

APPENDIX 1 - 7

GOAL EXCEPTION PROCEDURES

When, during the application of the State-wide goals to county land use plans; it appears that it is not possible to apply the appropriate goal to the specific properties or situations, then each proposed exception to a goal shall be set forth during the plan preparation phases and specifically noted in the notices of public hearing. The notices of hearing shall summarize the issues in an understandable and meaningful manner.

If the exception to the goal is adopted, then the compelling reasons and facts for that conclusion shall be completely set forth in the plan and shall include;

01. Why these other uses should be provided for; and
02. What alternative locations within the area could be used for the proposed uses; and
03. What the long term environmental, economic, social, and energy consequences are to the locality, the region, or the State from not applying the goal or permitting the alternative use; and
04. A finding that the proposed uses will be compatible with other adjacent uses.

EXCEPTION AREA #1 (Amended) **Enterprise Periphery**

GENERAL INFORMATION: The Enterprise Periphery is comprised of numerous small lots approximating 5 acres in size. A majority of the lots are in residential use and hobby farms. Because of the area's marginal value as farm ground due to poor drainage, generally flat terrain, and close proximity to Enterprise, the area has historically developed as Rural Residential. The adjacent areas to the north, west, and east of Enterprise are steep rolling hills that discouraged Rural Residential use. County services of road maintenance, law enforcement, and health care are readily available to the area. A well-developed system of roads serves the area. Most lots are served by paved roads. Fire protection is available from the City of Enterprise. Cable television serves the entire area. There is a high school and elementary school in Enterprise. Most of the area is served by the City of Enterprise water system.

Map 2S 44 1C

This area is a platted subdivision known as the Valley Heights Subdivision. Valley Heights Drive is paved. All utilities, including water, are underground. Lots are two acres in size and are Department of Environmental Quality approved for subsurface sewage disposal. Seven of the lots are developed. The 34 lots are in 15 ownerships. A community water system utilizing a well on tax lot 1700 was developed to serve the subdivision. The subdivision was platted in 1979. Because services of cable TV, electric, telephone, water, and access are currently in place; the subdivision is considered irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area has been zoned Rural Residential.

Map 2S 44 1CB

This area is a low-lying area that is poorly drained. The largest parcel is five acres in size. There are 18 separate ownerships of the 18 tax lots. A fencing business, glass replacement business, and auto wrecking yard have been established. Twelve of the lots are developed with dwellings, a railroad line runs along the west side of the area, and city water is available to all parcels. Because of the small lot parcelization, high number of non-farm businesses, improved roads, existence of rail service, and the existence of services of water, electric, cable TV, and telephone, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area west of Florence Avenue where the businesses are located has been zoned Industrial, and the area to the east is zoned Rural Residential.

Map 2S 44 1CC (Amended)

This area is adjacent to rail service. The largest parcel, which is 12 acres in size, is the site of a large fertilizer company. There are three homes on the smaller lots. Road access is by private easement. There are nine parcels under eight ownerships.

Because of the lack of adequate roads, existence of small lot parcelization, and general unsuitability for agricultural use; the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area has been zoned Industrial, Rural Residential, and Select Residential.

Map 2S 44 2
Map 2S 44 2AC
Map 2S 44 2CB
Map 2S 44 2CA
Map 2S 44 2DB
Map 2S 44 3

This area is comprised of 88 lots in 79 ownerships. Fifty-eight of the lots are developed with residential use. A majority of the lots are under ten acres in size and most of the area is served by city water. The largest parcel is approximately 15 acres; none of the parcels are used for commercial farm use. Because of the small lot development pattern of the area and the existence of most public services, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area adjacent to and north of the rail line has been zoned Industrial because of the presence of the County Road Department, Wallowa County Grain Growers, and a scrap iron yard. The remaining areas have been zoned Rural Residential.

Map 2S 44
Map 2S 44 04

This area is comprised of six lots under separate ownerships ranging in size from 2 to 20 acres. In the 1940's and early 1950's, the lots were one parcel used for the production of lime. The lime kiln used in the production is still on the site. Parcelization occurred during the following years. Although the kiln is no longer used, the three largest parcels are being mined for aggregate and being used as a site for processing aggregate for asphalt concrete. An excavation company is based on one of the parcels. Because of the existing industrial use and unsuitability of the soil for agricultural use, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area is zoned Industrial.

