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ISLAND CITY, OREGON

COMPREHENSIVE
LAND USE PLAN

May 14, 1984

Repealing & Replacing
Island City Land Use Plan - Series 1980

Prepared by Island City City Council
with assistance from
Hanley Jenkins, II
Union County Planning Department

&

Jackie Powell
EOSC Regional Services Office

Letter of Transmittal

May 14, 1980

City of Island City Residents and
Other Interested Readers:

The City of Island City Land Use Plan is a comprehensive planning document encompassing several years of planning efforts by local residents and planning committee members.

Island City first adopted its Land Use Plan on June 9, 1975 which was submitted to the Oregon Land Conservation and Development Commission (LCDC) on June 6, 1979 for compliance with statewide planning goals. LCDC denied acknowledgement on September 6, 1979.

The 1980 Series - City of Island City Land Use Plan was an addendum to the 1975 Series Plan and included additional revisions designed to meet LCDC Goals and Guidelines. On May 1, 1981 LCDC's review identified several other areas in the Plan and Ordinances still needing revision. This 1984 Series of the Plan and Ordinances incorporates all previously approved portions of past documents and adds the necessary revisions to meet LCDC goal compliance.

The purposes of the plan are three-fold: (1) to guide future land use decisions by local citizens and governing officials in an objective process, (2) to provide a basis for administering zoning and subdivision ordinances, and (3) to meet statutory requirements for land use planning.

It is our hope that this plan will help insure that Island City will retain its livability, in addition to providing for future growth and development.

Fred Beeman
Mayor of Island City

ISLAND CITY ADOPTING ORDINANCE
ORDINANCE NO. 20

AN ORDINANCE ADOPTING THE CITY OF ISLAND CITY COMPREHENSIVE LAND USE PLAN - SERIES 1984.

WHEREAS, City of Island City adopted the City of Island City Area Land Use Plan on June 9, 1975;

WHEREAS, City of Island City Area Land Use Plan was submitted for Oregon Land Conservation and Development Commission (LCDC) acknowledgement on June 6, 1979;

WHEREAS, the LCDC denied acknowledgement of the City of Island City Area Land Use Plan on September 6, 1979;

WHEREAS, Island City resubmitted for statewide planning goal compliance in 1981 and the May 1, 1981 review by LCDC identified several additional areas still needing revision;

WHEREAS, the City of Island City has developed requested revisions to the City of Island City Land Use Plan;

NOW THEREFORE, CITY OF ISLAND CITY ORDAINS AS FOLLOWS:

CITY OF ISLAND CITY COMPREHENSIVE LAND USE PLAN - May 14, 1984 is approved and adopted and fixed hereto, repealing and replacing the City of Island City Area Land Use Plan of June 9, 1975. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage thereof and the approval by the Council.

PASSED AND ADOPTED, this day of , 1984, by ()
Council members voting therefore.

APPROVED this day of , 1984.

ATTEST:

_____ Fred Beeman, Mayor of Island City

_____ City Recorder

_____ Council member

_____ Council member

_____ Council member

_____ Council member

_____ Council member

ISLAND CITY AGENCY INVOLVEMENT LIST

I. FEDERAL

Federal Emergency Management - Insurance and Mitigation
Division Environmental Protection Agency

II. STATE AGENCIES

Land Conservation and Development Commission
Department of Fish and Wildlife
Department of Geology and Mineral Industries
Department of Environmental Quality
Department of Transportation
Department of Water Resources
Department of Economic Development
Department of Energy

III. LOCAL AGENCIES

Island City Area Sanitation District
c/o Bob Aldrich, Chairman
P.O. Box 1600
La Grande, OR 97850

Island City Rural Fire Protection District
c/o Judy Rygg, Sec.
Rt. 3, Box 4240, Island City City Hall
La Grande, OR 97850

La Grande School District
1208 Fourth
La Grande, OR 97850

Union County
Courthouse Annex
La Grande, OR 97850

City of La Grande
P.O. Box 670
La Grande, OR 97850

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INTRODUCTION

THIS INTRODUCTORY MATERIAL HAS BEEN INCLUDED TO PROVIDE CITIZENS AND LOCAL, STATE AND FEDERAL GOVERNMENTAL OFFICIALS A BRIEF EXPLANATION OF THE PLAN SO THE INFORMATION CAN BE MORE EAS'LY UNDERSTOOD AND UTILIZED.

The Concept. The Land Use Plan is a public document prepared by the City Council with assistance and input from community residents. It provides long-range guidelines for decision-making in land use suitability, development proposal evaluation, public utility, facility and street improvement projects, and other considerations related to community growth.

The Plan will be used by public bodies as the basis for making community development decisions, and by businesses or private individuals making investment or construction decisions, when it is desirable to have some assurance that community growth will take place as projected.

The Purposes. The three basic purposes of this Plan are (1) to encourage desirable growth, (2) to accommodate anticipated development, and (3) to make provisions for those uses which may be needed by a community, but which may have undesirable characteristics such as noise, smoke, or odor.

The Plan can be used to encourage desirable growth as it identifies those uses which are wanted, and provides areas for their development. Anticipated development, as projected in the Plan, can be accommodated by constructing those road and utility improvements needed for development to be realized. The Plan has also attempted to provide for the location of those uses which may have undesirable characteristics, but are needed in the community.

Flexibility. The Plan is flexible; provisions are made for reviewing and updating it as conditions in the area change. Such conditions may be economical, physical, social, political, or environmental. Boundary lines for the various land use classifications are general and may be adjusted (slightly) as the Council determines desirable, providing the intent of the Plan is not changed by the adjustment.

Existing Uses. Any legal use existing at the time the Plan is adopted can be continued providing such use is not determined to be a nuisance under local nuisance ordinance provisions.

Legality. The State enabling legislation stipulates that all cities and counties must have plans which (1) assure coordination and consistency (factual bases), in community development decisions, and (2) provide the basis for regulations, e.g. zoning and subdivision ordinances which express public policy.

The term coordination above refers (1) to planning interaction with other agencies at various levels of government, and (2) to

relating the Land Use Plan to public utility, facility and transportation improvements, which are among the most important means of plan implementation. The law also requires plan review and revision as changing needs and desires arise. In December, 1974, the State Land Conservation and Development Commission (LCDC), adopted fourteen land use planning goals. The State goals guide local plans and spell out what must be taken into account in preparing a plan. Cities and Counties are still responsible for preparation of their own respective plans. Counties are required to coordinate all the plans prepared within their boundaries.

Zoning. In addition to public utility, facility and transportation improvements, zoning is among the most important means of plan implementation. Zoning maps and land use plans delineate areas suitable for various uses, and attempt to assure use compatibility. Plans are more general and flexible, and provide long-range guidelines for orderly development. Zoning is specific, short-range, and regulatory, not merely a recommendation.

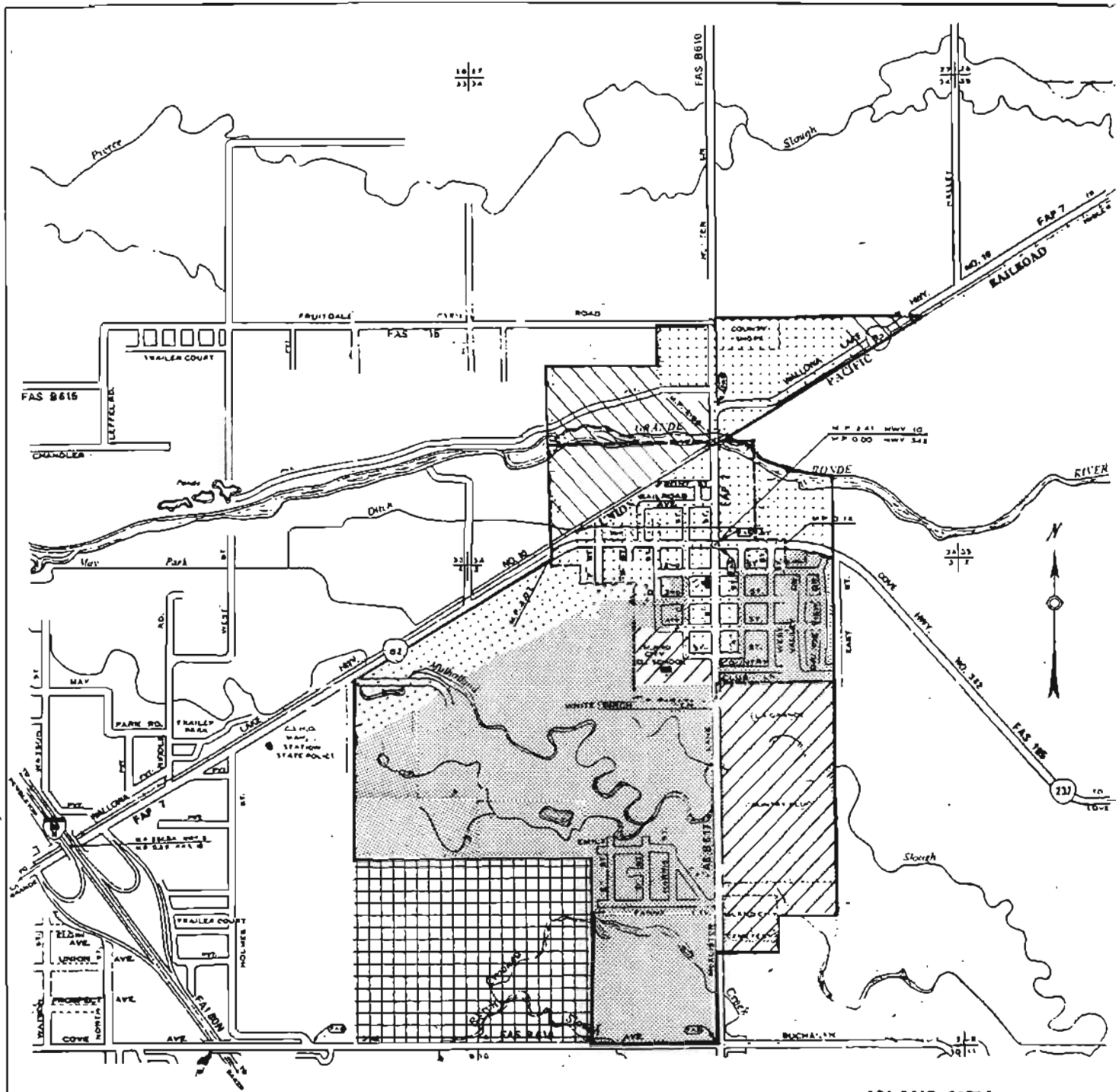
Citizen Involvement. A community attitude survey was undertaken to determine citizens opinions regarding various planning-related items. These opinions are reflected in the Plan map and related policies and recommendations. A copy of the survey results is included as Appendix A of this document, and the completed surveys have been filed with the City Recorder.

Other citizen involvement was provided through mailed agenda material, public postings of meeting notices, newspaper articles, radio broadcasts, and polling of residents on planning issues.






Format. The Plan section includes the Plan Map, description of plan classifications and a goal by goal presentation of the plan elements. The fourteen Oregon LCDC goals are listed with a description explaining this Plan's compliance with these goals. Plan policies and recommendations are incorporated into the applicable goal subject areas.

L A N D U S E
P L A N

Section II



CLASSIFICATIONS

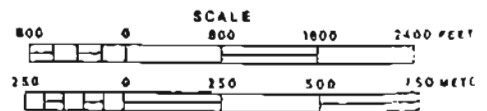
-  Residential R-1
-  Commercial C
-  Industrial I
-  Public & Semi-Public P
-  Urban Reserve

T-233 R-233 W-1

LEGEND

-  INTERSTATE NUMBERED ROUTE
-  U.S. NUMBERED ROUTE
-  STATE NUMBERED ROUTE
-  TERMINATION OF PA SYSTEM
-  DIVIDED HIGHWAY
-  STREET OPEN FOR TRAVEL
-  POST OFFICE
-  SCHOOL
-  CITY CENTER
-  CITY LIMITS
-  PUBLIC AREA
-  PUBLIC BUILDING
-  COURT HOUSE
-  CITY HALL
-  ARMORY
-  LIBRARY

ISLAND CITY
UNION COUNTY, OREGON
LAND USE PLAN
AND ZONING MAP



PLAN CLASSIFICATIONS

The following descriptions outline the purposes and the types of uses encompassed in the Residential, Commercial, Industrial, Public/Semi-Public and Urban Reserve plan classifications.

The term suitable in the classification definitions describes existing uses, and those environmental, service, and similar conditions in each location which make that area more or less suited for various uses. The term desirable refers to area social, economical and political characteristics which must be considered in establishing need or demand for various uses on alternative sites. The plan combines these suitability and desirability considerations into a single development guideline. Further separation of uses within each plan classification can be made by zoning map and related ordinance provisions.

RESIDENTIAL: To provide areas suitable and desirable for single and multiple family residential uses which have or will need public water and sewage services, commercial and educational support facilities, and employment opportunities. Future planning may reveal the need to separate various types of residential uses. Residential development is shown as suitable and desirable south of the existing city limits and west of McAllister Lane.

COMMERCIAL: To provide areas suitable and desirable for those retail, service, tourist and other similar commercial activities which are needed in the community. Such areas generally encompass the original commercial area and adjacent outlying areas. The areas indicated as most suitable for commercial development include 600 feet south of Oregon Highway 82 from the west UGB to F Street, north of 3rd Street to the Joseph Branch - Union Pacific Railroad, one block on either side of McAllister Lane north of 5th Street, everything north of the Island City-Cove Highway to the River, and all the commercial activities north of the Joseph Branch - Union Pacific Railroad.

INDUSTRIAL: To provide areas suitable and desirable for those industrial activities both light and heavy needed to maintain or improve area economy and employment. Industrial areas are generally located where service and transportation improvements are available and development is compatible with surrounding area uses. Industrial development is shown as being most suitable where existing industrial activities are located north of the Joseph Branch - Union Pacific Railroad, west of Hunter Lane County Road and 2.6 acre in the northeast corner of the UGB.

PUBLIC/SEMI-PUBLIC: To include areas used for existing or anticipated public or semi-public uses such as schools, cemeteries, golf courses and other local, state or federal facilities and activities.

