

**GOAL II**  
**LAND USE PLANNING**

**BAKER COUNTY**  
**COMPREHENSIVE PLAN**

**GOAL II  
LAND USE PLANNING**

**LAND USE PLANNING GOAL:** To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to insure an adequate factual base for such decisions.

**I. GENERAL INFORMATION**

**A. Political Subdivision**

Baker County is a political subdivision of the State of Oregon, established on September 22, 1862.

**B. Area**

3,085 square miles or 1,974,400 acres.

**C. Total Assessed Value**

\$388,019,350.00 (1984)

\$646,990,723.00 (1994)

**D. Political Boundaries**

The county is bounded by Union and Wallowa Counties on the North; Grant County on the West and South; Malheur County on the South; and the Snake River and the State of Idaho on the East.

**E. Township; Range: The county includes portions or all of the following:**

1. Townships 6 through 15 South of the Willamette Base Line.
2. Ranges 35 through 48 East of the Willamette Meridian including Range 35½.

## F. General Topography

1. Mountains: Two sub-ranges of the Blue Mountains are partially contained in Baker County: The Elkhorns in the Western and Northwestern area; and the Wallows in the Northern and Northeastern area.
2. Drainage Basin: (See Plate #1) The county generally contains the Powder Drainage Basin; which basin is bounded on the North by the Grande Ronde Basin; on the West by the John Day Basin; on the South by the Malheur Basin; and on the East by the Snake River into which it drains.
3. Valleys, Major Streams: The county and the Powder Drainage Basin contain a number of inhabited valleys, and they, along with their respective major streams, are:
  - a. Pine Valley, Halfway area, Pine Creek
  - b. Eagle Valley, Richland area, Eagle Creek
  - c. Lower Powder Valley, Keating area, Powder River
  - d. North Powder Valley, North Powder area, North Powder River
  - e. Baker Valley, Baker & Haines area, Powder River
  - f. Bowen Valley, South of Baker, Powder River
  - g. Sumpter Valley, Sumpter area, Powder River
  - h. Durkee Valley, Durkee area, Burnt River
  - i. Bridgeport Valley, Bridgeport area, Burnt River
  - j. Hereford Valley, Hereford area, Burnt River
  - k. Huntington Valley, Huntington area, Burnt River
4. Major Collector Streams
  - a. Powder River
  - b. North Powder River
  - c. Burnt River
  - d. Pine Creek (Pine Valley)
  - e. Eagle Creek

Note: The Powder River, Burnt River and Pine Creek are discharges into the Snake River. Eagle Creek and North Powder River are tributaries of the Powder River.

5. Available for viewing at Baker County's Planning Office is a map showing topographic conditions of the Baker Region. The map was prepared December, 1977 by Lynn Steiger and Associates, La Grande, Oregon.

**G. Elevation**

1. The elevation of the county ranges from 9,555 feet (Red Mountain - Wallowa Range) and 9,097 feet (Rock Creek Butte - Elkhorn Range) to about 1,500 feet at the Snake River.
2. 3,471 feet at the City of Baker (County Seat).
3. 3,369 feet above mean sea level at the Baker Airport.

**H. Climate**

1. The climate of the County is generally temperate and semi-arid.
2. Average annual rainfall: 11-25 inches; extremes of precipitation have ranged from 295 inches at Cornucopia in the Wallowa Mountains to 8 inches in Baker Valley.
3. Average Temperature: Summer (61.4°); Winter (28.7°). Extremes of temperature have ranged from -30° at Baker to 110° at Huntington.
4. Average growing season: About 60 days in the mountains to about 200 days along the Snake River.
5. Selected frost-free season: Baker - 120 days; Richland 145 days; Huntington - 180 days.

**I. Incorporated Cities (7,235 acres total)**

- |               |             |
|---------------|-------------|
| 1. Baker      | 4,198 acres |
| 2. Haines     | 444 acres   |
| 3. Halfway    | 110 acres   |
| 4. Huntington | 500 acres   |
| 5. Richland   | 400 acres   |
| 6. Sumpter    | 1,440 acres |
| 7. Unity      | 90 acres    |
| 8. Greenhorn  | 53 acres    |

Note: The status of the City of Greenhorn as a regularly operating municipality is being contested in the courts at this writing.

## J. Special Districts

### 1. Baker Education Service District: See Plate #2.

- a. 5J - Baker
- b. 30J - Unity
- c. 61 - Richland and Halfway
- d. 16J - Huntington

Note: The J indicates a joint district with an adjoining county.