Map 1S 44 35 Map 1S 44 35CC
Map 1S 44 35CA Map 1S 44 35CD

This area is served by two paved roads: the Enterprise-Lewiston Highway (Highway 3) and Golf Course Road. There are several businesses located in the area. A welding shop, RV park, veterinary clinic, auto body shop, second hand shop, golf club, potato storage, and gun shop plus a sewage treatment plant and electric transmission yard. There are 37 lots under separate ownerships. Three of the lots are developed for residential use. The area has poorly drained rock and clay soils that make the area unsuitable for farm use. Electric power is available to all parcels. Because of the

unsuitability of the area for farm use and small lot parcelization the area qualifies for an exception to Goals III and IV. The area is zoned for Industry. Some of the area is currently in the Urban Growth Zone.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-1	457.00	104	67	4.31
M-1, UG	307.00	67	13	
R-4	13.05	1	1	

EXCEPTION AREA #2
Alder Slope

- Map 2S 44 9
- Map 2S 44 10
- Map 2S 44 10D

This area is approximately three miles southwest of Enterprise on an 8-10 percent slope made up of colluvial deposits with thin Class III soils. There are many small braided streams throughout the area. Historically, the area has been used for grazing. Drainage is generally poor. The Alder town site on 2S 44 10D was platted in 1886. Although platted in 64 lots, there is only three ownerships. Most other parcelizations into parcels of 5 to 20 acres occurred prior to the time land use planning was instituted. The area has developed as hobby farms with the residents usually earning their living in non-farm professions. In 1977 the County's Comprehensive Land Use Plan zoned the area Rural Residential with 5 acre minimum lot sizes. Several residents of the area have purchased their property since the 1977 zoning with assumptions that non-farm homes could be authorized outright. Because of the small lot development, limited use for commercial farm, non-farm uses that have been established as a result of 1977 Rural Residential zoning; the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area is served by a limited number of services. The roads are County maintained gravel roads. Therefore the area is zoned Existing Lot in order to recognize landowners development rights for non-farm uses.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
EL-1	353.63	30	16	11.78

EXCEPTION AREA #3 (Amended)

Southeast Enterprise

Map 2S 44 12

Map 2S 44 12BB

Map 2S 44 13

This area is immediately southeast of Enterprise. Much of the area is served by lateral lines of the main water transmission line between Enterprise and its water source near the Joseph airport. The area is served by paved County maintained roads. Electric, telephone, and cable TV are available to the entire area. Most of the area is low-lying and poorly drained bottom land of Hurricane Creek, Little Hurricane Creek, the Wallowa River, Island Ditch, and numerous secondary braided streams. Because of the drainage problems of the area, it has developed as hobby farms on 10 to 20 acre parcels and residential on parcels less than 10 acres. The 1977 zoning for the area was Rural Residential as a result several of the five acre lots were created. Because of the existing small lot development, general unsuitability for commercial farming, and existing utilities/services; the area is irrevocably committed to non-farm use and is zoned Existing Lot and Select Residential in recognition of the non-farm development rights that residents have had over the past ten years.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
EL-1	860.46	88	55	9.78
R-4	4.35	1		4.35

EXCEPTION AREA #4

North Joseph

Map 2S 45 (Amended)

Map 2S 45 19DD

This area is in two portions one-half mile from each other on the west side of Highway 82 just north of Joseph. Tax lots 4701, 4800, 4801, 4802, 4900, and 5000 were parceled into their present sizes prior to zoning. All have been developed with residential or commercial uses. A motel and health club were developed on the lots. Highway 82 serves all six parcels. Tax lots 100 through 900 and 5505 through 5508, 5511, and 5512 were created prior to zoning as a residential subdivision. The 5 and 10 acre parcels are used as hobby farms; such as, pasture for horses. All but 4 of the 14 lots have dwellings. Cable TV, electric, and telephone are available to each lot. Because of the small lot development and existing non-farm uses, the area is irrevocably committed to non-farm uses. The area qualifies for an exception to Goals III

for an exception to Goals III and IV. All of the lots have been zoned for Rural Residential use except for tax lots 4701, 4800, 4801, and 4802 which have been zoned Rural Commercial. Because of the residential zoning on the south and east and the parcel size and characteristics, tax lot 5510 qualifies for an exception to goals iii and iv; therefore, the parcel is rezoned rural residential (amended 6/98).