URBAN RESERVE: To provide areas suitable and desirable for Urban Growth Boundary expansion for future single-family residential

uses. This area is within the Island City Area Sanitation District and planned for future service. At such a time a need for residential growth beyond the current UGB can be demonstrated this area will be given primary consideration. Until such time, this area will be held in reserve for urban expansion by Island City and zoned for agricultural uses by Union County.

GOAL 1

CITIZEN INVOLVEMENT

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

BACKGROUND INFORMATION: The City has satisfied this goal by notifying citizens of the land use planning efforts and providing them an opportunity to participate through a community attitude survey (see Appendix A), work sessions and public hearings. Public notices, newspaper articles and radio broadcasts were used to further explain the effort and notify the public of meetings. Public hearings were held to review the preliminary and final draft plan and zoning documents. As a result of public comment the documents were revised and adopted by the City Council.

The citizen advisory function has been and will continue to be assumed by the City Council. The City Council has carried out this function because of the size of the City and the relatively small number of planning and development activities.

Coordination of the City's Land Use Plan with State, Federal and other local planning efforts has been handled in cooperation with the County. Jurisdictions and agencies listed on the Agency Involvement List have been notified of document changes and public meetings.

The City remains committed to coordinate with affected jurisdictions and agencies in future planning and zoning activities.

POLICIES:

1. That citizens will have an opportunity to participate in all phases of the planning process.
2. That the plans of other local, State and Federal agencies will be taken into account in land use planning and related decisions.

RECOMMENDATIONS:

1. That the City Council develop a program for citizen involvement which includes but is not limited to:
 - a) methods of planning committee selection
 - b) preparation and posting of planning-related agenda items, and
 - c) making information and educational material available for citizens to identify and comprehend planning issues.

2. That the City Council assume the planning advisory committee function and that LCDC be so notified.
3. That the City coordinate with local, State and Federal planning related agencies.

1



GOAL II

LAND USE PLANNING

GOAL: All land use plans shall include identification of issues and problems, inventories and other factual base information, evaluation of alternative courses of action, and ultimate policy choices.

BACKGROUND INFORMATION: The planning process was initiated in 1974. The City Council was established as the Citizens Advisory Committee (CAC) to develop and implement a Citizens Involvement Program. A local attitude survey was circulated. Interested citizens and affected agencies provided substantial input into the evaluation of the Plan. The first Plan was adopted in 1975, however a lack of justification documentation resulted in denial of compliance with the statewide planning goals in 1979.

The City Council drafted requested revisions to the 1975 Plan and attempted to justify its UGB through large lot residential zones. Citizen input during public hearings supported this concept, however LCDC determined the large lot residential zones were not "urbanizable" due to the high costs associated with urban level services.

The 1984 revisions reflect the problems and issues associated with reducing the original UGB. Several alternative locations were considered and examined to meet the anticipated growth of Island City. The Plan identifies ultimate policy choices within each applicable goal discussion.

The following development philosophy reflects the City's anticipated growth and desire to accommodate both business and residential needs.

DEVELOPMENT PHILOSOPHY:

Island City anticipates substantial commercial and residential growth during the planning period (1984 to 2000). Testimony presented during public meetings has expressed a general willingness to accommodate anticipated growth and plan for expansion of urban levels of services. The Urban Growth Area (UGA) has been identified to meet projected population estimates and accommodate business expansion needs. The City has adopted a development philosophy which reflects its anticipated and desired growth based on the following findings:

1. Island City is physically located between the City of La Grande and the Island City Industrial Park.
2. Island City anticipates attracting new residents who would work in La Grande and the Island City Industrial Park.
3. The Island City Industrial Park has approximately 160 acres

of vacant, available, industrially zoned land which has public sewer and water services. Island City is the closest community to this County industrial park.

- 4 The City of La Grande has identified a need for medium density residential land beyond their current city limits. While Island City is not trying to capture anticipated growth from La Grande, the following factors support the assumption that Island City will receive new residents who will be employed in La Grande:
 - a. Island City city limits and its associated UGA include land which is essentially flat, predominantly outside of flood hazard areas and in large blocks of undeveloped property, physical characteristics which make Island City well suited for urban development.
 - b. The Island City Area Sanitation District was designed to service and includes within its boundaries the Island City UGA and its projected population.
 - c. Island City offers a lower tax rate.
 - d. Island City allows mobile homes as an outright use on individual lots established according to development standards.
5. Many County residents or residents of outlying communities, i.e. Elgin, Cove & Union, are migrating closer to their places of employment. The increasing costs of travel and lack of employment in outlying areas are reversing the trend of 10 years ago.
6. Commercial development along the Island City strip (southside of Oregon Highway 82 from Adams Avenue in La Grande to McAllister Lane in Island City) has been extensive over the past 15 years. With anticipated infilling of vacant parcels and the ability to hook up to public utilities substantial growth is expected.

POLICIES:

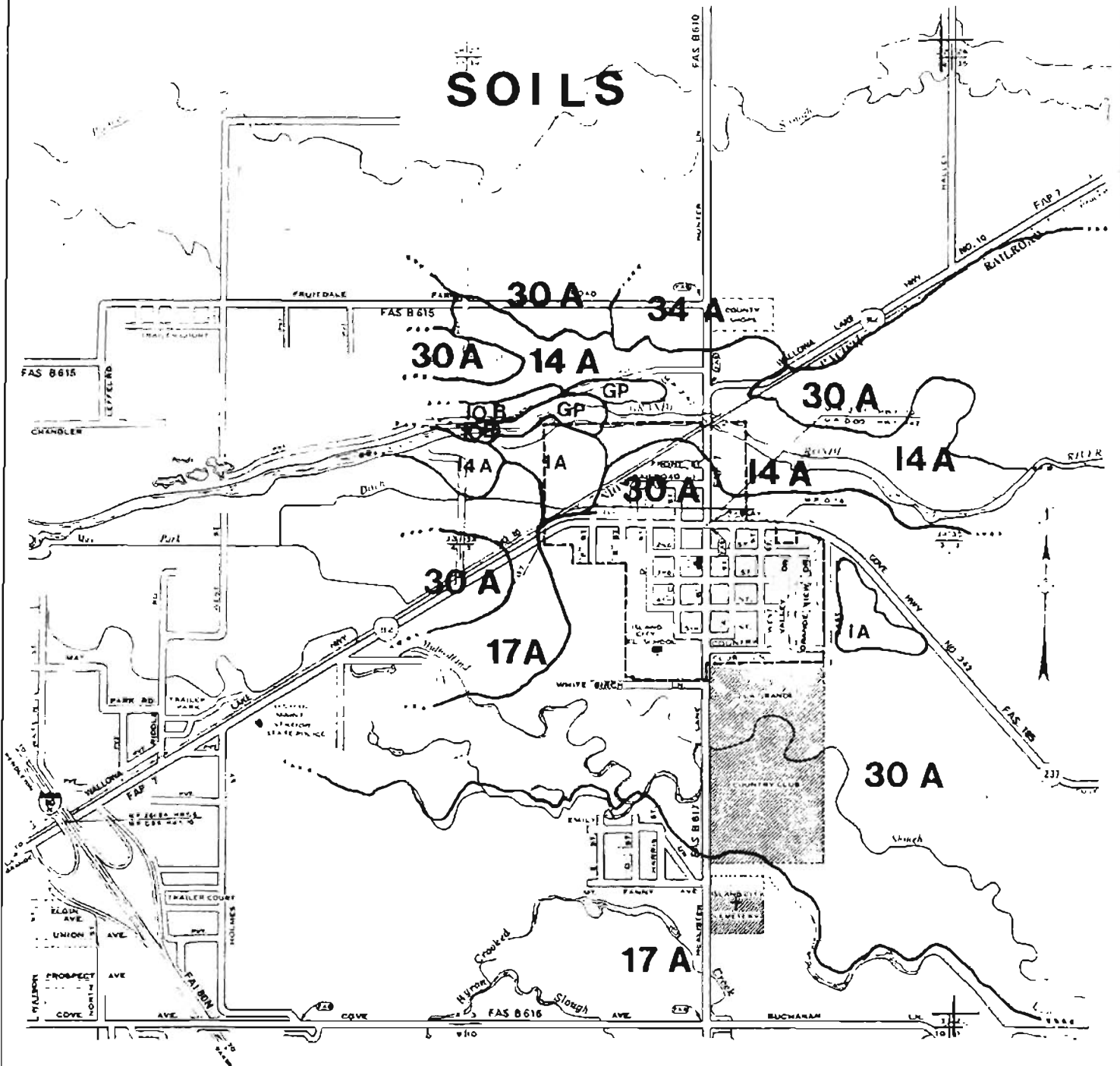
1. That an orderly, efficient and economical transition will be made in converting rural lands to urban development.
2. That before additional land is annexed to the City the capability and desire to provide needed public services and facilities for those uses will be analyzed.
3. That annexations will be approved only in accord with plan provisions.
4. That planning-related decisions will be made on a factual base, and that such base will be updated as base information changes.

5. That compatibility of anticipated uses with surrounding area development will be evaluated in making planning-related decisions.
6. That alternative sites and alternative uses will be considered in making land use plan decisions.
7. That public need will be established before plan changes or related requests are approved, and that the burden of proof will be borne by the requestor.
8. That commercial development will be concentrated to strengthen existing commercial activities.
9. That commercial and high density residential development will be located in areas where access, service and related facilities can best accommodate such development.
10. That residential, retail and service commercial uses are allowed uses in the general commercial classification because of the existing mixture of uses.
11. That social and economic factors will be considered along with environmental effects when making planning decisions.
12. The Island City City Council through a public hearing process will review the Land Use Plan every five years and make necessary revisions.
13. As new or updated resource or demographic information becomes available it will be incorporated into the plan during update.
14. That the Land Use Plan and factual base be reviewed at least once every five years to determine whether updating is needed.

RECOMMENDATIONS:

1. That a public notice be given each time a Plan review is being undertaken.
2. That the City will coordinate with local, State and Federal planning related agencies at the time of Plan changes.
3. That an official copy of the Plan be filed with the City Recorder and County Clerk and similar copies be available for review at City Hall and the Union County Planning Office.
4. That because a mixture of area uses may exist, specific development conditions may be required to insure compatibility of existing or anticipated uses.

SOILS



T2-35 R3E W.M.

- 1A Catherine Silt Loam
- 14A Veazie Voats Complex
- 17A Jett Silt Loam
- 30A La Grande Silt Loam
- 34A La Grande Silty Clay Loam
- 10B Veazie Voats Complex
- GP Gravel, Pit

LEGEND

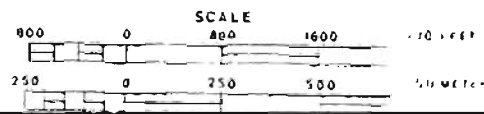
- INTERSTATE NUMBERED ROUTE
- STATE NUMBERED ROUTE
- STATE NUMBERED ROUTE
- TERRITORY OF OREGON
- DIVIDED HIGHWAY
- STREET OPEN FOR TRAFFIC
- ▲ CITY HALL
- ▲ PUBLIC BUILDING
- ▲ CHURCH
- ▲ BANK
- ▲ SCHOOL
- ▲ APPOINTMENT
- ▲ LIBRARY

ISLAND CITY

UNION COUNTY, OREGON

INCORPORATED 1894
RECEIVED CITY CHARTER 1905
RECEIVED COUNTY CHARTER 1905
RECEIVED COUNTY CHARTER 1905

Revised April 1937
Population 485



GOAL III

AGRICULTURAL LANDS

GOAL: To preserve and maintain agricultural lands.

BACKGROUND INFORMATION: The USDA Soil Conservation Service has identified the soils in the Island City area as primarily derived from alluvial deposits. The Grande Ronde River enters the Grande Ronde Valley just west of La Grande. Historically, the river has deposited sand, gravel and silts as its gradient decreases and it loses the energy necessary to carry heavy laden sediments.

The Soils Map identifies the location and symbol associate with the applicable soil series. The SCS capability classification system extends from Class I to Class VIII, with a decending order of productivity. Union County contains very little Class I land because of its short growing season. The letter following the Roman numeral (IIc) indicates the limitation associated with the particular soil - c stands for climate restricted.

These soils south of the Joseph Branch - Union Pacific Railroad tracks are La Grande silt loam (30A) and Jett silt loam (17A) both having an agricultural capability classification IIc which is recognized as some of the most productive soils in the County. The following table lists each soil by symbol and name and gives their respective capability classification.

Table SCS Island City Area Soils

Soil Symbol	Soil Series	Soil Capability Non-IRR*	Class IRR*
1A	Catherine silt loam	IIw	IIw
10B & 14A	Veazie - Voats complex	VI s	IV s
17A	Jett silt loam	IIc	IIc
30A	La Grande silt loam	IIc	IIc
34A	La Grande silty clay loam	IIc	IIc
160B	Palouse silt loam	IIe	IIe

*Non-IRR -- when soils are not irrigated; IRR -- when soils are irrigated.

POLICIES:

- (1) That before expanding the UGB soil characteristics, crop productivity, grazing, resource habitat, economics, and other similar values will be taken into account in determining whether land should be maintained in its existing state or developed for urban uses.
- (2) That lands classified for agricultural purposes will be preserved wherever less productive alternative sites are available for development; and in such instances where

existing or potential access, services, etc., are or can be provided to such alternative sites.

- (3) That in order to protect productive agricultural lands, north, northeast, and east of town, expansions of existing industries or development of new uses will be encouraged only in the industrial park.
- (4) That the City and County work together in protecting the most productive lands in and around the City.
- (5) That an orderly, efficient and economical transition will be made in converting rural lands to urban development.
- (6) That compatibility of anticipated uses with surrounding area development will be evaluated in making planning-related decisions.

RECOMMENDATIONS:

- (1) That where development occurs adjacent to farmland, precautions, e.g., additional lot depth, buffers, etc., should be considered to insure that anticipated development will be compatible with farming activities and vice-versa.
- (2) That wherever possible urban uses will be separated from agricultural activities by a buffer or transitional area where allowed development is compatible with both urban and agricultural uses.

GOAL IV
FOREST LANDS

GOAL: To conserve forest lands for forest uses.

BACKGROUND INFORMATION: No forest lands are found in the Island City planning area.

1

GOAL V

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

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

BACKGROUND INFORMATION: On September 1, 1981 Island City received a letter from DLCD stating there was no objection to the City's Goal 5 process. Therefore, the Plan does not review the Goal 5 resources according to the procedures under OAR 660-16-000.