### 2. Irrigation Districts

- a. Baker Valley Irrigation District: Operates Mason Reservoir on the Powder River: 18,569 irrigated acres.
- b. Burnt River Irrigation District: Operates Unity Reservoir on the Burnt River: 20,000 irrigated acres.
- c. Lower Powder River Irrigation District: Operates Thief Valley Reservoir on the Powder River: 7,000 irrigated acres.
  - i) South Side Improvement District: 4,381 acres
  - ii) North Side Improvement District: 2,743 acres

### 3. Water Control Districts

- a. Powder Valley Water Control District: Operates Wolf Creek Reservoir in Union County; North Powder River Project has been approved but not constructed.
- b. Other Districts, proposed but not operating
  - i) Big Creek WCR - Medical Springs Area
  - ii) Pine Creek WCD
  - iii) West Eagle WCD

### 4. Soil and Water Conservation Districts

- a. Baker Valley Soil and Water Conservation District
- b. Keating Soil and Water Conservation District
- c. Eagle Valley Soil and Water Conservation District
- d. Burnt River Soil and Water Conservation District

**K. Land Use Maps Available In Baker County Planning Office**

1. Generalized Land Use, Baker Region 12-77, Lynn Steiger & Associates.
2. Generalized Land Use, Baker County 4-79, Lynn Steiger & Associates.

**M. Land Use Planning Jurisdictions in Baker County**

1. U.S. Forest Service, Department of Agriculture
2. Bureau of Land Management, Department of the Interior
3. Division of State Lands, Oregon State Land Board
4. Department of Transportation, State of Oregon
5. Bureau of Reclamation, Department of the Interior
6. Department of Fish and Wildlife, State of Oregon
7. Incorporated Cities
8. Baker County

**N. Agency Coordination List**

1. All land use planning jurisdictions in the County
2. All Special Districts in the County
3. Energy Facility Siting Council
4. Natural Area Preserves Advisory Committee, State Land Board
5. Military Department, State of Oregon
6. Land Conservation and Development Commission, State of Oregon
7. Department of Human Resources, State of Oregon
8. Department of Geology and Minerals Industries, State of Oregon
9. Department of Forestry, State of Oregon
10. Department of Environmental Quality, State of Oregon
11. Department of Education, State of Oregon
12. Department of Economic Development, State of Oregon
13. Department of Commerce, State of Oregon
14. Department of Agriculture, State of Oregon
15. Department of Veterans' Affairs
16. Department of Energy
17. State Water Resources Board
18. Marine Board, State of Oregon
19. Public Utility Commissioner
20. Soil and Water Conservation Commission
21. Corps of Engineers, Department of Defense
22. Soil Conservation Service
23. Department of Housing and Urban Development

24. U.S. Fish and Wildlife Service
25. U.S. Geological Survey
26. U.S. Department of Transportation
27. U.S. Department of Commerce
28. Environmental Protection Agency
29. Workers' Compensation Department
30. Blue Mountain Resources Council
31. Bonneville Power Administration
32. Malheur County

**O. Private Agency Coordination List**

1. CP National
2. Pacific Northwest Bell
3. Idaho Power
4. Portland General Electric
5. Boise Cascade Corporation
6. Crown Zellerbach Corporation
7. Baker County Historical Society
8. Upland Industries Corporation
9. Ellingson Lumber/Timber Company
10. U.S. National Bank, Baker Branch

**P. Sources of Information**

1. Oregon Blue Book, 1981 - 1982.
2. A Comprehensive Water and Sewer Study for Baker County, Ronal N. Blakeley, 1971.
3. Powder Drainage Basin Map 9.8, State Water Resources Board, 1967.
4. Airport Obstruction Chart, Baker Municipal Airport, Baker, Oregon; U.S. Department of Commerce, July, 1971.
5. Soil Conservation Service, Baker, Oregon.
6. Thirty-fifth Biennial Report, 1974; Chris Wheeler, State Engineer.
7. State Watermaster, Baker Office.
8. Bureau of Land Management, Baker Office.
9. U.S. Forest Service, Baker District Office.
10. Baker County Assessor's Office.
11. Baker County Natural Resource Conservation Program, 1979.

## II. LAND OWNERSHIP

### A. Federal Lands (1,018,467 acres)

1. U.S. Forest Service: 642,986 total acres
  - a. Malheur Forest within Baker County: 45,786 acres
  - b. Wallowa-Whitman within Baker County: 597,200 acres
2. Bureau of Land Management: 368,522 acres
3. Bureau of Reclamation: 6,959 acres

### B. State Lands (15,705 total acres)

1. Division of State Lands: 3,286 acres
2. Department of Transportation: 7,507 acres
3. Department of Fish and Wildlife: 4,912 acres

### C. County Lands

9,494 acres including 6,969 acres of road rights-of-way on 955 miles of county roads.

### D. City-owned Lands

1,756 acres including 530 acres of road rights-of-way

### E. School-owned Lands

146.9 acres

### F. Other exempt or non-assessable Lands

276.44 acres

### G. Privately-owned Lands

928,555 acres

Note: Land in private ownership is presumed to be the difference between the total land area of 1,974,400 acres in Baker County and the total of public lands.



