

II. PLANNING PROCESS

Findings: The findings below are the basis of decisions made with respect to the County's planning process.

1. Substantial existing and anticipated future population fluctuations resulting from periodic increases in recreation desires requires plan flexibility in order to accommodate such demands.
2. It is desirable to maintain such flexibility, providing living conditions, scenic attractiveness, and service costs are not undesirably affected by providing a number of alternative areas for different use demands.
3. Existing uses have provided the basis from which to initiate a plan.
4. A variety of types of information need to be taken into account along with existing uses to determine best future locations for various activities.

PLANNING PROCESS GUIDELINES

Goal: To establish a land use planning process and policy frame-work as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Policies: The following statements of policy are related to satisfying the above goal:

1. Planning decisions be coordinated with those other local, State and Federal agencies that may have an effect upon, or be affected by the decision.
2. In addition to Oregon Planning goals, city, regional and County goals, objectives and policies be included in plan decisions.
3. Comprehensive Land Use Plan adoption and

revision include a process of considering alternative uses for different locations within the planning area.

4. Prior to making plan changes, it be determined that changes in conditions or related uses and areas have occurred since plan adoption, or that the original plan was incorrect.
5. In considering plan revision, alternative sites for the proposed use(s) be considered, and it be determined that the area proposed to be changed compares favorably with other areas which might be available for the uses(s) proposed.
6. Plan revisions take into account the physical, social, economic and environmental effects in the area proposed to be changed, as well as, the surrounding area, and the County.
7. Planning decisions will be made on a factual basis.
8. Area, County or other public need be established prior to making plan changes to accommodate uses which are more desirable and can be developed in other locations.
9. Major plan changes follow a process similar to that utilized in plan preparation, and that such changes not be made more frequently than two year intervals.
10. The County's policy will be that exceptions to any Goal shall be consistent with the Statewide Planning Goal II and OAR 660-Division 4. Exception statements for specific exception areas exist and are identified in Appendix 1-7.
11. That minor plan changes such as corrections or boundary realignment be made by the Planning Commission and County Court utilizing a public hearing process.
12. The Wallowa County Planning Commission and the Board of Commissioners shall meet in the spring of 1994 to study ways to improve coordination between agencies (local, State and Federal),

citizens, and interest groups in all land management activities, plans programs and decisions.

13. The County demands that State and Federal agencies fully comply with all applicable intergovernmental coordination requirements involving the implementation of State and federal laws and programs - including State Agency coordination (ORS 197.180), the Endangered Species Act, and the National Environmental Policy Act.
14. The County urges State and federal agencies to review and, where necessary, improve their procedures to coordinate land management activities, plans and programs with the County and other agencies.
15. The purpose of the EFU, Exclusive Farm Use Zone is to Protect Goal 3 Agricultural Lands and is applied to areas suitable for farm use or necessary to permit farm operations on nearby or adjacent lands.
16. The purpose of the T-G, Timber-Grazing Zone is to Protect Goal 3 Agricultural Lands with interspersed farm and forest use. The zone is applied to areas suitable for mixed Farm/Forest uses.
17. The purpose of the T-C, Timber-Commercial Zone is to Protect Goal 4 Forest Lands and is applied to areas primarily used for forest management.
18. The R-1, Rural Residential Zone is applied to areas surrounding Incorporated Cities and other areas as a transition between urban and agricultural uses and where a Goal 2 exception has been taken.
19. The R-2, Recreational Residential Zone is applied to areas suitable and desirable for recreational homes.

20. The R-3, Rural Service Zone is applied to areas which serve the needs of surrounding rural development.
21. The CR-2, Commercial Recreation Zone is applied to areas within the R-2 that are suitable and desirable to serve the needs of surrounding recreational area.
22. The M-1, Industrial Zone is applied to areas currently in industrial use or suitable and needed for industrial developments.
23. The R-C, Rural-/Commercial Zone is applied to existing exception areas suitable for a limited number and type of commercial enterprises which depend on proximity to major streets or arterial for trade or transportation, require Lot sizes larger than are typically available within UGB's and are compatible with surrounding areas.
24. The UGA, Urban Growth Zone is applied to Urbanizable areas within established urban growth boundaries.
25. The EL-1, Existing Lot Zone is applied to areas which are comprise predominantly of lots of insufficient size for forest or farm use and/or where further partitioning could potentially create additional demand for public services.
26. The T-C, Timber Commercial Zone is applied to land under Federal ownership and large private timber holdings.

Recommendations: The following are implementation measures identified in the planning process.

1. A check sheet or other system be developed by the County to insure coordination with all levels of government.
2. Findings made in the course of land use planning decisions be based upon planning policies or related information and that such findings be documented.
3. The factual basis used in preparing the plan be

available in the County Planning Department, and be updated periodically to reflect changes in the information.

4. A file of suggested plan revisions and/or considerations be maintained in the Planning Department, and that the Planning Commission consider revisions at such time as they determine that conditions have changed or that the plan in effect is incorrect.
5. The Plan be reviewed yearly.