1. LAND NEEDED OR DESIRABLE FOR OPEN SPACE. Open space within the Urban Growth Area is identified as two types. Developed open space includes the La Grande Country Club which has a 9 hole golf course and the Island City school facilities which has about 2 acres of open playgrounds.

Undeveloped open space includes riparian areas along the Grande Ronde River, Crooked Creek and Mulholland Slough which is protected through a riparian zone setback. Island City is bordered on three sides by commercial agriculture land which provides open space values and is protected through EFU zoning by the County.

2. MINERAL AND AGGREGATE RESOURCES. Property adjacent to the Grande Ronde River both inside city limits and the UGB, about 36 acres, has historically been mined and used for aggregate processing. (Twp. 2S, R38EWM, Sec. 34, TL 1200,1300,1600 & parts of 1400, 1500, 1700, 1900 and 1901). The intrinsic quality of the sand and gravel resources on this property is generally good. However, its specific location adjacent to Island City and the City of La Grande, the largest population and development centers in the County, provide ready access to an essential building material. No specific estimate of the existing available quality and quantity of aggregate from existing removal sites is available from DOGAMI permits or the land owner. The land owner does own about 10 acres which are in agriculture use and adjacent to exist aggregate removal sites. This area is planned for removal operations. It is important to note that the processing facilities (i.e., crusher and asphalt batch plant) provide a major portion of the aggregate in the County.

The current landowner and operator for aggregate operations, R.D. Mac, Inc., owns additional property along both banks of the River, inside La Grande's UGB and the County. Some of this adjacent property has been included within a Surface Mining Zone by both jurisdictions. This classification gives preemptive rights to aggregate mining and processing, but also requires a buffer between adjacent residential activities. In order to provide consistency between the three political jurisdictions Island City will implement its Indus-

trial plan classification for this property through a Surface Mining Zone which is similar to La Grande's and the County's SM Zones.

3. ENERGY SOURCES. Solar and wind are the only significant potential energy sources within the City of Island City. Geothermal resources are present in the Grande Ronde Valley, but no known resource has been identified in Island City.
4. FISH AND WILDLIFE HABITAT AND AREAS. The Grande Ronde River has been identified as a migratory route for anadromous fish species. The banks of the River within the UGB are essentially void of any vegetative cover, therefore providing little or no riparian zone. R.D. Mac, Inc. mines aggregate on land adjacent to the banks of the River, however the company no longer holds a State Lands permit to mine in the River's beds and banks. Mining under the former permit was in conflict with aquatic habitat ecosystems and upstream land use practices. As a result of these impacts the company was denied permission to renew its prior permit in 1983.

The company currently owns and has operated on the adjacent lands to the River which have been zoned strictly for surface mining and processing purposes (see V.2. above). Those available lands within the County, La Grande and Island City UGB's zoned SMZ are estimated to be adequate to meet future aggregate needs in the County.

Therefore, before granting a new permit for aggregate removal from the beds and banks of the River, a comprehensive environmental assessment of the impacts on aquatic habitat and upstream users should be conducted by the company and/or Division of State Land.

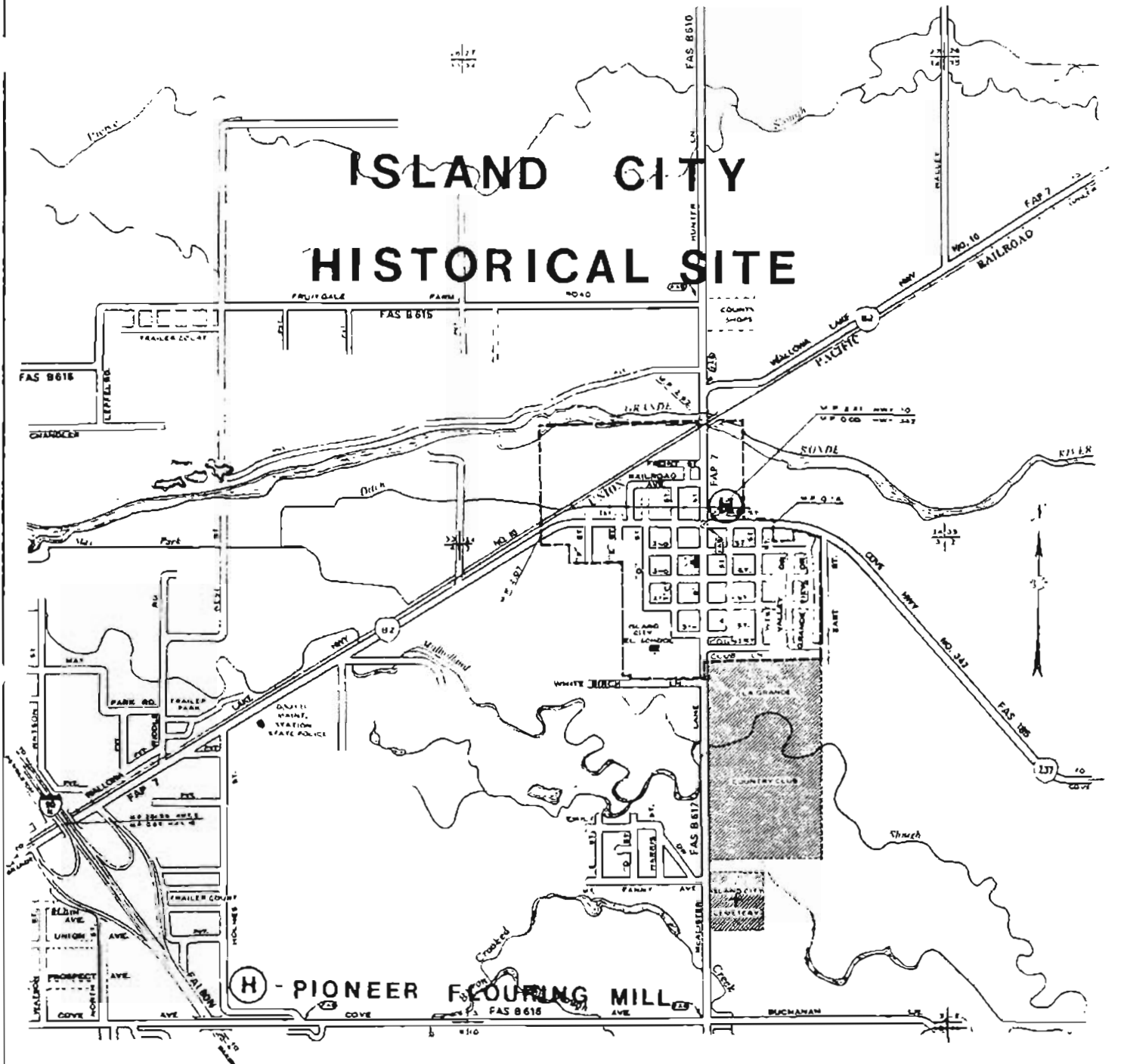
Crooked Creek and Mulholland Slough contain natural vegetative cover along their banks which provide riparian habitat for fish and wildlife species.

Stream bank setbacks should be maintained to permit better light, air, and visual character for stream pollution control, protection of wild game and nongame wildlife habitat. Riparian habitats are known to support a disproportional amount of wildlife as opposed to nonriparian areas. Reasons for this are:¹

1. Vegetational and structural diversity.
2. Availability of diverse niches.
3. Riparian zones provide excellent migration routes.

¹This proposal is in accordance with the Draft Fish and Wildlife Habitat Protection Plan for Union County (1978).

ISLAND CITY HISTORICAL SITE



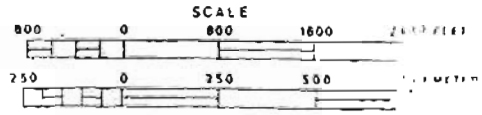
(H) - PIONEER FLOURING MILL

T2-35 RIBE W.M.

ISLAND CITY UNION COUNTY, OREGON

- LEGEND**
- INTERSTATE NUMBERED ROUTE
 - U.S. NUMBERED ROUTE
 - STATE NUMBERED ROUTE
 - PERMANENT OR TEMPORARY DIVIDED HIGHWAY
 - STREET OPEN FOR TRAVEL
 - CITY OFFICE
 - CITY CENTER
 - CITY LIMITS
 - TRUCK AREA
 - PUBLIC BUILDING
 - COUNTY HOUSE
 - CITY HALL
 - AMBUSH
 - LIBRARY

UNION COUNTY ENGINEER
 PLANNING AND DEVELOPMENT
 DIVISION
 PREPARED BY
 W. J. RIBE
 REVISIONS
 Revised April 1977
 Population 465



Revised from the map of the city of Island City, Oregon, prepared by the Oregon State Highway Department, Salem, Oregon, 1971.

For these reasons a greater species diversity exists in riparian habitats.

Riparian vegetation also influences surface water temperatures. Removal of vegetation allows increased sunlight, raising the temperature of the water, and reducing certain temperature-sensitive species such as trout. Many species of fish, upland game birds, waterfowl, terrestrial and aquatic furbearers benefit from riparian zones.

Riparian habitat should be retained on a sliding scale proportional to 1/2 the stream width, at right angle to the annual high-water line or mark where such vegetation exists. A minimum of 25 feet either side of the stream should be recognized.

5. ECOLOGICALLY AND SCIENTIFICALLY SIGNIFICANT AREAS. The Natural Heritage Program and the Nature Conservancy in Oregon Natural Areas Union County did not identify any natural or scientific areas within the Island City UGB.
6. SCENIC VIEWS AND SITES. There are no specifically designated scenic views or sites to protect in the City.
7. WATER AREAS, WETLANDS, WATERSHEDS, AND GROUNDWATER. The wetlands in the City UGB are those floodway areas occurring along Crooked Creek, Mulholland Slough and the Grande Ronde River (see Goal 7 Map). Ground water is an available resource. Well logs have been kept by the Watermaster since 1955. A graphical display of well water yields, depths and locations is provided in the Union County Atlas pages 66 and 67.
8. WILDERNESS AREAS. There are no present or potential wilderness areas in the Island City area.
9. HISTORIC AREAS, SITES, STRUCTURES AND OBJECTS. According to the State of Oregon Inventory of Historic Sites and Buildings the Pioneer Flouring Mill is an historic site including a complex of buildings and grain silos located on the northeast corner of the Highway 82 and McAllister Lane intersection. "Among the oldest buildings is a three story wood frame structure with a gable roof. It contains several nine-over-nine double hung sash windows. The exterior is now primarily metal. Originally it probably had a ship-lap exterior."¹

¹State of Oregon Inventory - Historic Sites and Buildings. State Historic Preservation Office. Oregon State Parks, Salem, Oregon.

The old Fire Hall was identified in the community attitude survey as one of the most important historical buildings in the community. Therefore the Fire Hall and Pioneer Flour Mill are both recognized as historical structures.

10. CULTURAL AREAS. There are no cultural area resources in the city.
11. RECREATIONAL TRAILS. There are two bicycle trails in the Island city UGB along Cove Avenue and along the east side of McAllister Lane outside the city limits.
12. FEDERAL OR STATE APPROVED OR POTENTIAL SCENIC WATERWAYS. There are no present or potential state or federal scenic waterways within the UGB.

POLICIES:

1. To insure protection of fish and wildlife habitat, and water and wetlands areas the city will maintain a riparian zone which will extend a minimum of 25 feet on either side of the stream.
2. That water quality will be protected by controlling encroachment or filling of natural drainways, and by prohibiting unneeded development in floodways.
3. Prior to demolition or any remodeling of the Old Fire Hall or Pioneer Flouring Mill the city will be provided ample opportunity to pursue community attitude and potential funding for restoration of the structures.
4. That underground installation of utilities will be encouraged in all new developments.
5. That public facilities and services will be designed and maintained to be as visually attractive as possible.
6. That the rural character and open space uses which create such character will be protected.
7. That the following concerns will be taken into account in protecting area visual attractiveness.
 - a. Maintaining vegetative cover wherever possible.
 - b. Using vegetation or other site obscuring methods of screening unsightly uses.
 - c. Minimizing size of signs.
 - d. Siting developments to be compatible with surrounding area uses, and to recognize the natural characteristics of the location.

RECOMMENDATIONS:

1. "Provisions Applicable to All Zones" within the Zoning Ordinance will delineate a riparian zone which requires structural development to be setback $1/2$ the stream width, at right angle to the high-water line or a minimum of 25 feet either side of the stream.
2. That the Zoning Ordinance provide provisions for public review of historical sites and structures prior to demolition or remodeling.
3. That R.D. Mac, Inc. and/or Division of State Lands complete a comprehensive environmental assessment on mining activities in the beds and banks of the Grande Ronde River prior to issuance of a new permit.

GOAL VI

AIR, WATER AND LAND RESOURCE QUALITY

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

BACKGROUND INFORMATION:

SOLID WASTE. Island City is included within the Union County Solid Waste Management District which is currently revising its management plan. The District presently operates one land fill just north of La Grande. Optional garbage collection by a private hauler is currently available in Island City.

NOISE. The Department of Environmental Quality (DEQ) has not sampled noise levels in Island City. Therefore no baseline data are available on noise sources or amounts.

There is no threat to the quality of life in Island City due to noise pollution. Levels of noise do exist throughout the community and are listed as follows:

- a. Vehicular Traffic
 1. automobile
 2. truck
- b. Union Pacific Railway
 1. Eastbound run in the afternoon
 2. Westbound run in the morning
- c. Rock Crusher
 1. Used at a local gravel plant.

AIR QUALITY. Air quality in Island City is relatively unpolluted. Island City is located in the Grande Ronde Valley which is bordered by the Blue Mountains to the west and the Wallowa Mountains to the east. Air inversions are common on cold winter mornings, but usually have a short duration.

Atmospheric dispersion is characteristic of the region and thus contributes to clean air. The DEQ has conducted air quality sampling in La Grande with only one high volume particulate sampler. The sampler measures all solid particles suspended in the surrounding air mass. Samples have shown that ambient surrounding particulate concentrations are usually below federal and state standards of 60 milligrams per cubic meter (m^8/m^3). Air quality sampling has been

limited due to the small number of major air emission sources.

The main sources of increased particle levels are as follows:

- a. windblown dust
- b. woodburning fireplaces and stoves
- c. vehicular traffic

The sources listed are not at a high enough level to pose any major problems to air quality. Air pollution could become a problem if industries with substantial emissions were to locate in the area. State air quality standards will be used as a major goal for maintaining this resource.