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-1	330.14	50	27	6.60
R-C	82.55	15	12	5.50
	402.41	64	38	6.28

Map 2s 45 20

Map 2S 45 29

This area is on the east side of Highway 82. There are several businesses in the area, including: the Mountain View Church, Wallowa Valley Ranger Station, Kellerman Logging, Zacharias Logging, and Wallowa Valley Auto Body Shop. Swiss Mountain Meadows is a residential subdivision having a community water system, five of the eight lots are developed. Countryside West Subdivision (seven lots) and Rizzo Estates (five lots) were recently platted under the 1977 zoning. Electric and telephone services are in place underground. Rizzo Drive was constructed to 1977 road standards. Four of the lots in the Countryside West Subdivision are developed. The sewage treatment plant for the City of Joseph is on tax lot 2100. Other parcels in the area are a result of parcelization prior to zoning. Tax lot 2000 is still being farmed but is surrounded by residential and commercial uses. The area is composed of glacial outwash and is relatively flat. Excavation of more than a few inches is very difficult because of the unsorted gravel that includes large-to-medium sized boulders. The historic agricultural use of the area had been restricted to light grazing. For that reason, this isolated rocky area has developed primarily for residential use, is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The businesses have been zoned Rural Commercial and the remaining parcels Rural Residential.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-1	319.86	49	26	6.52
R-C	82.55	15	12	5.50
	402.41	64	38	6.28

EXCEPTION AREA #5

Joseph Airport

GENERAL INFORMATION: The Joseph Airport area is adjacent to and west of the City of Joseph. The Joseph State Airport, two lumber mills, and other businesses are located there. The area is served by County maintained Hurricane Creek Road which is paved; also serving the area is the Union Pacific Railroad. The area has electric and telephone service. Community water and sewage disposal are not available. Fire protection is by the City of Joseph.

Map 2S 45 30

Map 2S 45 31

This area has the Boise Cascade Plant on tax lots 1700, 1800, and 1600. Joseph Forest Products on tax lots 800, 802, 1000, and 1101. A vacant metal fabrication shop is on tax lot 1401. Wallowa Lake Forest Industries is on tax lots 1400, 1402, 1403, and 1700. J & N Trucking is on tax lot 502. There are five lots having six or less acres each - all five lots have existing dwellings. Because the area is currently being used for industrial uses, the area is irrevocably committed to non-farm use, qualifies for an exception to Goals III and IV, and is zoned Industrial.

Map 2S 44 25

Map 2S 44 36

This area has the Joseph State Airport hanger on tax lot 100, Joseph State Airport on tax lot 700, City of Joseph waste transfer site and aggregate site on tax lot 1,100, a dog kennel on tax lot 901, potato storage on tax lot 800 and Joseph Forest Products on tax lots 1000 and 1001. The area west of the airport has developed as residential. Tax lots 1906 - 1912 were platted as Woodland Subdivision. The other lots are a result of parcelization that occurred prior to the 1977 zoning. Of the 21 lots in the area only nine are undeveloped. All lots have electric and telephone. Because of the existing commercial/industrial uses and the existence of small lot development for residential use, the area can be considered irrevocably committed to non-farm use and

qualifies for an exception to Goals III and IV. The area adjacent to and east of the airport is zoned Industrial and the area west of the airport Rural Residential.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-1	137.74	21	12	6.56
M-1	292.62	19	11	15.40
	430.36	40	23	10.76

EXCEPTION AREA #6
Joseph Periphery

- Map 2S 45
- Map 2S 45 29
- Map 2S 45 32B
- Map 2S 45 31
- Map 2S 45 32BC

This area is on the periphery of the City of Joseph. Telephone, electric, cable TV, County maintained access, and fire protection from the City are available to all parcels. Most of the 37 parcels were created prior to the 1977 zoning. Eighteen of the parcels have dwellings. Tax lots 103, 106, 500, 501, 600, 700, and 9300 are in the City of Joseph's Urban Growth Area and are zoned Urban Growth. Because of the existing level of development, small lot size, and level of services; the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The areas not in the Urban Growth Zone have been zoned Rural Residential.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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R-1/UG	132.04			
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EXCEPTION AREA #7
North End of Wallowa Lake

- Map 3S 45

This area is comprised of five lots. Each has electric, telephone, cable TV, and improved public access. These parcels are currently being used for agricultural purposes; however, they are the last remaining relatively large parcels adjacent to or near Wallowa Lake that have a potential for a small destination resort. Other parcels fronting Wallowa Lake are either in small sized ownerships, developed for residential use, or too steep to

or too steep to be developed. These parcels are bordered on the north by the City of Joseph and on the south by the platted Truthaven Tracts Subdivision. The Wallowa County Lake Service District main sewer collection line runs through tax lot 2002; the water source for the City of Joseph originates on the same. The City of Joseph's land use plan has tax lot 1900 in its urban growth area. Because of surrounding non-farm uses and existence of city services of water and sewer, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals 3, 4, and 14. Tax lot 1900 is zoned Urban Growth and the remaining lots Rural Residential.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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R-1/UG	129.84	5	3	25.96
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EXCEPTION AREA #8
Lostine Periphery