**H. Summary Percentages of total land area**

- 1. Total Public Land: 1,045,845 acres 53.000%
  - a. Forest Service 33.000%
  - b. BLM 19.000%
  - c. Bureau of Reclamation 0.350%
  - d. State 0.740%
  - e. County 0.480%
  - f. Cities 0.089%
  - g. Schools 0.007%
  - h. Other exempt lands 0.010%
  
- 2. Private ownership: 928,555 acres 47.000%

**I. Ownership Maps in Baker County Planning Office**

- 1. Ownership, Baker Region, 12-77, Lynn D. Steiger & Associates
- 2. Ownership, Baker Region, 5-79, Lynn D. Steiger & Associates

**J. Sources of Information**

- 1. Resource Atlas (OSU)
- 2. County Tax Assessment Rolls
- 3. U.S. Forest Service
- 4. Bureau of Land Management
- 5. School District Personnel
- 6. County Roadmaster's Office

### III. POPULATION

#### A. Baker County

1970	14,919	1981	16,300	1990	15,317
1977	16,050	1984	16,000	1992	15,800
1978	16,700	1988	15,150	1994	16,300

#### B. Cities

CITY	1981	1986	1990	1993
Baker City	9,580	9,385	9,140	9,450
Haines	350	395	405	430
Halfway	385	395	311	335
Huntington	550	540	522	555
Richland	185	205	161	175
Sumpter	145	145	119	160
Unity	115	105	87	105
Unincorporated		4,327	4,572	4,887

#### C. Geographic Distribution

	1980	1990
Urban	9,471	9,140
Rural	6,663	6,197

**D. Distribution by age groups**

Age	1970 Statistics		1980 Statistics		1990 Statistics	
	Totals	Percent	Totals	Percent	Totals	Percent
0-19	5,499	36.5	4,988	30.0	4,297	28.0
20-34	2,284	15.3	3,348	21.0	2,667	17.4
35-44	1,618	10.8	1,821	11.0	2,151	14.0
45-54	1,704	11.4	1,634	10.0	1,708	11.2
55-64	1,751	11.7	1,782	11.0	1,611	10.5
65-74	1,194	8.0	1,536	9.0	1,567	10.2
75 +	976	6.2	1,025	6.0	1,319	8.6

**E. Racial Distribution**

	1980	1990
White	15,904	15,024
Black	11	30
Indian	88	147
Other	131	116

**F. Population Changes 1970 - 1980**

1. Natural increase (net)      2.7%
2. Net Migration                5.4%
3. Net population change      8.1%

**G. Population Projections**

1. Portland State University Projections:

1985:        16,300  
 1990:        17,500  
 1995:        18,100  
 2000:        18,500

2. Projections based on 1.3% average annual growth rate since 1970:

1985: 18,003  
 1990: 19,173  
 1995: 20,419  
 2000: 21,746

3. Component of Population Change: April 1, 1990 - July 1, 1993

	Population Increase	% Change	Births	Deaths	Natural Increase
Oregon	195,679	6.83	138,245	81,350	56,895
Baker	783	5.11	604	586	18

4. Migration

	<u>Oregon</u>	<u>Baker</u>
All Ages Net Migration:	138,784	765
Ages 0-64	125,962	695
Ages 65+	12,822	70

#### H. Sources of Information

1. 1980 and 1990 Census Data, U.S. Department of Commerce
2. Migration and Oregon - 1980: Patterns and Implications; Holden and Shepard; Oregon State University
3. Population Estimates, 1977 Portland State University Center for Population Research and Census
4. Population Projections for Oregon and Its Counties - 1975 to 2000 Portland State University Center for Population Research and Census
5. 1990 Census, Portland State University Center for Population Research
6. Oregon Census Abstract, 1990, Oregon Housing and Community Services Department
7. Baker City and Baker County Community Profile, Baker City/County Economic Development Department (1993/94)
8. Employment Division, State of Oregon
9. Social Security Administration
10. Adult and Family Services Division, State of Oregon
11. Economic Development Administration, US Department of Commerce
12. Baker City Building Inspector
13. Oregon Trail Electric Cooperative

#### IV. SCHOOLS

##### A. Enrollment by Districts

###### 1. Elementary: 1-8

	<u>1977</u>	<u>1979</u>	<u>1982</u>	<u>Change</u>
a. 5J - Baker	1,582	1,663	1,596	-.04%
b. 16J - Huntington	92	105	97	-.08%
c. 30J - Unity	79	90	59	-.34%
d. 61 - Richland/Halfway	274	318	296	-.07%