WATER QUALITY. Water quality in the City is generally good. The City has a centralized water system based on wells which have periodically had problems with suspended sediments. Extensive research and development has reduced problems to within EPA standards.

The construction of a centralized sewerage system by the Island City Area Sanitation District has eliminated prior problems with individual sewage disposal systems. The District encompasses the entire UGA and is designed to meet anticipated growth.

Neither the DEQ nor the U.S. Geological Survey have conducted a surface or subsurface water quality survey within the urban growth area.

POLICIES:

1. Information on noise, air and water quality will be incorporated into Plan updates after inventory work is completed.
2. Analysis of new inventory information will be used as a basis for developing implementing measures to maintain or reduce pollution from various sources.
3. Sources of noise, air, or water pollution should be located in areas compatible with existing uses.
4. Island City will coordinate and cooperate with other agency pollution and environmental programs.
5. Island City will comply with all applicable State and Federal environmental regulations.

RECOMMENDATIONS:

1. Sources of noise, air, land and water pollution will be located where compatible with surrounding uses through Island City's Zoning Ordinance and Land Use Plan requirements.
2. Buffer areas between conflicting uses will be maintained through use of Zoning Ordinances and Land Use Plan classifications.
3. Island City will use Department of Environmental Quality standards when assessing air and water quality. All enforcement action will be referred to DEQ.

GOAL VII

AREAS SUBJECT TO NATURAL DISASTER AND HAZARDS

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

BACKGROUND INFORMATION: The U.S. Department of Housing and Urban Development, Federal Insurance Administration, through a detailed study dated September 29, 1978, identified the 100 year flood hazard areas inside city limits. Flood Insurance Rate Maps developed for the County identify flood hazard areas in the UGA. The official FIA maps are adopted by reference and are available at City Hall and the La Grande Building Department. The following Flood Hazard Map generally identifies the 100 year flood area divided into the floodway and floodway fringe. These terms are defined as follows:

Flood plain - The area adjoining a stream that is subject to regional flooding. A 100 year flood plain is that area that is subject to a severe flood once in a hundred years, with 1% chance of flooding every year.

Floodway - The normal stream channel and that adjoining area of natural flood plain needed to convey the waters of a regional flood while causing less than one foot increase in the upstream flood elevations.

Floodway Fringe - The area of the flood plain lying outside of the floodway, but subject to periodic inundation from flooding.

The U.S.D.A. Soil Conservation Service has identified the development hazards associated with the soils in the Island City area. Figure SCS displays the various soils in the area and Table SCS presents their limitations for septic tank drainfield installation and road and building foundation construction.

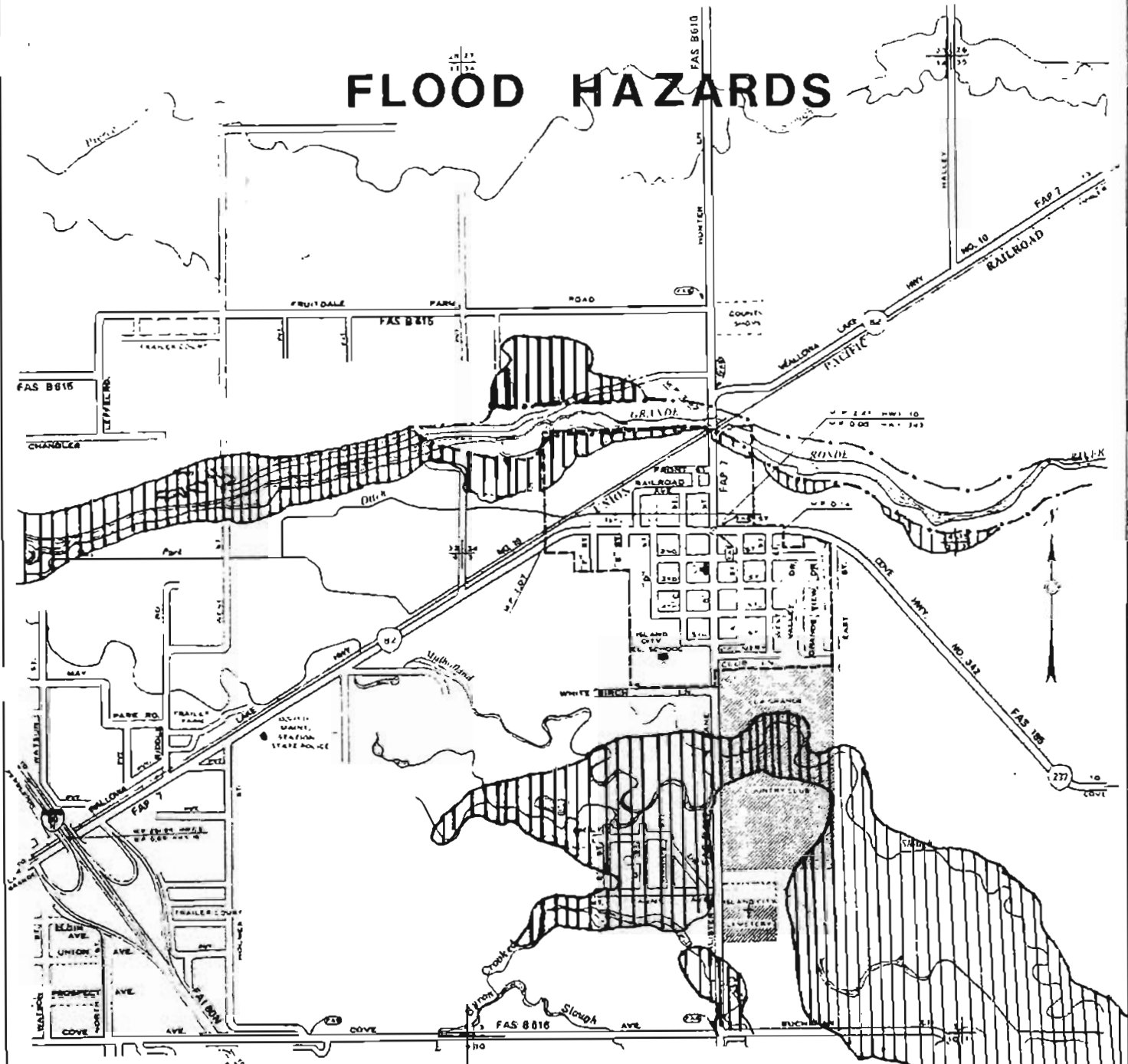
TABLE SCS

SOIL INTERPRETATIONS FOR ISLAND CITY AREA (See Goal 3 for Map on Soil Location)

Soil Series	Soil Limitations		
	Drainfield	Roads	Buildings
Catherine	Severe	Moderate	Severe
Veazle-Voats	Severe	Severe	Severe
Jett	Moderate	Severe	Severe
La Grande	Severe	Severe	Severe
Palouse	Moderate	Severe	Moderate

The city limits and UGA area are serviced by a centralized sewerage system. Soil limitations for drainfields will be overcome by extension of existing distribution lines.

FLOOD HAZARDS



FLOODWAY FRINGE

T2-35 RISE W.M.



FLOODWAY

LEGEND

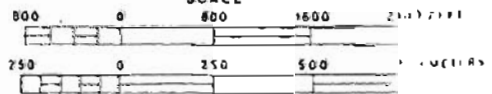
- INTERSTATE NUMBERED ROUTE
- U.S. NUMBERED ROUTE
- STATE NUMBERED ROUTE
- TERMINATION OF FEDERAL DIVIDER HIGHWAY
- STRAY OPEN FOR TRAVEL
- RAIL STATION
- PUBLIC BUILDINGS
- COURT HOUSE
- CITY CENTER
- FIRE HOUSE
- BANK
- AMBULANCE
- LIBRARY

ISLAND CITY

UNION COUNTY, OREGON

Revised April 1977
Population 495

SCALE



Taken from National Flood Insurance Map Effective May 15, 1980

Limitations for road and building foundations are generally overcome by filling with more suitable soils or foundations designed with mitigating measures.

No other natural hazards have been identified for the Island City area.

POLICIES:

1. Island City will comply with the Federal Insurance Administration requirements for construction and permits in the flood plain, floodway and floodway fringe areas.
2. That soil characteristics will be taken into account in determining whether land should be maintained in its existing state or developed for urban uses.
3. That no structural improvements will be allowed within the 100 year flood plain which would likely alter the flow or increase the depth of surface water so as to endanger the health, safety or welfare of area residents.
4. That no permanent structures, encroachments or filling of natural drainways will be allowed in areas identified as floodways.
5. Island City will cooperate with other agencies for identification, education and planning of natural disasters and hazards.

RECOMMENDATIONS:

1. That the lowest floor level of any permanent structure in the floodway fringe will be at least one (1) foot above the 100 year flood plain elevation.
2. All materials and equipment installed in the flood plain for utility facilities will be resistant to flooding.

GOAL VIII

RECREATION NEEDS

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

BACKGROUND INFORMATION: Recreational facilities are currently available at the Island City Elementary School. Indoor school facilities are available to the public after school hours, but use is limited because funds are not available for an evening custodian.

There are about 2 acres associated with the school which are planned for a neighborhood park. The property will be used for school activities during school hours and otherwise open to the general public. A January 26, 1984 report details projected development for the Island City Neighborhood Park and is adopted by reference as part of this Plan.

Private recreational facilities include the golf course and tennis courts at the La Grande Country Club.

The current and planned recreational facilities are recognized as adequate to meet future needs.

POLICIES:

1. The City will cooperate with other agencies including the School District to pursue and develop the Island City Neighborhood Park.
2. Existing facilities will be used whenever possible to meet recreational needs and provide recreational opportunities.
3. The City will work with other local, State and Federal agencies in developing park and recreational improvements.
4. When preparing capital improvement plans, demand for public recreational facilities will be reviewed and given consideration within the financial means of the community.

RECOMMENDATIONS:

1. The City will cooperate with the SCS and School District to pursue development and completion of the Island City Neighborhood Park.
2. Land set aside for public open space will be considered during development in the UGA.

GOAL IX

ECONOMY

GOAL: To diversify and improve the economy of the area.

BACKGROUND INFORMATION:

POPULATION. Island City expects considerable population growth in the next 20 years. Historically, growth has been limited primarily due to a lack of adequate public facilities. With the installation of the centralized sewer system in 1982 and for the other reasons listed under "Development Philosophy" in Goal 2, future population figures are expected to substantially exceed the historical trend.

The 1980 population within city limits was 550 people. Due to poor economic conditions the 1984 population is estimated to be less than the four years previous, however this is believed to be a temporary condition.

Table P presents the historical and projected population figures from 1960 to 2000. Growth was relatively moderate at 2.8% per year between 1960 and 1970. Extensive development east of McAlister between 1970 and 1980 increased the growth rate to 18.8% per year. Averaging the two decades a 12.4% historical rate of growth per year or a 248% increase overall took place. If this rate of growth is projected over the next 20 years the City would grow to 1364 people. (248% X 550 = 1364).

TABLE P

Population - Historical and Projected

<u>Year</u>	<u>Population</u>	<u>% Increase</u>
1960	158	
1970	202	27.8%
1974	455	188%
1980	550	Total 1960-1980 = 248% Increase
2000-Historical	1,364	248% Historical Increase
2000-Projected	3,127	100% Increase & Existing Residents in UGA

For the reasons listed in Goal 2 the City projects a 100% increase over the historical trend.

Historical increase (1364) + conditional increase (1364) = 2728.

This total (2728 people) plus 399 people in existing dwellings outside the current city limits, but within the urban growth area, projects a total of 3127 people by the year 2000.

ECONOMY. The economy of Island City is widely diversified among blue collar, professional, lumber, educational, clerical and agricultural jobs. There is no dominating employment or employer in Island City. Results of the community attitude survey indicate that over half of Island City's residents are employed in La Grande.¹

TYPES OF EMPLOYMENT: ISLAND CITY RESIDENTS

	Lumber		Constr		Other Blue Collar		Educ		Prof		Cler		Other White Collar		Agric		Total Emp		Ur #
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
Head of Household	3	11	0	-	9	35	2	8	6	23	3	11	2	8	1	4	26	100	0
Second Wage Earner	0	-	0	-	2	29	2	29	2	29	1	13	0	-	0	-	7	100	0
TOTALS	3	10	-	-	11	33	4	12	8	24	4	12	2	6	1	3	33	100	0

Source: The above figures were obtained from the 1974 community attitude survey which accounted for approximately 20% of the total population.

COMMERCIAL DEVELOPMENT: Island City has identified 129.8 acres of land for commercial uses within the Urban Growth Area and city limits. Current vacant acreage includes about 30.0 acres. This allocation is consistent with citizen input which indicates a need for additional commercial growth.

The commercially zoned areas are located along main transportation arteries extending between Island City and La Grande thereby creating easy access as well as leaving outer areas available for residential use.

¹ Island City 1975 Plan, Community Attitude Survey

INDUSTRIAL DEVELOPMENT: Land identified for industrial activities inside city limits and the Urban Growth Area include 55.14 acres near already existing industrial development. This area is dominated by the R.D. Mac, Inc. sand and gravel operation, Rogers Asphalt, Inc. and Hamann Trading Co. salvage yard. About 10 acres of the R.D. Mac property is undeveloped agriculture land. This area coupled with the 160 acres of vacant and available land at the Island City Industrial Park is anticipated to meet industrial needs for Island City. The industrial classified area is close to main transportation arterials and is sufficient to accommodate a city of this size.

FINDINGS:

1. That Island City's economy is widely diversified within the city.
2. That blue collar and professional workers comprise the majority of Island City residents' employment.
3. That over 1/3 of Island City residents earn \$15,000 or more per year.¹
4. That over half of Island City residents work in the La Grande Area and other outlying areas.
5. Because of its close proximity to the Island City Industrial Park a significant number of employees and their families are anticipated to live and trade in Island City.
6. Because of its close proximity to La Grande and major transportation routes, Island City is capable of attracting additional industrial and commercial growth.
7. That new residents of Island City tend to stay for over 10 years.²

POLICIES:

1. That the city will use the Union County OEDP as a guide when considering new economic developments within its UGB.
2. That state and federal agency plans and policies affecting local economy will be followed by the city.
3. That Island City will cooperate with the City of La Grande and Union County to insure coordination in economic endeavors.