Map 1S 43 10C
 Map 1S 43 15

This area is comprised of 124.46 acres in 16 ownerships with nine dwellings. The area is adjacent to the City of Lostine. City water is available to several of the parcels. Access to most of the parcels is by improved public access. Fire protection is available from the City of Lostine. Electric and telephone services are available to all parcels. In 1986 the City of Lostine updated its land use plan to include the entire area as its urban growth area to accommodate future needs of the city. For the foregoing reasons, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area is zoned Urban Growth.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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UG	124.46	16	9	7.77
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EXCEPTION AREA #9
Upper Lostine River

Map 2S 43 3
 Map 2S 43 3CD
 Map 2S 43 3DC

This area is platted in two subdivisions:

01. Pat's Southfork Subdivision was platted into 20 one-acre lots in 17 ownerships. Electric and telephone services are available to all lots, and a paved County road serves the area. There are nine developed lots.
02. Lostine River Acres was platted in 13 lots of approximately one acre each in six ownerships.

Both subdivisions were developed prior to zoning and are irrevocably committed to residential use because of the small lot development and level of services available. Tax lots 1000 through 1800 are 10, 20, and 40 acre lots that were created prior to zoning. Of the nine lots, three are developed with dwellings. There are three ownerships. The area west of the County road is low-lying and poorly drained. The lots to the east of the road are very rocky. None of the lots are suitable for farm use. The 1977 zoning for the area was Rural Residential.

Current owners purchased their properties with the intention of subdividing. Because of the unsuitability of the area for farm-use, the area is irrevocably committed to non-farm use. Both subdivisions and other parcels qualify for an exception to Goals III and IV. The area is zoned Existing Lot.

Map 2S 43 10C

This area is referred to as the High Lostine Subdivision which was platted in 1980. The 38 lots were platted in sizes of 2 to 3.5 acres. One parcel is 10.16 acres. A community water system with fire hydrants is in place. Electric and telephone service is available to all lots. Mountain View Lane is an improved public access. The Southfork Road is a County maintained road. Due to bankruptcy of the developers, only three parcels have been sold; however, sale of the lots in the subdivision is no longer encumbered by the bankruptcy. Each lot has been pre-approved by the Department of Environmental Quality for subsurface sewage disposal. All lots are relatively flat. Because of the existence of a community water system, electric service, telephone service, improved public access, and number of small lots; the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area is zoned Existing Lot.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT
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SIZE

EL-1 356.34 35 2 5.78
EXCEPTION AREA #10
Evans Town Site

Map 1S 43 3DB
Map 1S 43 3DC

The Evans Town Site was platted in 1910. It is adjacent to the Union Pacific Railroad. The 21.48 acres were originally platted into 228 lots but is now in seven ownerships. The current use is primarily residential. The 1977 zoning of the area was Industrial Zone. The current landowners purchased their properties with the Industrial designation with intentions to develop the area. Because of the foregoing reasons, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area is zoned Existing Lot.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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EL-1	21.48	7	4	3.06
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EXCEPTION AREA #11
Wallowa Periphery

Map 42 10DD
Map 42 15

This area is adjacent to the urban growth area of the City of Wallowa. The area is relatively flat on poorly drained soils. County maintained roads serve all the parcels. The present land pattern is the result of parcelization prior to the 1977 zoning. The primary use of the area is residential with hobby farms. Of the 32 ownerships, all have improvements (dwellings). Limited city water is available. Fire protection is available to the area from the City of Wallowa. The average size of the parcels is 5.37 acres. Because of the foregoing reasons, the area is not suitable for farm or forest use, is irrevocably committed to non-farm use, and qualifies for an exception to Goals III and IV. The Rural Residential zone has been applied to the area.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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R-1	171.95	32	33	5.37
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EXCEPTION AREA #12

Demosh

Map 3S 45 7

This area is served by a private easement that formerly had been a County road until the Ski Run Road was relocated to the east. Other private easements in the area serve parcels. The Demosh area had been timbered until a fire destroyed most of the timber. In 1968 three Realtors acquired the area and developed a subdivision plan based on 5-acre lots. Since then all lots have been sold. A community water system has been developed and provides water to all lots. There are 18 lots with dwellings. No individual parcel has been managed for forest use. For the foregoing reasons, the area is irrevocably committed to non-farm, non-forest use and qualifies for an exception to Goals III and IV. The area has been zoned Existing Lot.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
EL-1	229.00	30	18	7.06

EXCEPTION AREA #13
North Wallowa

GENERAL INFORMATION: This area is adjacent to the City of Wallowa except for the Wallowa Forest Products (formally Rogge Mill) site. Much of the area has been adopted as the urban growth boundary for the City of Wallowa.

