



Department of Transportation
HIGHWAY DIVISION

TRANSPORTATION BUILDING, SALEM, OREGON 97310

October 16, 1979

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

OCT 18 1979

SALEM

In Reply Refer to
File No.:

Lyn Delth, Mayor
City of Weston
City Hall
Weston, OR 97886

Dear Mayor Delth:

Putting together a comprehensive plan and appropriate ordinances is an extremely complex task. The main elements must fit together to form a realistic plan to guide your area's growth. The portion of the plan that we reviewed relates to the Department of Transportation programs. Generally your plan addresses our concerns well. We appreciate the manner in which your community helped with many of the issues directly affecting the Department of Transportation.

We do have two minor concerns however.

1. The road map in the Information Report shows Banister Road and Water Street as being state highways. They are no longer state highways.
2. We note that the city has a historic site listed on the statewide inventory but not noted in the plan. We would encourage the City of Weston to add at plan update the Weston Cemetery as an inventory item of historical significance.

We would like to be involved in future updates of the plan and ordinances. It will be helpful if you direct information on future plan revisions to George Strawn, our Transportation Planning Representative and Cindy Murphy, our Parks Planning Representative. We would also appreciate your sending George notice of zone changes and subdivision approvals along state highways and ask that you send similar notices to Cindy when they affect state park facilities. Addresses and phone numbers of our representatives are enclosed.

Lyn Delth
Page 2
October 16, 1979

We thank you for this opportunity to comment and look forward to working with you in the future.

A copy of this letter is being forwarded to the Department of Land Conservation and Development to let them know that we support those elements of your plan that relate to our jurisdiction.

Sincerely,



For Robert E. Royer, Assistant Director
Policy and Program Development

Enclosure

cc: W. J. Kvarsten/Lloyd Chapman
Jim Kennedy
Steve Randolph
George Strawn
Cindy Murphy

OREGON BUSINESS PLANNING COUNCIL

1178 CHEMEKETA, N.E.

SALEM, OREGON 97301

PHONE (503) 370-8112

October 2, 1979

STAFF:

KATHERINE KEENE
Planning Director

DAVID S. HILL
Natural Resources
Director

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

SALEM

Mr. Wes Kvarsten, Director
Department of Land Conservation
and Development
1175 Court Street N. E.
Salem, Oregon 97310

Attention: Lloyd Chapman

Dear Mr. Kvarsten:

The Oregon Business Planning Council has reviewed the Comprehensive Plan and implementing ordinances submitted by the City of Weston in support of its request for acknowledgment of compliance.

Overall, we believe the plan and ordinances are adequate to provide a framework to address growth in Weston. The sewer and water facilities are adequate at this time, although the sewer system may require expansion in several years. Even though land needs for housing were not projected by type, adequate land has apparently been designated for the standard range of housing types, especially given the City's small size.

The population projection is in line with the historical growth rate. There is sufficient buildable land in the city limits and urban growth area to accommodate the projected growth and the Plan includes statements to guide growth into the most suitable areas first. The Plan adequately sets forth the reasons why certain vacant areas of the City are not considered appropriate for current development, whereas other areas outside the city limits, but within the urban growth area, are considered appropriate for development.

In summary, the Plan seems well balanced taking into consideration projected growth and the ability of the City to accommodate growth.

Sincerely,

Jim Jacks
Jim Jacks

Associate Planning Director

cc: Lyn Delph, Mayor
Steve Randloph, Planner
Jeri Cohen, Coordinator
Jim Kennedy, Field Representative



VICTOR ATIYEH
GOVERNOR

Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

M E M O R A N D U M

August 29, 1979

TO: State and Federal Agencies, Special Districts,
Other Local Reviewers and Citizens

FROM: W. J. Kvarsten, Director

SUBJECT: REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE

- | | |
|-------------------|------------------|
| City of Adams | City of Heppner |
| City of Athena | City of Hines |
| City of Bend | City of LaGrande |
| City of Durham | City of Paisley |
| City of Gladstone | City of Weston |
| City of Helix | |

Comments Due: October 26, 1979.

Tentative Date for Commission Action: December 6-7, 1979,
at a location to be announced.

<u>Jurisdiction</u>	<u>Field Representative</u>	<u>Lead Reviewer</u>
Adams	Jim Kennedy	Ron Eber
Athena	Jim Kennedy	Ron Eber
Bend	Brent Lake	Claire Puchy
Durham	Linda Macpherson	Greg Winterowd
Gladstone	Linda Macpherson	Greg Winterowd
Helix	Jim Kennedy	Lloyd Chapman
Heppner	Jim Kennedy	Greg Winterowd
Hines	Brent Lake	Dale Blanton
LaGrande	Jim Kennedy	Dale Blanton
Paisley	Brent Lake	Dale Blanton
Weston	Jim Kennedy	Lloyd Chapman

The Oregon Land Conservation and Development Commission has received requests from the above jurisdictions asking that their comprehensive plans and ordinances be acknowledged to be in compliance with the Statewide Planning Goals.

This notice is to afford your agency a review opportunity before the Commission's action to make sure the comprehensive plans and ordinances have been properly coordinated with your plans and projects for those areas.

If you respond to this notice, please distinguish clearly between information or a comment presented for the Commission's consideration as opposed to an objection to the Commission's acknowledgment of the comprehensive plans or ordinances. If the Commission does not receive an objection from a notified agency, it will conclude that the agency will follow the comprehensive plans and ordinances. Comments and objections should be sent to the Department's central office in Salem.