¹ Island City 1975 Land Use Plan, page 26

² Ibid.

4. That social, aesthetic, and environmental values be taken into consideration when planning for commercial and industrial development. Citizen input must be considered in any new planning projects.
5. That public services be planned and made available to those areas zoned industrial and commercial.
6. That the City will encourage additional industrial and commercial employment which is compatible with existing uses.
7. That suitability of a proposed industrial development will be evaluated according, but not limited, to the following factors: availability of labor force and materials, market locations, transportation and service need, relationship to present economic base, and similar considerations.
8. That social and economic factors will be considered in addition to environmental effects when making planning decisions.
9. That commercial and industrial uses be concentrated in those areas already committed to that type of usage.
10. New data on demography, employment, age and income will be incorporated in the Plan update.

RECOMMENDATIONS:

1. That Island City work with the Island City Area Sanitation District to plan extension of sewer facilities to encourage commercial and industrial development.
2. Island City will coordinate with the Union County OEDP when pursuing economic development.

GOAL X

HOUSING

GOAL: To provide for the housing needs of the citizens of the area.

BACKGROUND INFORMATION:

BUILDABLE LANDS INVENTORY. "Lands Suitable for Residential Development" are inventoried and discussed in Goal VII. The SCS has identified moderate and severe limitations for septic tank-drainfields, and road and building foundation construction. Limitations for septic tank-drainfields were overcome in 1982 with the installation of a centralized sewage disposal system. Limitations on road and building foundation can usually be overcome by adding fill material or through special building design.

The Federal Insurance Administration has identified the flood hazard areas. Those areas in the floodway are not buildable and are not considered for development. Any construction in the floodway fringe must have the lowest floor elevated one foot above the 100 year flood plain elevation. These areas are recognized as developable but building foundations will generally need to be elevated on fill material.

"Lands Necessary for Residential Development" are based on population projections in Goal 9 to the year 2000. The resident population is projected to grow to 3127 people. Subtracting existing population within city limits and the urban growth area ($550 + 399 = 949$) from the total projected population ($3127 - 949 = 2178$) identifies a growth of or a need to provide housing for 2178 people.

Single-family dwellings and duplexes have dominated the housing market in the City. Currently, no multi-family dwellings exist. However, as the cost of housing increases multi-family housing is expected to play an important role in meeting future housing needs.

To provide for a mixture of housing types the Residential plan classification allows for all three types of housing. Single-family dwellings are expected to dominate the housing market at 85%, while duplexes are projected to meet 10% and multi-family dwellings 5% of the housing needs.

The following table presents residential acreage needs by housing type using the above assumptions.

Table HN Residential Land Use Needs by Year 2000

Housing Type	% Pop.	No. of Residents	No. of Units (2.84 peo./hhld)	Units* Acre	Acres
Single-Family	85	1,851	652	4	163
Duplex	10	218	77	7	11
Multi-Family	5	109	38	15	2.5
	100%	2,178			176.5 Acres

*"Units per acre" are based on the average number of units (single-family, duplex or multi-family) that can be placed on an acre minus land area for street (60 foot right-of-way) and public utilities (3%) and assuming minimum lot size standards.

"Lands Available for Residential Development" were calculated after conducting an existing land use survey. The June 1980 Supplement to the Island City Area Land Use Plan - 1975 identified 13 vacant lots within the then existing city limits. Six of those lots or 1.5 acres are residentially zoned. Assuming single-family dwellings are constructed on each lot approximately 18 residents could be accommodated. The other seven vacant properties are commercially zoned and projected for commercial uses.

In addition, the vacancy rate of existing units inside city limits has been low. The June 1980 Supplement identifies four vacant residencies - two single-family dwellings and two duplexes. While the number and type of vacant dwellings have varied the rate has remained fairly constant. Vacancy rates of 3 to 5 per cent are generally considered common and provide a health market choice for new residents.

Island City has felt considerable growth pressure since April 30, 1981, (date last Plan was reviewed by LCDC). The City has approved four annexation requests since then. The following table lists each of the annexations by adoption date and the number of vacant and available residential or commercial acres within each annexation.

Island City Annexations 1981 - 1983

Annexation (Date)	Plan & Zone Classification	Available Acres
Island West (4-13-81)	Residential	(3.77)
Young No. 2 (5-10-82)	Residential	(3.7)
	Commercial	(4.6)
Hiatt - Hanson (5-13-82)	Residential	(27.66)
	Commercial	(3.48)
Bates (7-11-83)	Residential	(0)
	Residential	35.13 Acres

Totalling all vacant and available residentially planned and zoned land within the current (3-22-84) city limits there is 36.6 acres. In order to meet the projected need for residential land (176.5 acres) the City has had to go beyond the existing city limits and examine alternative sites for 140 acres of residential land.

The City has given primary consideration to land lying south and west of the existing city. Property to the north and east is in large ownerships and in cultivated agricultural use, therefore was eliminated from consideration for urban uses.

A number of alternative sites were examined to meet this need. The configuration of the urban growth boundary (UGB) has been the primary subject of two years of discussion. The City has identified 157.42 acres of vacant residential land within the urban growth area (UGA). This area contains Crooked Creek and Mulholland Slough which have extensive riparian zones. In order to meet riparian setbacks 17.42 acres are not recognized as being available for development. The City feels that it will eventually expand beyond the designated UGB as far south as Cove Avenue. However, until a need can be demonstrated for the approximately 120 acres outside the UGB, the City has identified this area as Urban Reserve and encourages Union County to zone these lands within an Exclusive Farm Use Zone. This area will be given primary consideration when a need can be demonstrated to expand beyond the acknowledged UGB.

For the purpose of demonstrating a need for addition vacant residential land the City has placed on file at City Hall a set of maps which identifies existing vacant and available land within the UGB. When 50 percent of this land area is developed, expansion into the Urban Reserve area should be examined.

POLICIES:

1. Island City will provide for a range of housing prices and a variety of housing types including mobile and prefabricated homes, duplexes and multi-family dwellings.
2. Residential development will be allowed on the commercially zoned land but not allowed on industrially zoned land.
3. The City will give the Urban Reserve area primary consideration for residential expansion when a need can be demonstrated beyond the existing UGB.
4. The City will consider a need for expansion of the UGB when one-half of the currently identified vacant and available residentially zoned land within the UGB is developed.
5. The City will cooperate with local, state and federal housing development agencies.

RECOMMENDATIONS:

1. The Residential Zone will allow single-family dwellings and duplexes outright and multi-family dwellings through a clear and concise conditional use standard.
2. The Commercial Zone will allow residential development on a conditional use basis.
3. Residential development will not be allowed in the industrial zone.

GOAL XI

PUBLIC FACILITIES AND SERVICES

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

BACKGROUND INFORMATION:

POLICE PROTECTION. Law enforcement services are provided through an agreement between the City and Union County whereby the County prosecutor enforces local laws, ordinances and charter violations. The agreement is dated July 11, 1979 and is recorded and available at the Courthouse.

FIRE PROTECTION. Island City is part of the La Grande Rural Fire Protection District which provides fire protection with 18 volunteer firemen. The following equipment is housed in the Fire Hall at the southwest corner of 2nd and Main Streets:

- .Pumper-tanker: 2000 gallon reservoir & 1000 gpm pump
- .4X4 Pumper: 750 gallon reservoir & 1000 gpm pump
- .Tanker: 2000 gallon reservoir & 400 gpm pump
- .Small brush rig: 300 gallon reservoir

The La Grande RFPD has a mutual aid agreement with adjacent rural and city fire districts. Assistance can be requested from the district or city nearest the fire.

WATER SUPPLY. Island City operates a centralized water system which provides service inside the urban growth area. Current water needs are met by three wells and a 100,000 gallon storage tank. The City has owned and operated two of these wells for several years: well no. 1 - 750 gallon per minute pump and well no. 2 - 350 gallon per minute pump. The Yates well was purchased in 1981 and provides water to 32 households in the Mt. View Subdivision, (south of existing city limits) and is capable of producing 275 gpm. The Yates well was connected with the rest of the system in 1983.

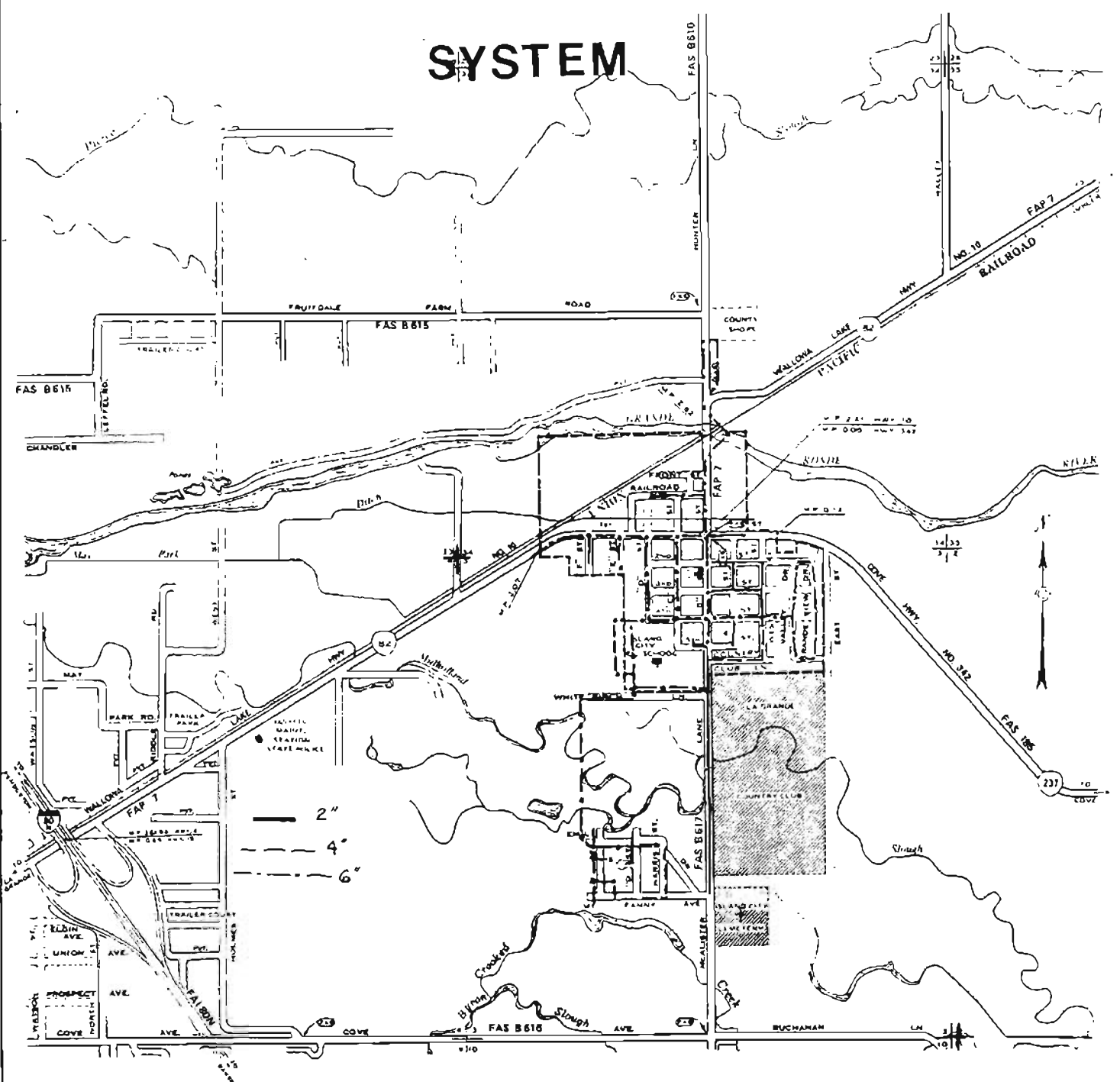
The current supply is projected to be adequate to meet moderate growth needs.¹ There are presently three private wells producing 500 gpm in the area which could be purchased or at least support the likelihood for success of new wells. The City wells are all pumping from an aquifer about 300 feet deep.

The City is currently pursuing grant funds to study the existing water system and future alternatives for expansion.

¹ Anderson, Perry & Associates, Allen C. Rieke, letter to North Pine Realty March 9, 1982.

ISLAND CITY

SYSTEM



T2-35 R 30E W.M.