Map 1N 42 11BC
Map 1N 42 11CB

This area is comprised of 19 lots on 17.99 acres. There are 13 lots developed with residential dwellings and 12 ownerships. City water and sewer serves some of the area. All of the lots have been adopted into the urban growth area for the City of Wallowa except for tax lots 100, 200, 300, and 400 on map 1N 42 11BC and tax lots 100 and 200 on map 1N 42 11CB. Lots within the urban growth area have been zoned Urban Growth. None of the lots are used exclusively for farm use. The pattern of land use is a result of parcelization prior to 1977 zoning. Because of the foregoing reasons, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The lots not zoned for urban growth are zoned Rural Residential.

Map 1N 42 11CC
Map 1N 42 13BC
Map 1N 42 14AA

Map 1N 42 14BB

These areas are comprised of 45 lots in 42 ownerships; there are 34 dwellings. The total acreage is 74.32 acres; the average lot size is 1.65 Acres. The entire area is adjacent to the City of Wallowa. Much of the area has water from the City. All roads are paved and maintained by the County. Fire protection is available from the City. All of the 74.32 acres are included in the urban growth area. For the foregoing reasons, the entire area is irrevocably committed to non-farm use, qualifies for an exception to Goals III and IV, and is zoned Urban Growth.

Map 1N 42

Map 1N 42 3

These areas are in industrial or commercial use. Map 1N 42, tax lot 2201 is the site of Wallowa Forest Products (formally Rogge Mill). It is 28.73 acres along the Union Pacific Railroad. Tax lots 2800 and 3000 are used by Dougherty Logging Company as a shop. Tax lot 3200 was used as part of the Bate's Mill which is no longer in business. The lot has been stripped of vegetation and natural materials and is no longer tillable or capable of growing vegetation. On map 1N 42 3 tax lots 1400 and 1401 are part of the same Bate's Mill and have the same conditions as listed above. On map 1N 42 11, tax lot 4000 is the previous site of a mill but is now used for a molding plant. Tax lot 4002 is a welding/fabrication plant. Tax lot 4091 is part of the railroad yard. All of the lots have city water and sewer as well as other city services. All of map 1N 42 11 is part of the urban growth area of the City of Wallowa. For the foregoing reasons, the described areas of the three maps are irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The areas have been zoned Industrial.

SUMMARY ZONE SIZE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-1	28.05	5	5	5.61
M-1	146.26	11	0	13.29
UGA	82.33	52	41	1.58

**EXCEPTION AREA #14
Oxbow Subdivision**

Map 2N 48 17D

Map 2N 48 20A

Map 2N 48 20D

This area is four miles north of Imnaha on the Imnaha County Road. It is comprised of the Oxbow Subdivision that was platted in 1979 and several small parcels to the south. Oxbow Subdivision has 12 lots in separate ownerships that range in size from 5 acres to 56 acres. There are five dwellings in the subdivision. The area to the south is comprised of 13 lots in nine ownerships ranging in size from 1.6 to 18 acres. The parcelization occurred prior to zoning. Historically, the entire area has been used for orchards and hobby farms. Irrigation is available to the lots on the river. The larger parcels are generally above the valley floor and have very limited potential for grazing due to low precipitation, steep slopes, and thin rocky soils. There are very few trees outside the areas adjacent to the river. The 1977 zoning applied to the area was Rural Residential Zone. Consequently, more recent purchasers of the parcels bought with assumed rights to divide off 5 acre residential lots. There are no commercial farm operations on any of the parcels. For the foregoing reasons, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area is zoned Existing Lot to recognize the residential uses in the area.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
EL-1	269.20	20	20	13.00

EXCEPTION AREA #15
Flora

Map 5N 44 21AD

Map 5N 44 22BC
Map 5N 44 22CB

Flora was platted as a town in 1897. Its population has been as high as 1500. At one time, it had a post office, saloons, stores, etc. Although platted into over 100 lots, it now has only 45 lots under 24 ownerships. There are 11 lots with dwellings. The town has no potential for farm or forest use because of the land use pattern. The 1977 zoning for the area was Rural Service. It has been hoped by many that the town could again prosper as a tourist oriented attraction. Because of the foregoing reasons, Flora is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The area is zoned Existing Lot.

SUMMARY ZONE SIZE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
EL-1	17.95	15	12	1.19

EXCEPTION AREA #16
Imnaha

Map 1N 48 16

Imnaha is an un-incorporated town with a gas station, tavern/grocery store, motel, post office, and school. There is a community water system serving all parcels. State Highway 350 is the primary road into Imnaha. Imnaha has existed as a town since the 1890's. Because it is at the only entrance to Hells Canyon National Recreation area, it is possible that other commercial uses may be established there. Because of the foregoing reasons, Imnaha is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. Imnaha is zoned Rural Service.