Complete copies of the comprehensive plans and ordinances are available for review in the following locations:

Copies of all plans

LCDC Central Office
1175 Court Street NE
Salem, OR 97310
Contact: Lead Reviewer
Phone: 378-4926

LCDC Portland Office
320 SW Stark, Rm. 530
Portland, OR 97204
Contact: Linda Macpherson
Phone: 229-6068

Adams, Athena, Helix, Heppner, LaGrande, Weston

LCDC LaGrande Office
Rm. 135 Classroom Building
Eastern Oregon State College
LaGrande, OR 97850
Contact: Jim Kennedy
Phone: 963-2918

Union County Planning Department
County Courthouse
LaGrande, OR 97850
Contact: Hanley Jenkins
Phone: 963-9331
(LaGrande)

Umatilla County Planning Department
County Courthouse
Pendleton, OR 97801
Contact: Steve Randolph
Phone: 276-7111
(Adams, Athena, Helix, and Weston)

Morrow County Planning Department
County Courthouse
Heppner, OR 97835
Contact: Dave Moon
Phone: 676-9233
(Heppner)

East Central Oregon Association of Counties
920 SW Frazer
Pendleton, OR 97801
Contact: Jeri Cohen
Phone: 276-6732
(Adams, Athena, Helix, Heppner, Weston)

City of Adams
City Hall
Adams, OR 97810

City of Helix
City Hall
Helix, OR 97835

City of LaGrande
City Hall
LaGrande, OR 97850

City of Athena
City Hall
Athena, OR 97813

City of Heppner
City Hall
Heppner, OR 97835

City of Weston
City Hall
Weston, OR 97886

Bend, Hines, Paisley

LCDC Bend Office
1012 N.W. Wall, Suite 203
Bend, OR 97701
Contact: Brent Lake
Phone: 389-2253
(All above)

City of Bend
City Hall
Bend, OR 97701

City of Hines
City Hall
Hines, OR 97738

City of Paisley
City Hall
Paisley, OR 97636

Deschutes Counting Planning
Department
County Courthouse
Bend, OR 97701
Contact: Betsy Shay
Phone: 382-4000 x75
(Bend only)

Harney County Planning
Department
County Courthouse
Burns, OR 97720
Contact: Carol Smith
Phone: 573-6655
(Hines and Paisley only)

Durham and Gladstone

LCDC Field Office in Portland
(see address above)

Metropolitan Service District
527 S.W. Hall
Portland, OR 97201
Contact: Jill Hinkley
Phone: 221-1646

City of Durham
City Hall
Durham, OR 97223

City of Gladstone
City Hall
Gladstone, OR 97027

Washington County Planning
Department
County Courthouse
Hillsboro, OR 97123
(Durham Only)

Clackamas County Planning
Department
902 Abernethy Road
Oregon City, OR 97045
(Gladstone only)

Note: Reviewers are advised that the Metropolitan Service District is also reviewing comprehensive plans in the MSD area during the time frame specified in this notice. Comments must be forwarded to MSD as soon as possible to be incorporated into the MSD review. MSD comments must be received by the Department on or before the due date indicated above.

Also, please note that copies of this notice have been sent to local offices of state and federal agencies identified by the jurisdictions.



Steve Randolph, Planning Consultant for Weston
Umatilla County Planning Department
County Courthouse, PO Box 1427
Pendleton, Oregon 97801 (276-7111 ext.241)
(after hours: ranch office 276-9070)

13 July 1979

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Mr. Wes Kvarsten, Director
Oregon Department of Land Conservation and Development
1175 Court Street Northeast
Salem, Oregon 97310

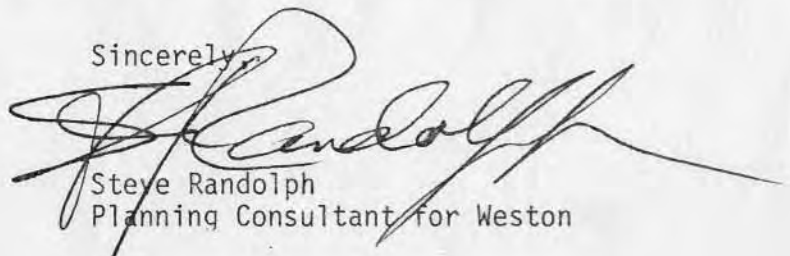
Dear Wes,

On behalf of Mrs. Lyn Delph, Mayor of Weston, and Ken Dauble, Chairman of the Weston Planning Commission, I hereby submit the Comprehensive Plan and implementing ordinances of the City of Weston to the State of Oregon for acknowledgment of compliance with the State Land Use Planning Goals. Six copies of the following documents have been included in this packet for your use:

Weston Comprehensive Plan
Umatilla County Co-adoption ordinance and
Urban Growth Area Joint Management Agreement
Weston Information Report
Weston Zoning Ordinance
Weston Subdivision Ordinance

Thanks again for allowing us an additional two weeks to finish our publishing. If your staff has any questions as they review these documents, please do not hesitate to contact my office. The City of Weston and myself look forward to meeting with LCDC later this year as they formally review the Weston Plan.

Sincerely,



Steve Randolph
Planning Consultant for Weston

SR:kf

cc: Mayor Lyn Delph
Ken Dauble, Chairman of the Weston Planning Commission
Jim Kennedy, LCDC Field Representative
Jeri Cohen, Local Coordinator
Umatilla County Board of Commissioners
Dennis Olson, Director of the Umatilla County Planning Department