ISLAND CITY

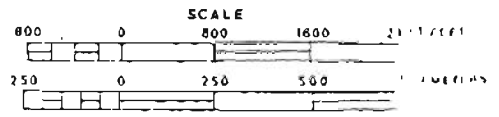
UNION COUNTY, OREGON

PLANNED BY STATE HIGHWAY DEPARTMENT

DESIGNED BY STATE HIGHWAY DEPARTMENT
 ENGINEERED BY STATE HIGHWAY DEPARTMENT
 CONSTRUCTION BY STATE HIGHWAY DEPARTMENT

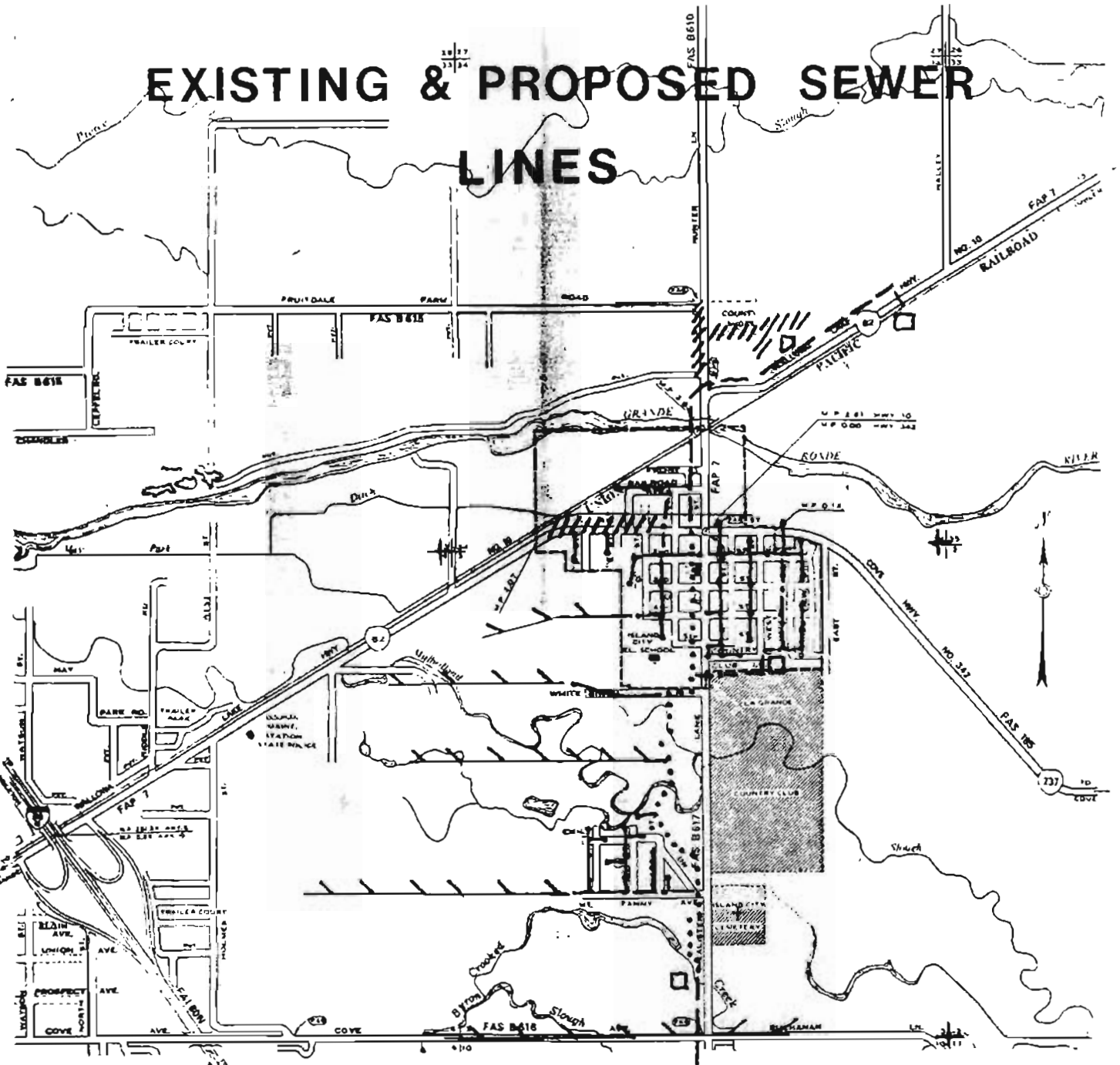
Revised April 1977
 Population 445

- LEGEND**
- INTERSTATE NUMBERED ROUTE
 - U.S. NUMBERED ROUTE
 - STATE NUMBERED ROUTE
 - TERMINATION OF ROAD SYSTEM
 - UNIMPROVED HIGHWAY
 - STREET OPEN FOR TRAFFIC
 - POST OFFICE
 - PUBLIC BUILDING
 - COURT HOUSE
 - CITY HALL
 - LAUNDRY
 - LIBRARY
 - WATER TOWER
 - FIRE STATION
 - SCHOOL
 - GROCERY
 - DRUG STORE
 - AMUSEMENT AREA



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EXISTING & PROPOSED SEWER LINES



- PUMP STATIONS
- DISTRICT COLLECTOR
- COMMERCIAL COLLECTOR
- JOINT INTERCEPTOR
- DISTRICT INTERCEPTOR
- C & 10 Inch FORCEMAIN
- PROPOSED GRAVITY FLOW LINES

T2-35 R.38E W.1M

LEGEND

- INTERSTATE NUMBERED ROUTE
- U.S. NUMBERED ROUTE
- STATE NUMBERED ROUTE
- TERMINATION OF PREVIOUSLY DIVIDED HIGHWAY
- STREET OPEN FOR TRAVEL
- CITY OFFICE
- SCHOOL
- CITY CENTER
- CITY OFFICE
- PUBLIC BUILDING
- COURT HOUSE
- CITY HALL
- AMATEUR
- LIBRARY
- FORELAIN AREA

ISLAND CITY

UNION COUNTY, OREGON

REG. A STATE HIGHWAY DIST. 200

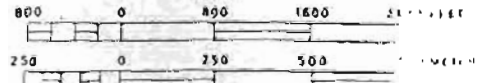
ALL DISTRICTS ARE TO BE MAINTAINED

IN THE INTEREST OF THE PUBLIC

APPROVED APRIL 1977

POPULATION 492

SCALE



SCHOOLS. Island City is within the La Grande School District. Elementary school needs are currently being met by the Island City Elementary School which was opened in 1975. The 1980 enrollment was 180 students with a capacity for 15 additional students. Growth needs will be borne by the entire District. However, additional growth was provided for in the original architectural plan for the school. A planned addition to the southwest corner of the school could handle double the 1980 enrollment.

Junior and Senior high school students attend facilities in La Grande.

SEWER SYSTEM. The Island City Area Sanitation District completed construction and installation of a centralized sewerage system in 1982. The system is designed to serve the entire UGA plus the Island City Industrial Park. The District has signed a cooperative agreement with the City of La Grande for use of their treatment facilities. Recent expansions at the La Grande sewage treatment facilities were designed to handle both La Grande and the District's growth projections.

The District has purchased 190,000 gallons per day treatment capacity; of this, 60,000 gpd is reserved for the Island City Industrial Park. The remaining 130,000 gpd is estimated to accommodate 1100 to 1300 persons. Recent engineering analysis of the system has estimated a hydraulic flow capacity of 2300 to 2900 persons in residential households plus approximately 3275 commercial and industrial employees¹. The District will need to renegotiate the agreement with the City of La Grande when the need arises for more treatment capacity.

CITY ADMINISTRATION. The City is operated by a Mayor and City Council form of government with six council-persons.

STREETS, SIDEWALKS, CURBS. All city streets are maintained by city crews. Major construction projects are contracted to private road builders. Construction of streets in new developments are the responsibility of the developer.

Sidewalks and curbs have not been constructed in the City, except for a sidewalk along one block of 5th Street next to the school and curbs in the Young West subdivision.

STORM DRAINS. There are 8 storm drainage sumps located within city limits. Location and design of these facilities are recorded and on file in City Hall.

¹Allen Rieke, P.E., Letter on Island City Land Use Plan/Island City Sanitation District dated 3-27-84, Anderson, Perry & Assoc., Inc.

SOLID WASTE. The City is in the Union County Solid Waste District which operates a landfill site just north of La Grande. Garbage pick-up service is available from a franchised, private hauler.

POLICIES:

1. That police and fire protection will be maintained and expanded when future needs arise.
2. That existing school facilities will be in operation and the future status of these facilities will be reviewed and expanded according to population growth.
3. That storm drainage systems will be installed in new developments where excessive runoff is anticipated, either from natural causes or man made effects.
4. That underground installation of utilities will be encouraged in all new developments.
5. That public facilities and services will be designed and maintained to be as visually attractive as possible.
6. That the cost for service and street improvements for rural land being converted to urban uses will be borne by the developer.
7. That improvements or development of City facilities and services be guided by the Capital Improvement Program, but that enough flexibility be allowed to move projects to a higher priority if funding from outside sources become available.
8. Island City will continue to cooperate with the La Grande Rural Fire Protection District, helping to insure the best possible fire protection to the City.
9. Island City will continue to cooperate in Union County's Solid Waste Management Plan.
10. Input from fire protection and school district representatives will be solicited when planning decisions are made that will impact their facilities and services.
11. The City will immediately begin pursuing alternative options to expand and finance additional capacity to the water system.

RECOMMENDATIONS:

1. Development and improvement of city facilities and services will be guided by the Capital Improvement Program. This program will be updated annually.

2. Island City will cooperate with Union County, special districts, and State and Federal agencies in providing public services and facilities at the lowest possible cost to the citizens of Island City.
3. Island City will give written notice to the La Grande School District and La Grande Rural Fire Protection District at least 10 days before any public hearing on zoning and plan amendments.

GOAL XII

TRANSPORTATION

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

BACKGROUND INFORMATION:

The City adopted the "Island City Street Plan" in September 1978 to guide street development in developing areas. The Plan has been used as a tool to guide the creation of access corridors and is made a part of this document by reference.

The following inventory information provides an update to some elements of the Street Plan.

MASS TRANSIT. No mass transit facilities currently exist. Population and distribution characteristics do not support future development. Greyhound bus service is available in La Grande.

AIR TRANSPORTATION. La Grande Municipal Airport provides charter air service, however no commercial air service is available at this time.

PIPELINES. No major pipelines service Island City.

WATER. There are no major navigable waterways in Island City.

RAILROAD. The Union Pacific Railroad provides freight service and Amtrak passenger service in La Grande. The Joseph Branch of UP passes through Island City but currently has no active sidings.

ROADS.

1. State Highways: Oregon Highway 82 extending from La Grande to Wallowa Lake is two laned and has an asphalt surface. Oregon Highway 342 extends from Island City to Cove and is also two laned with an asphalt surface.

2. County Roads:

County Road #14 - Hunter Lane

12.89 miles of "oiled" surface in "good" condition

Average daily traffic: 1965 = 790; 1975 = 1850

Accident count 1976/77: injury = 6; non-injury = 5

Special uses: Postal and school; farm; recreation/hunter; timber haul-out

EXISTING & PROPOSED STREETS

CITY LIMITS

LA GRANDE

ISLAND CITY

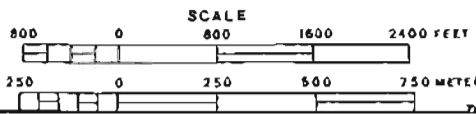
UNION COUNTY, OREGON
Population 480

PREPARED BY THE
OREGON STATE HIGHWAY DIVISION
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
September 1982

T. 2-3 S. R. 38 E. W.M.

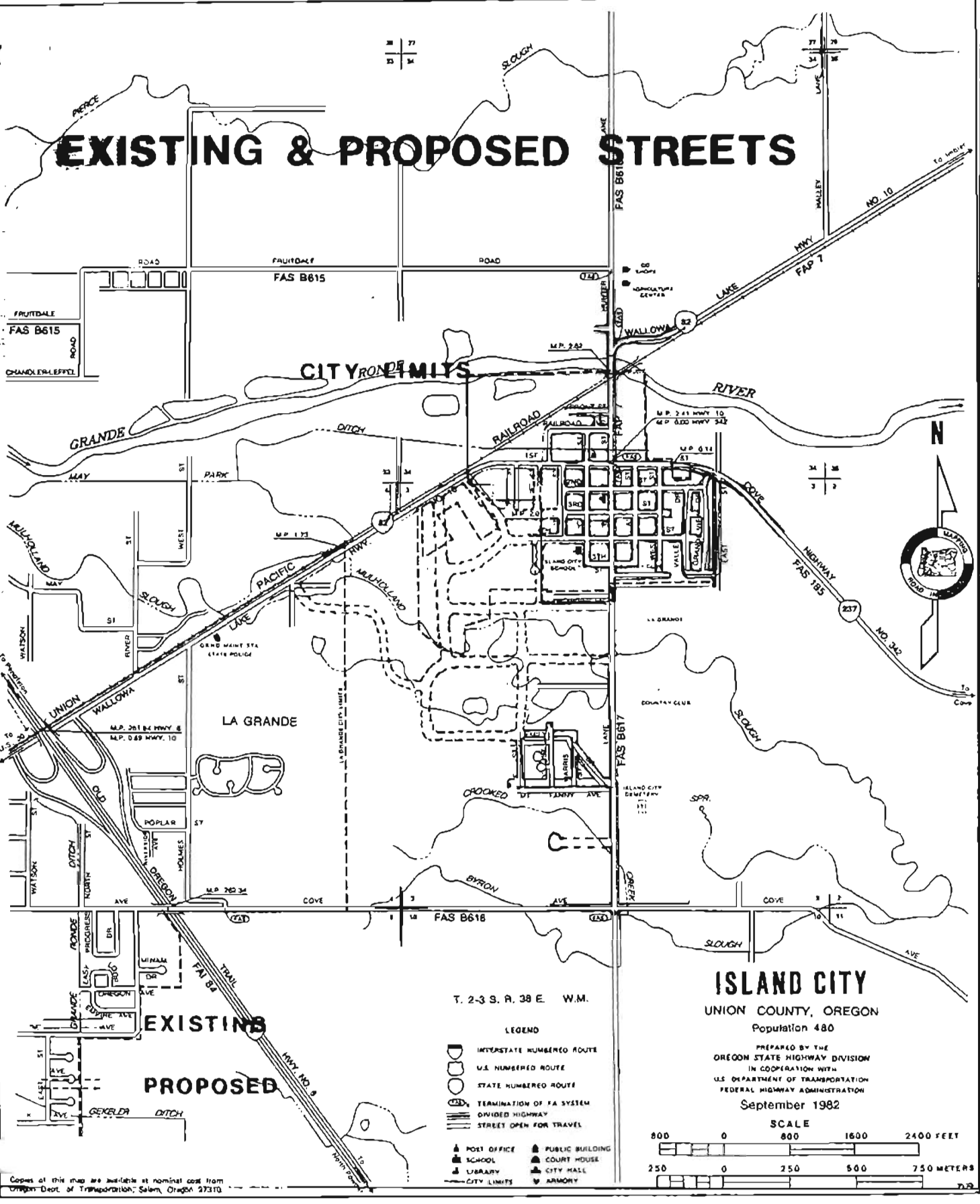
LEGEND

- INTERSTATE NUMBERED ROUTE
- U.S. NUMBERED ROUTE
- STATE NUMBERED ROUTE
- TERMINATION OF FA SYSTEM
- DIVIDED HIGHWAY
- STREET OPEN FOR TRAVEL
- POST OFFICE
- SCHOOL
- LIBRARY
- CITY LIMITS
- PUBLIC BUILDING
- COURT HOUSE
- CITY HALL
- ARMORY



EXISTING

PROPOSED



Copies of this map are available at nominal cost from Oregon Dept. of Transportation, Salem, Oregon 97310.

County Road #27 - McAllister Lane
2.00 miles of "oiled" surface in good condition
Average daily traffic: N/A
Accident count 1976/77: None reported
Special uses: Postal; farm & school

County Road #89 - Mountain View
0.57 mile of "oiled" surface in "good" condition
Average daily traffic: N/A
Accident count 1976/77: None reported
Special uses: Residential

County Road #117 - Cove Avenue
1.12 miles of "oiled" surface in "slightly deteriorated"
condition
Average daily traffic; 1,300
Accident count 1976/77: None reported
Special uses: Postal; farm

County Road #125 - Fruitdale
2.24 miles of "oiled" surface in good condition
Average daily traffic: N/A
Accident count 1976/77: None reported

3. City Streets: The majority (99%) of streets in the City are paved or have an asphalt surface. All streets have a 60 foot right-of-way width.