SUMMARY ZONE SIZE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-3	17.95	15	12	1.19

EXCEPTION AREA #17
Troy

Map 5N 43 4BA

Troy was platted in 1910 as 78 lots. It has a restaurant, grocery store, bath house, lodge, trailer park, outfitting pack station, gas station, and highway maintenance station. Troy primarily is a residential/commercial area that serves the needs of the immediate area and tourists. Due to the number of residences and commercial use, the area is irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. The zoning is Rural Service.

SUMMARY ZONE SIZE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-3	23.7	47	22	0.50

EXCEPTION AREA #18

Minam

Map 2N 41 29C

Minam is the former site of a hotel, lumber mill, and residence that existed in the early 1900's. Much of what could be considered the town is now part of the surrounding resource parcels. The remaining seven parcels that form Minam are in four ownerships. A motel, grocery store, three dwellings, and trailer park are sited on the parcels. The commercial establishments are used primarily by fishermen and rafters on the Wallowa River. For the foregoing reasons, Minam is irrevocably committed to non-farm, non-forest use, qualifies for an exception to Goals III and IV, and is zoned Rural Service.

SUMMARY ZONE SIZE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-3	5.48	4	3	1.37

EXCEPTION AREA #19

Imnaha River Woods

Map 3S 48 27D
Map 3S 48 34B
Map 3S 48 34C
Map 3S 48 3B
Map 3S 48 4A

Imnaha River Woods was platted in 1967 and 1970 as a recreation residential development. Of the 336 lots there are 288 separate ownerships. Only 13 of the lots have dwellings. Many of the lots in the subdivision will not qualify for the Department of Environmental Quality approved sewage systems. Very often a landowner must purchase an adjacent lot in order to obtain the Department of Environmental Quality approval. Many of the roads in the subdivision are not constructed to County road standards. Electricity is available to the area. Because the subdivision is in 288 ownerships of approximately one acre each, the area is irrevocably committed to non-farm use, qualifies for an exception to Goals III and IV, and is zoned Existing Lot.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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EL-1	279	288	13	0.96
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EXCEPTION AREA #20
Davis Creek

Map 2N 44
Map 2N 44 25B

Davis Creek was partitioned into the current pattern beginning in 1983. These partitions were approved for the purpose of establishing dwellings on each parcel. There are seven ownerships within the exception area with an average size of 22.51 acres. Access has existed to the area for over 50 years. The area is composed of soils that are class 7E and not capable of producing crops at a commercial scale. Adding these parcels to nearby commercial operations would not be economically feasible due to the poor production and location of the road physically separating these parcels. Sewage disposal will be by separate Department of Environmental Quality approved systems and water will be by well. Electric is available to the area but must be installed. Because of the parcelization, presence of the exiting road, poor soil class, and the inability to economically combine these ownerships with commercial operations in the area; the area is irrevocably committed to non-farm use, qualifies for an exception to Goals III and IV, and is zoned Existing Lot.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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**EXCEPTION AREA #21
Wallowa Periphery**

Map 1N 42 15

This area is 223.5 acres on map 1N 42 15 which was zoned Rural Residential in 1977 by Wallowa County and was submitted at Periodic Review as part of Exception Area #11 - Wallowa Periphery. This area was included in the great down-zoning required of Wallowa County by the Department of Land Conservation and Development at Periodic Review. Error by the County resulted in the area being mapped as if it retained Rural Residential zoning as part of Exception Area #11. All department responses for the past 18 years and tax statements for the past three+ years have consistently treated this area as being zoned Rural Residential. The area lies within one-half to three-quarters of a mile of the Wallowa City Limits with two exception areas, Rural Residential and Urban Growth, intervening. It consists of 12 parcels and part of a 13th which range from 0.54 acres to 39.28 acres. One hundred fifty-four (154) acres consist of 11 parcels smaller than 20 acres. Of the ownerships, three parcels have no residential development. Exclusive Farm Use adjoins to the north, south, and west. Rural Residential and Urban Growth Area are to the northeast and east.

The impact of retaining the assumed Rural Residential zoning to the larger adjoining Exclusive Farm Use parcels would be minimal. Those farm lands already adjoin this block of smaller residentially developed lots. The utility of these smaller acreage parcels to nearby commercial farm operations is that of rented pasture already of a size difficult to incorporate for its higher proportion of expense and management details; for example, fencing, lease agreements, and neighbors as compared with anticipated production. This area currently serves the purpose of the Rural Residential Zone to provide a buffer between farm and urban uses.