BICYCLE AND PEDESTRIAN: Bicycle routes have been constructed along Cove Avenue and McAlister Lane outside city limits. Fruitdale Road and Main Street are planned for bicycle trail construction. The City is currently working with the County to pursue funding to carry out these plans.

Pedestrian walkways are not provided in Island City.

TRANSPORTATION DISADVANTAGED: Union County Senior Services Program provides bus service to seniors and disabled persons.

MAIN MODE OF TRANSPORTATION: The main mode of personal transportation is the private automobile. Some car-pooling is occurring and is encouraged.

POLICIES:

1. The "Island City Street Plan" will be used as a tool to guide future street construction.
2. That new streets will be designed and laid out to provide for flow through traffic with a minimal of deadend streets or cul-de-sacs.
3. That new street right-of-way widths be considered at 60 feet.
4. That the City will work closely with La Grande and the County

to insure that designs of new roads will provide desired traffic linkage.

5. That the City will support programs to improve conditions for the transportation disadvantaged.

RECOMMENDATIONS:

1. The Capital Improvement Program will prioritize and guide transportation improvements and developments.
2. Island City will cooperate with other local, State and Federal agencies to help provide an efficient and economical transportation system.

GOAL XIII

ENERGY CONSERVATION

GOAL: To conserve energy. Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon economic principles.

BACKGROUND INFORMATION: Opportunities for energy conservation land use practices are limited. The following discussion addresses six objectives which are designed to maximize energy conservation measures.

1. OPTIMIZE ENERGY EFFICIENCY AND CONSERVATION IN STRUCTURES

- a. New Structures: Oregon Building Codes require new construction to install the following energy conservation measures:
 1. R 30 insulation in ceilings
 2. R 11 insulation in walls
 3. Vapor barriers
 4. Thermal panes for windows
- b. Existing Structures: Increasing energy costs and tax incentives are encouraging homeowners to add insulation, storm windows and other weatherization methods and retrofit existing heating systems to alternate energy systems, e.g. wood stoves, solar, wind and others.

2. PROVIDE FOR NATURAL DESIGN OPPORTUNITIES

The large lots and structural setbacks from property lines are conducive to solar and wind access.

The use of vegetative landscaping is beneficial as wind breaks and summertime shade; however, tall windbreaks will not be encouraged so as to reduce the potential for individual use of solar and wind resources.

3. ENCOURAGE MIXED LAND USES AND EFFICIENT, SPATIAL LAYOUT OF CITIES AND NEIGHBORHOODS

Due to the nature of current development, spatial layout is predominantly established. Infilling of vacant lots will provide more efficient utilization of urban lands.

4. ENCOURAGE:

- a. Non-petroleum or Pedestrian Means of Transportation
- b. Alternates to Single Occupancy Vehicles
 1. Where the City is about a mile square in area, its

size is such that all facilities, work, school, and shopping are within walking distance.

Additional bikeway construction is planned for Island City. The Union County Bicycle Plan encourages construction of bikeways where gasoline tax revenues are set aside for bicycle path construction.

2. Alternate modes of transportation are discussed under Goal 12 TRANSPORTATION.

5. INVENTORY THE LOCAL POTENTIAL OF NATURAL, RENEWABLE, AND UNCONVENTIONAL ENERGY SOURCES

Information on natural, renewable and unconventional energy sources is currently being developed through the Union County Energy Plan. As this information becomes available it will be incorporated into the Plan during the next update.

6. INDICATE HOW AND WHEN THE LOCALITY WILL DEVELOP AN INVENTORY OF CURRENT ENERGY USES BY SECTOR AND BY FUEL SOURCE

On April 24, 1980, Union County hired an Energy Coordinator who's principle task is to inventory current energy uses and all renewable energy resources in the County. The information will be incorporated into this Plan at the time of the next update.

POLICIES:

1. Developments with high demand for transportation and utilities will be located along major transportation and utility routes.
2. Use of alternate energy sources will be encouraged.
3. Island City will support national, state and local energy conservation measures.

RECOMMENDATIONS:

1. The zoning ordinance map will be used to locate high demand transportation developments near transportation routes.
2. Island City will cooperate with Union County, and other local, State and Federal agencies in promoting alternate energy sources and energy conservation programs.

GOAL XIV

URBANIZATION

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

BACKGROUND INFORMATION:

The following findings are presented as justification for the Urban Growth Boundary and are structured to address the seven factors required by the goal.

1. ACCOMMODATING LONG-RANGE URBAN POPULATION GROWTH

Island City has a projected population of 3127 people by the year 2000 or a projected growth of 2178 people.

2. NEED FOR HOUSING, EMPLOYMENT OPPORTUNITIES AND LIVABILITY

Based on population projections and the housing distribution analysis about 176.5 acres are identified as necessary for residential development. The City has identified 36.6 vacant and available acres of residential land inside the existing city limits and about 140 vacant and available acres in the urban growth area to meet the projected population growth.

There are about 130 acres in the Commercial plan classification; 30 acres are identified as vacant and available or about 23 per cent of the total. Commercial development has been and is projected to be destination oriented. The proximity of Island City adjacent to La Grande will result in a substantial exchange of business.

There are about 55.14 acres of land in the Industrial plan classification. Of R.D. Mac, Inc. ownership 10 acres are vacant and available. This acreage plus 160 acres of vacant and available land at Island City Industrial Park is considered adequate to meet future needs for Island City.

3. ORDERLY AND ECONOMIC PROVISIONS FOR PUBLIC FACILITIES AND SERVICE

Island City's land use plan classifications, development philosophy and location for its UGB will provide an orderly and economic means for development of public facilities and services.

Goal XI discusses the existing characteristics of public facilities and their ability to meet future needs. The recently installed centralized sewerage system was designed to meet the projected needs of the urban growth area and the Island City Industrial Park. The centralized water system will need volume increases depending on the rate of growth. The City is currently pursuing a grant to study alternatives

to expansion. The Island City Elementary School was designed for eventual expansion. The La Grande School District will need to expand the Island City Elementary School or bus Island City students to other schools in the district.

Other public services are met through regional or area services and are recognized as adequate to meet future growth.

4. MAXIMUM EFFICIENCY OF LAND USES WITHIN AND ON THE FRINGE OF THE EXISTING URBAN AREA

The June 1980 Supplement to the Plan identified 13 vacant lots inside the then existing city limits. Six lots were in the Residential Zone and 7 lots in the Commercial Zone. Therefore the City has had to look beyond city limits for future urban development. The City has identified adjacent lands to the west and south to meet future needs. The layout of the urban growth area provides for an efficient extension of urban services and infilling of vacant lands between Island City and La Grande.

5. ENVIRONMENTAL, ENERGY, ECONOMIC AND SOCIAL CONSEQUENCES

a. Environmental Consequences - Current environmental characteristics of Island City are generally good, however, since no monitoring has been conducted, quantitative values are not available. As growth occurs new developments will be required to meet zoning review criteria and DEQ standards.

b. Energy Consequences - This Plan is designed to encourage the most efficient utilization of energy resources. The consolidated pattern for development and infilling vacant land between Island City and La Grande are some of the inherent energy conservation measures in the Plan.

c. Economic Consequences - The overall economy of the community is anticipated to be enhanced by directing future industrial and commercial activities into areas already committed to similar development.

d. Social Consequences - Project growth is not anticipated to have any adverse social consequences.

6. RETENTION OF AGRICULTURAL LAND AS DEFINED

Island City is surrounded by agricultural soils. Land area east and north of the City is in large ownerships and is in cultivated agricultural use; therefore, these areas were eliminated from consideration for future urban expansion.

The identification of the Urban Reserve Zone beyond the UGB has retained about 120 acres of cultivated agricultural land in an EFU Zone until a need can be demonstrated to expand into this area.

7. COMPATIBILITY OF THE PROPOSED URBAN USES WITH NEARBY AGRICULTURAL ACTIVITIES

Urban uses inside city limits have historically been compatible with adjacent agricultural activities. Conversion of rural lands to urban uses will depend on the developers extension of public services, therefore the City anticipates a systematic, orderly conversion extending from the currently developed urban area.

POLICIES:

1. That an orderly, efficient and economical transition will be made in converting rural lands to urban development.
2. That urban uses will be discouraged from sprawl which may increase service costs, transportation congestion, and the transition of land from agriculture or grazing to urban uses.
3. That before additional land is annexed to the City, a need will be established for the proposed uses and the capability of public services and facilities will be determined.
4. That annexations will be approved only in accord with plan provisions.
5. That compatibility of anticipated uses with surrounding area development will be evaluated in making planning-related decisions.
6. That alternative sites and alternative uses will be considered when making land use plan decisions.
7. That public need will be established before plan changes or related requests are approved, and that the burden of proof will be borne by the requestor.

RECOMMENDATIONS:

1. That the City recognize the future likelihood of substantial annexations southwest of town, and the possible liabilities which may be involved with such annexations.
2. That because of the mixed uses in the area, specific development conditions may be required to insure compatibility of existing or anticipated uses in various locations.
3. That where development occurs adjacent to farmland, precautions, e.g. additional lot depth, buffers, etc., should be taken to insure that anticipated development will be compatible with farming activities and vice-versa.

APPENDIX

Section III

APPENDIX A

Community Attitude Survey. A community survey was undertaken to determine City residents' attitudes regarding various planning-related questions. An attempt was made to provide all City households with an opportunity to comment on the survey. About 20 per cent of the surveys were returned from the door-to-door distribution.

The results of the community attitude survey were used as the basis for many of the Plan policies and implementation recommendations. It is felt that this return provides a reasonably good indication of resident attitudes, and although not conclusive, should be used by both private and public interests to approximate the degree of support or opposition for particular planning-related services, or developments.

Please rate present City or other Local Governmental Services

This survey will take but a few minutes of your time; yet, if answered with a little thought, it can be a great help in planning for your city's future. We hope you'll join us in this effort to make your city a better place to live.

Please rate the Need to Improve City or other Local Governmental Services.

Your answers will be kept completely anonymous. We wish to know only your opinions, not your name or address.*

Check box on each side and blank(s) below which apply.

	Excellent	Good	Average	Below Average	Poor	No Opinion
1.	2	11	16	3	1	
2.		5	16	7	1	2
3.	2	15	10	3	2	1
4.	2	7	7	4	13	2
5.	1		5	5	6	4
6.	1	12	11	1	1	1
7.	16	11				1 2
8.	2	4	3		7	3
9.			2	5	12	3
10.	4	12	9	2	2	2
11.	3	13	10		1	5
12.				1	12	7
13.				3	15	2
14.		2	2	3	16	1
15.				5	16	1
16.				5	17	1
17.		1		3	15	3
18.	6	15	4	2		5
19.	3	5	4	2	11	5
20.	2	4	3	2	10	5
21.	1	1	1	2	23	1
22.		4	6	1	11	5
23.		7	9	1	1	8
24.	1	2	4	3	9	6
25.						
26.	2	6	6	1		5
		5	2	1	7	5

- 1. STREETS AND ROADS INSIDE THE CITY LIMITS, INCLUDING MAINTENANCE
- 2. STREETS AND ROADS OUTSIDE THE CITY LIMITS, INCLUDING MAINTENANCE
- 3. STREET LIGHTS
- 4. SIDEWALKS AND CURBS
- 5. STREET CLEANING
- 6. PARKING AVAILABILITY
- 7. WATER SUPPLY
Do you have 31 city water 4 a well?
- 8. SEWAGE DISPOSAL
Do you have 1 city sewer 31 a septic tank?
- 9. STORM WATER DRAINAGE (STORM SEWERS AND CULVERTS)
- 10. GARBAGE COLLECTION
- 11. OPERATION OF CITY GOVERNMENT
- 12. LIBRARY FACILITIES
- 13. CITY PARKS AND PICNIC AREAS
- 14. PUBLIC MEETING PLACES AND RECREATION FACILITIES FOR CHILDREN
- 15. PUBLIC MEETING PLACES AND RECREATION FACILITIES FOR TEENAGERS
- 16. PUBLIC MEETING PLACES AND RECREATION FACILITIES FOR ADULTS
- 17. PUBLIC MEETING PLACES AND RECREATION FACILITIES FOR SENIOR CITIZENS
- 18. FIRE PROTECTION (FIRE DEPARTMENT)
- 19. LAW ENFORCMENT (POLICE DEPARTMENT): SPEED AND TRAFFIC CONTROL
- 20. LAW ENFORCMENT (POLICE DEPARTMENT): ALL OTHER ACTIVITIES
- 21. DOG CONTROL
- 22. LITTER CONTROL
- 23. JUNKED CAR REMOVAL
- 24. NUISANCE ORDINANCE ENFORCMENT
- 25. QUALITY OF EDUCATION IN LOCAL SCHOOLS
Should the school district 4 increase services (costs)? 14 hold present levels? 5 decrease services (costs)?
- 26. MEDICAL AND HEALTH FACILITIES

	Great Need	Some Need	No Need	Don't Know
	4	17	3	1
	3	8	3	2
	3	8	7	2
	11	4	9	1
	3	11	6	1
	2	11	10	2
		3	15	3
	9	2	5	4
	13	3	1	3
	2	3	13	2
	1	11	5	5
	6	5	7	5
	13	6	6	
	14	7	3	2
	15	4	4	3
	13	6	4	3
	12	6	4	4
		12	4	4
	9	4	7	2
	8	5	4	5
	18	5	2	
	9	6	5	3
	5	7	5	6
	5	9	3	5
		8	4	4
	5	7	4	4

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53
54

*If you have comments about specific areas, please write them down as part of the last question.

27. HOW BADLY DO WE NEED NEW INDUSTRY AND THE NEW JOBS IT BRINGS? 55
8 a great deal 9 quite a bit 3 not much 2 none 4 don't know
- HOW BADLY DO WE NEED NEW NON-INDUSTRIAL EMPLOYMENT OPPORTUNITIES (SERVICES, 56
 RETAIL TRADE, ETC.)?
4 a great deal 10 quite a bit 7 not much 4 none 6 don't know
29. PLEASE DESCRIBE YOUR LIVING QUARTERS: 57
 home apartment duplex mobile home other
22 owner 29 — — 7 — — 58
1 renter — — — — —
30. HOW MUCH CHOICE OF HOUSING IS THERE FOR NEW RESIDENTS? 59
— quite a lot 3 moderate 12 little 13 almost no choice
3 don't know
31. WHAT KIND OF HOUSING IS MOST NEEDED IN TOWN (CHECK ALL THAT APPLY)? 60-
8 homes to buy under \$15,000 14 homes to buy from \$15,000 to \$20,000 67
9 homes to buy over \$20,000 15 homes to rent 3 duplexes
4 apartments 2 mobile homes 3 don't know
32. SHOULD THE CITY ACQUIRE MORE LAND FOR PARKS AND RECREATION FACILITIES? 68
11 no 20 yes -- If yes, WHAT KIND OF PARKS OR FACILITIES, AND
 WHERE SHOULD THEY BE?
- | Type | Indicate Desired Location | |
|---------------------------------------|---|----|
| <u>2</u> large parks | <u>E. of town; 2 - near schools</u> | 69 |
| <u>12</u> neighborhood parks by river | <u>cent. located; 2 - near sch; both sides hwy;</u> | 70 |
| <u>8</u> athletic fields | <u>old school ground; near new school</u> | 71 |
| <u>3</u> tot lots | | 72 |
| <u>4</u> senior citizen centers | <u>by new school; centrally located</u> | 73 |
| <u>3</u> recreation centers | <u>near / AT parks</u> | 74 |
| <u>2</u> other (specify): | <u>golf club; community park</u> | 75 |
33. IN WHAT CITY DO YOU BUY MOST OF THE FOLLOWING: 76
- | | Your City | LaGrande | Baker | Pendleton | Other | |
|--------------------------------|-----------|-----------|----------|-----------|----------|----|
| clothes | <u>—</u> | <u>25</u> | <u>—</u> | <u>1</u> | <u>8</u> | 76 |
| gasoline | <u>16</u> | <u>16</u> | <u>—</u> | <u>—</u> | <u>1</u> | 77 |
| groceries | <u>25</u> | <u>13</u> | <u>—</u> | <u>1</u> | <u>1</u> | 78 |
| furniture | <u>—</u> | <u>21</u> | <u>—</u> | <u>—</u> | <u>3</u> | 79 |
| hardware and building supplies | <u>16</u> | <u>17</u> | <u>1</u> | <u>—</u> | <u>1</u> | 80 |
| automobiles | <u>1</u> | <u>23</u> | <u>2</u> | <u>—</u> | <u>3</u> | 81 |
34. HOW MANY YEARS HAVE YOU LIVED IN OR NEAR THE CITY WHERE YOU NOW RESIDE? 82
3 less than 2 years 7 2-5 years 10 6-10 years 5 11-20 years
9 over 20 years
35. HOW MANY YEARS DO YOU PLAN TO REMAIN IN THE IMMEDIATE AREA? 83
— less than 1 year — 1-2 years — 3-5 years — 6-10 years
31 indefinitely
36. IF YOU MOVED TO YOUR PRESENT AREA OF RESIDENCE IN THE LAST 5 YEARS, WHY DID 84-
 YOU COME? be near 4-yr. college; employment - 7; 85
 Describe: liked area - 4; retired - 1; smaller home & acreage - 1
37. HOW MANY PEOPLE IN YOUR HOUSEHOLD FALL INTO EACH OF THE FOLLOWING AGE GROUPS: 86-
 Age under 10 15 10-17 22 18-22 3 23-35 10 92
 36-50 23 51-64 12 65 and over 13

38. WHAT IS THE PRESENT PRIMARY OCCUPATION OF THE HEAD OF THE HOUSEHOLD:
- 3 lumber industry — construction 9 other blue collar 93
1 agriculture — unemployed 6 professional/managerial
2 education 3 clerical/retail trade 2 other white collar 94
2 retired
39. IF THERE IS A SECOND WAGE-EARNER IN THE HOUSEHOLD, WHAT IS HIS/HER PRESENT PRIMARY OCCUPATION?
- lumber industry — construction 3 other blue collar 95
— agriculture — unemployed 2 professional/managerial
2 education 1 clerical/retail trade — other white collar 96
3 retired
40. IN WHICH AREA DOES THE HEAD OF THE HOUSEHOLD WORK? 97
- 18 LaGrande — Union 1 North Powder 1 Cove 6 Island City 3 Imbler
1 Summerville 2 Elgin — Enterprise — Joseph — Lostine — Wallowa 2 Other
41. IF THERE IS A SECOND WAGE-EARNER IN THE HOUSEHOLD, WHERE DOES HE/SHE WORK? 98
- 2 LaGrande 1 Union 1 North Powder 1 Cove 3 Island City 2 Imbler
1 Summerville 1 Elgin — Enterprise — Joseph — Lostine — Wallowa — Other
42. WHAT WAS YOUR TOTAL ANNUAL HOUSEHOLD INCOME LAST YEAR? 99
- 2 Less than \$4,000 6 \$4,000 - \$5,999 3 \$6,000 - \$9,999
2 \$10,000 - \$14,999 4 \$15,000 and over
43. IS ADDITIONAL GROWTH OF THE CITY DESIRABLE? 100-103
- 14 no 15 yes If yes, 6 added population 4 added acreage
44. INDICATE BY "M" AND "T" LETTER DESIGNATIONS ON THE COVER MAP THOSE LOCATIONS WHICH YOU FEEL THAT THE COUNCIL MIGHT CONSIDER SUITABLE TO BE ZONED FOR MOBILE HOME (M), OR TRAVEL TRAILER (T), PARKS. 104
45. WOULD YOU SUPPORT ADDITIONAL CITY EXPENDITURES FOR THE FOLLOWING SERVICES OR IMPROVEMENTS? 105-108
- 21 no 7 yes If yes, indicate support level
Slight Moderate Substantial
- | | | | |
|-----------------|----------|----------|----------|
| municipal court | <u>4</u> | <u>2</u> | <u>1</u> |
| mobile library | <u>3</u> | <u>4</u> | <u>1</u> |
46. IF PUBLIC WATER SUPPLY OR SEWERAGE DISPOSAL IMPROVEMENTS ARE NEEDED, INDICATE THE MAXIMUM TAX RATE (PER THOUSAND DOLLARS ASSESSED VALUE) WHICH YOU FEEL COULD BE LEVIED. 109-110
- | | | | | | |
|--------------|----------------|----------|----------|----------|-----------------|
| | Less than \$1, | 1-2, | 2-3, | 3-4, | 4+ if necessary |
| water supply | <u>13</u> | <u>3</u> | <u>1</u> | <u>2</u> | <u>1</u> |
| sewerage | <u>6</u> | <u>9</u> | <u>3</u> | <u>2</u> | <u>3</u> |
47. INDICATE THE MAXIMUM DOLLAR CHARGES WHICH YOU FEEL ACCEPTABLE FOR MONTHLY AND HOOK-UP FEES FOR WATER AND SEWERAGE SERVICE IMPROVEMENTS, IF NEEDED. 111-114
- | | | | | | |
|--------------|----------------|-----------|----------|----------|-----------------|
| Monthly Rate | Less than \$3, | 3-5, | 5-7, | 7-9, | 9+ if necessary |
| water | <u>9</u> | <u>9</u> | <u>1</u> | <u>—</u> | <u>1</u> |
| sewer | <u>11</u> | <u>10</u> | <u>4</u> | <u>—</u> | <u>2</u> |
- | | | | | | |
|-------------|------------------|----------|----------|----------|-------------------|
| Hook-up Fee | Less than \$100, | 100-200, | 200-300, | 300-400, | 400+ if necessary |
| water | <u>13</u> | <u>5</u> | <u>3</u> | <u>—</u> | <u>—</u> |
| sewer | <u>15</u> | <u>2</u> | <u>3</u> | <u>—</u> | <u>—</u> |
48. IF NEEDED, WHAT ARE THE PREFERRED METHODS OF PAYING FOR MAJOR WATER AND SEWERAGE SERVICE IMPROVEMENTS? INDICATE PREFERENCES (1 high - 3 low) FOR EACH SERVICE. 115-116
- | | | | |
|----------|---------|-----------------|----------------|
| water | — taxes | — monthly rates | — hook-up fees |
| sewerage | — taxes | — monthly rates | — hook-up fees |

WATER
SEWER

	1	2	3		1	2	3		1	2	3
		3	7		12	2	1		3	3	3
	3	4	5		7	2	1		2	2	1

49. RECOGNIZING THAT SMALLER ACREAGES MAY CREATE MORE DEMAND FOR LOCAL SERVICES (WATER, SEWER, SCHOOL, ETC.) WHAT DO YOU FEEL IS THE MINIMUM DESIRABLE ACREAGE FOR LAND PARCELING OUTSIDE THE CITY?
2 Less than 1, 17 1-4, 2 5-40, 4 40+ 117
50. DO YOU FEEL THAT 4 ISLAND CITY, THE COUNTY, 18 BOTH SHOULD CONSIDER COLLECTING A DEVELOPMENT FEE AT THE TIME LAND IS PARCELED TO HELP COVER THE INCREASED COST OF SERVICES WHICH MAY RESULT FROM THE PARCELING?
4 no 16 yes If yes, indicate for which services 18 water 118
20 sewer 16 street 10 school 1 other (name) Police 119
51. IS THERE A NEED TO PROVIDE ADDITIONAL CONTROL OVER HORSES, CATTLE, ETC. IN TOWN? 120-
20 no 7 yes If yes, identify areas on cover map where needed 121
52. INDICATE AREAS WHERE CITY WATER AND SEWERAGE SERVICES SHOULD BE ANTICIPATED. 122
8 Along Hunter Lane 122
10 Industrial Park and area along Highway 82 123
12 East of town along Cove Highway 124
16 South of town (Mt. View Addition and McAllister Lane) 125
6 Toward LaGrande on Highway 82 126
2 Other (name) Country Club; to Fruitdale Rd. west to trailer park 127
53. INDICATE PRIORITY OF SUPPORT FOR STREET IMPROVEMENTS.

	None	Low	Moderate	High	
D Street (from Highway 82 to 5th Street)	<u>8</u>	<u>2</u>	<u>4</u>	<u>2</u>	128
E Street (from 2nd to 4th Streets)	<u>8</u>	<u>3</u>	<u>9</u>	<u>1</u>	129
Other (name) <u>(4) 5th from C. to McAllister L.,</u> <i>white Birch & Peterson add. C St. - Hwy 82 to 5th</i>	<u>2</u>	<u> </u>	<u> </u>	<u>2</u>	130
54. SHOULD THE CITY ASSIST IN IDENTIFYING AND RECOGNIZING THE HISTORICAL IMPORTANCE OF THE RURAL FIRE DISTRICT BUILDING (WHICH HAS BEEN A BANK, A MILL, A LODGE HALL, ETC.)? 131-
12 no 16 yes If yes, by city acquisition 3 132
by historical marker(s) 9
by city financed repair 3
for museum use 2
55. WOULD YOU SUPPORT CITY EXPENDITURES FOR THE FOLLOWING:

	no		yes		If yes, indicate support level			
					minimum	moderate	substantial	
old school playground improvement	<u>8</u>	<u>15</u>	<u>3</u>	<u>8</u>	<u> </u>	<u> </u>	<u> </u>	133-
combined city building/fire hall	<u>6</u>	<u>24</u>	<u>3</u>	<u>12</u>	<u> </u>	<u> </u>	<u> </u>	146
city (hall) building only	<u>12</u>	<u>4</u>	<u> </u>	<u>2</u>	<u>2</u>	<u> </u>	<u> </u>	
tennis courts	<u>14</u>	<u>8</u>	<u>2</u>	<u>4</u>	<u> </u>	<u>1</u>	<u> </u>	
ball field	<u>13</u>	<u>8</u>	<u>1</u>	<u>7</u>	<u> </u>	<u> </u>	<u> </u>	
other (name) <u>Park & course school playground</u>	<u> </u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>	
56. SHOULD THE SPEED LIMIT ON HIGHWAY 82 BE LOWERED THROUGH ISLAND CITY? 147
9 no 20 yes
57. SHOULD THERE BE A 4-WAY STOPLIGHT AT THE HIGHWAY 82/MCALLISTER LANE INTERSECTION? 148
8 no 26 yes
58. SHOULD HIGHWAY 82 BE 4 LANES FROM LAGRANDE TO THE INTERSECTION WITH MCALLISTER LANE? 149
15 no 16 yes
59. IDENTIFY AREA(S) ON THE COVER MAP WHICH SHOULD BE ZONED TO ALLOW MULTIPLE DWELLINGS, E.G. DUPLEX, 4-PLEX, APARTMENT, ETC. 150

60. DO YOU FEEL THAT SHOPPING AND RESIDENTIAL NEEDS IN THE AREA ARE ADEQUATELY BEING MET?

If no, how can they be improved?

151-
154

shopping 17 yes 11 no

residential 22 yes 2 no

Need bank, post office, service stations, shopping mall - 7 other

61. WHAT HAS ISLAND CITY DONE IN THE PAST FIVE YEARS ABOUT WHICH YOU ARE PROUD?

155

8- water, city

7- street improvement

10- street signs

10 other

62. WHAT ARE THE MOST SERIOUS PROBLEMS IN ISLAND CITY? 4- speeding cars,

156

13- dogs; 10- no sewage system; 2- storm runoff

10 other

63. WHAT WOULD YOU LIKE TO SEE ACCOMPLISHED IN ISLAND CITY DURING THE NEXT FIVE TO TEN YEARS? 13- sewage system; 4- dog control; 3 street impr;

157

3- city hall; 3- park; 4- post office; 14- other

64. PLEASE LIST IN ORDER OF PREFERENCE THOSE PROJECTS LISTED IN QUESTIONS 62 AND 63 FOR WHICH YOU WOULD BE WILLING TO SUPPORT A BOND ISSUE OR TAXING LEVY, IF NEEDED. (1) 12 sewage system; (2) 2 city hall; (3) 2 community bldg;

158

5- other

65. PLEASE MAKE ANY COMMENTS WHICH WOULD HELP TO MAKE ISLAND CITY A BETTER PLACE TO LIVE, OR ANY OTHER COMMENTS YOU WANT TO MAKE.

159

4- dog control

2- city park

9- other