The remainder of Exception Area #11 lies immediately east and northeast. One hundred sixty-eight (168) acres comprises 49 parcels zoned Rural Residential.

Despite being regarded officially and by common knowledge as Rural Residential continuously since 1977, no partitions have been perfected in the area in question and only two of the possible five in the balance of the exception area. As the few available parcels nearby are developed and as market pressure for rural residences continues to bear on the appropriately zoned and larger Exclusive Farm Use parcels, this area must continue to serve as a buffer by providing Rural Residential opportunity which it is already irrevocably committed to.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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R-1	223.50	13	10	17.19
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EXCEPTION AREA #22
West Enterprise Periphery

Map 2S 44 03

This area lies one-quarter to one-half mile west of the City of Enterprise. It is comprised of three tax lots (300, 302, and 304) between 2.67 acres and 10.39 acres in size. While it is surrounded entirely by Exclusive Farm Use lands, it is separated on the south by the Wallowa River, on the West by paved County road, and on the North by Highway 82. Direct impact of Rural Residential zoning on adjoining lands is minimal.

This area was part of the Rural Residential rollback at Periodic Review required by the Department of Land Conservation and Development. In consideration of this Rural Residential history, in 1992 Wallowa County began a procedure to amend the zoning map affecting this area. This procedure was left incomplete but served as the basis for a perfected partition plat in 1993 creating the 10.39, 5.04, and 5.0 acre parcels. Wallowa County determines this area to be irrevocably committed to residential use.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
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R-1	23.1	2	2	5.78
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EXCEPTION AREA #23
Troy Periphery

Map 5N 43

This area, adjacent to the platted rural Grande Ronde River community of Troy (Exception Area #17), is comprised of 13 tax lots (1000, 1100, 1200 through 1209, and 1300) ranging in size from 0.24 acres to 7.19 acres. Eleven lots of one acre or less lie in a row along the river road with only the single unimproved 7.19 acre lot lying across from them between the road and the river. Four of the small lots are improved for residential use. The 13th parcel of 4.82 acres (improved) fronts on the river and is bound on north and south by the Rural Commercial Zoned Exception Area #17. Surrounding zoning in this steep rocky canyon is Timber Grazing which is applied to the sparse seasonal range

sparse seasonal range lands used by the local cow/calf operators. Troy itself is a recreational service center and social center for the surrounding ranch families.

The impact on adjacent agricultural lands of applying an Existing Lot zoning to the area would be negligible. The change would not increase the impact of the extant residential/commercial center on agricultural concerns, and agricultural utility in the area would not be diminished. Timber capability in soils is not present. All the parcels taken together might support one cow/calf pair in season. The effect of Existing Lot zoning on the parcels themselves would be to combine five of the parcels into a single improved parcel of 2.4 acres which would reduce the number of dangling, impractical sized resource zoned parcels interspersed with dwellings. Wallowa County finds these parcels to be irrevocably committed to residential use, zoning them Existing Lot.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
EL-1	18.01	9	4	2.00

EXCEPTION AREA #24
Alpine Acres

Map 2S 43

This area was platted by Lori Ricker and approved by the Wallowa County Planning Commission and County Court as Alpine Acres in 1990. This action divided the parcel into five lots. The sizes of the lots are as follows:

- LOT #1 - 6.63 acres
- LOT #2 - 5.00 acres
- LOT #3 - 4.99 acres
- LOT # 4 - 4.74 acres
- LOT #5 - 4.24 acres

Electric and telephone service is available to all lots. A paved County maintained road services the subdivision. Each lot has been approved by the Department of Environmental Quality for subsurface septic disposal systems. All lots are relatively flat. Due to the small size of this tract, the rugged and rocky terrain, the parcelization surrounding the property, and the adverse impact of rollback to a resource zone experienced during Periodic Review, these lots are irrevocably committed to non-farm use and qualifies for an exception to Goals III and IV. This area is zoned Existing Lot.

SUMMARY ZONE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
EL-1	25.60	2		5.00

EXCEPTION AREA WL #1
South End Wallowa Lake

Map 3S 45
Map 3S 45 20D
Map 3S 45 21CB
Map 3S 45 21CC

Map 3S 45 29A
Map 3S 45 29AA
Map 3S 45 29AB
Map 3S 45 29AD

PUBLIC FACILITIES: The south end of Wallowa Lake has County services of police protection and animal control. Highway 82, a State Highway, is the access for all traffic to and from the area. Currently there are six public water systems serving the area:

Chief Joseph Water System
Spring Creek Water System
Kenneth Hall Water System
Upper Wallowa Lake Water System
Wallowa Lake State Park Water System
Methodist Church Camp Water System

Individual subsurface sewage disposal systems have been relied upon for several years.

The south end of the Wallowa Lake area was incorporated into the Wallowa County Service District in 1986. By the fall of 1988, the six separate water systems were consolidated into one water system. By the fall of 1989, a public sewer served all parcels and lots in the service district.

USES: The south end of Wallowa Lake was platted into several subdivisions:

SUBDIVISION	YEAR PLATTED	NUMBER OF LOTS
WALLOWA LAKE ADDITION	1948	86
CHIEF JOSEPH RESORT	1923	126
BENSON'S SUBDIVISION	1969	13
WALLOWA LAKE METHODIST CAMP	1957	243
RIVERCREST SUBDIVISION	1962	8
LAKEVIEW	1961	34
CRAIG GLEN ACRES	1956	14
MOUNTAIN VIEW SUBDIVISION	1939	17
SHEPPARD'S SUBDIVISION	1964	8

Another 30 parcels, that were not the result of platted subdivisions, are under non-contiguous ownerships. Altogether there are 579 lots at the south end of Wallowa Lake under 322 ownerships.

Approximately one-half of the 267.47 acres at the south end of Wallowa Lake is devoted to residential use. The other half is commercial recreation, such as: outfitting stations, lodges, go-cart tracks, mini-golf courses, restaurants, bicycle rental, etc. and public/semi-public land, such as: the Boy Scout Camp, Methodist Camp, and State Park.

Because of the existing land use pattern, high density of residential dwellings and commercial use; the area is irrevocably committed to non-farm, non-forest use and qualifies for an exception to Goals III and IV. Because of the existence of city water and sewer, the area qualifies for an exception to Goal XIV. The commercial areas have been zoned Recreation Commercial and the residential areas Recreation Residential.

SUMMARY ZONE SIZE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
CR-2/R-2	267.47	580	166	0.46

**EXCEPTION AREA WL #2
West Side of Wallowa Lake**

Map 3S 45	Map 3S 45 8C
Map 3S 45 5BC	Map 3S 45 17A
Map 3S 45 5C	Map 3S 45 17D
Map 3S 45 8B	

PUBLIC FACILITIES: The west side of Wallowa Lake has County services of police protection and animal control. The road serving the west side is a public road. The Harris Spring Water System serves the area. Currently, there are 60 water services.

West side development has depended on individual subsurface sewage disposal systems for a number of years. In 1986 the area was incorporated into the Wallowa County Service District. The service district will, by fall of 1989, service all lots on the west side with a pressurized sewer line connected to the City of Joseph's sewage treatment plant.

USES: Approximately 47 acres know as Trouthaven Tracts is used as a commercial recreational development. Although it was platted as a subdivision of 75 lots, the ownership remains with one person. The subdivision was developed as commercial recreation before being zoned Recreation Residential in 1978 and continues to be used as commercial. There are several cabins on the property.

Approximately 63 acres of the west side was platted in three subdivision plats known as Lake Shore Tracts - 1961, Lake Shore Tracts 2 - 1966, and Lake Shore Tracts 3 - 1966. The subdivisions were platted into 213 lots. Currently, 47 lots are developed with dwellings.

The remaining 18.92 acres on the west side is known as Wallowa Lake Heights and was platted in 1968 into 24 lots of which 18 are developed with dwellings. All are under separate ownership.

For the foregoing reasons, the area is irrevocably committed to non-farm, non-forest use and qualifies for an exception to Goals III and IV. Because of the existence of city-type services of water and sewer the area also qualifies for an exception to Goal XIV. The area is zoned Recreation Residential.

SUMMARY ZONE SIZE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-2	129.43	312	76	1.70

**EXCEPTION AREA WL #3
Wahluna Terrace**

**Map 3S 45 5BA
Map 3S 45 5AB**

PUBLIC FACILITIES: Wahluna Terrace is situated on Highway 82. Each lot has frontage on the highway. County services of police protection and animal control are available. The City of Joseph is one mile to the north.

Wahluna Terrace is a residential area that was developed prior to zoning. The area is part of the Wallowa Lake County Service District and will have community sewer in the near future. Because of the foregoing reasons, the area is irrevocably committed to non-farm and non-resource use and qualifies for an exception to Goals III and IV. The area is zoned Recreation Residential.

SUMMARY ZONE SIZE	ACRES	OWNERSHIPS	DWELLINGS	AVERAGE LOT SIZE
R-2	15.8	14	9	1.12