###### 2. High Schools

	<u>1977</u>	<u>1979</u>	<u>1982</u>	<u>Change</u>
a. 5J - Baker	799	792	748	-.05%
b. 16J - Huntington	51	62	48	-.23%
c. 30J - Unity	39	50	49	-.02%
d. 61 - Richland/Halfway	165	196	147	-.25%

###### 3. Net changes in Countywide School Enrollment

- a. Elementary: .03%
- b. High Schools: .10%

###### 4. Special Education

- a. 133 Handicapped Children served in District 5J Feb. 1981
- b. Special Services offered by Baker County Education Service District and School District 5J
  - i) Resources rooms for the handicapped
  - ii) Speech, language and hearing services
  - iii) Special reading and math programs
  - iv) Mentally retarded/developmentally disabled class for ages 3 - 7
  - v) Transportation
  - vi) Interpreter
  - vii) Diagnostic testing

5. Operation Head Start 36

6. Kindergarten 55

**B. Sources of Information**

1. Baker County Education Service District
2. 5J School District
3. Operation Head Start
4. Private Kindergarten

## V. PLAN MAP DESIGNATIONS

1. Exclusive Farm Use Includes all agricultural lands inventoried as soil capability Classes I-VI and other lands that are suitable for farm/grazing use, except those lands designated as forested lands or lands for which an exception is proposed.
2. Timber-Grazing Refers to private commercial forest lands; other forested lands needed for their watershed or wildlife and fisheries habitat value and recreation; lands whose sensitive nature requires the maintenance of vegetative cover; and other forested lands which provide visual and windbreaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use.
3. Rural Residential Areas Refers to those areas already built and committed to non-resource use and for which an exception is proposed.
4. Recreation Residential Areas Refers to those areas already built and committed to non-resource use or needed to meet recreational opportunity in the county and for which an exception is proposed.
5. Rural Service Areas Refers to those well-defined centers of small-scale commerce in the outlying areas of the county and for which an exception is proposed.
6. Primary Forest Refers to publicly owned lands meeting the description in Timber-Grazing (No. 2) above.
7. Mineral Extraction Areas Refers to patented mining claims which are too numerous to add to the Plan Map, but which are inventoried and mapped separately.
8. Surface Mining Refers to specific aggregate resource recovery areas which are to be protected from encroachment from development of adjacent lands.
9. Tourist Commercial Area Refers to land adjacent to a freeway interchange which would be rezoned at some future point when need could be demonstrated.
10. General Commercial Refers to an area recognized as having potential for commercial development but for which a rezoning will await demonstrated need.
11. Commercial-Industrial Refers to a mixed zone that accommodates the blending of uses already existing and for which an exception is proposed.
12. Airport Development Refers to the publicly and privately owned land at the county's only municipal airport that is designated for airport related land use activities.

13. Airport Overlay Refers to clear zones adjacent to the airport which restrict uses that are in conflict with safe and harmonious use of the airport.
14. Industrial Areas Refers to those areas either built and committed or needed to foster economic development in the county and for which an exception is proposed.
15. Sumpter Valley Management Area Refers to publicly and privately owned lands previously dredged which have wildlife habitat value and aggregate value.
16. Sumpter Valley Overlay Zone Refers to that land between the Whitney-Tipton Highway, the Sumpter Highway and the McEwen Valley Irrigation Ditch that has been justified as an exception area and zoned for residential use. Because of the history of dredging and other mining in the past, these lands are unique in Baker County for the mine tailings that are covering the surface and for the interest that property owners have in continued recreational and commercial mining. Within this overlay zone, mining is to be allowed as an outright use in addition to the other outright uses allowed by the underlying zone (RR-5).



## VI. EXCEPTIONS AREAS

The following land use designations are based on the County's Technical Information and Inventory Data for Land Use Planning, Industrial Site Analysis for Baker County, and upon considerations found in Goal II, Part 2. The County has a limited inventory of industrial and commercial sites. Most of these sites were pre-existing uses allowed as exceptions during acknowledgement. For some, their prior use make them impractical to convert. For others, the changing needs of industry for access and services make them non-competitive. The County shall continue to analyze alternatives to ensure a balance between the protection of resource uses, and the ability of the County to compete with other rural communities for much needed industry.

### A. **EXISTING INDUSTRIAL (I):** approximately 2,804 Acres

Baker County located its industrial zoned land to encourage redevelopment of existing industrial sites. This has met with mixed results, as some of the parcels still retain remnants of long abandoned uses, which make it impracticable to redevelop at this time. In addition, changes in technology and transportation preferences modify the requirements for industrial sites. The following is a list of the Baker County Industrial Sites, and includes their assets and limitations for extensive industrial use.

#### 1. Sutton Creek Site

A portion of the NE ¼ of Section 12 lying north of Old Highway #30 and south of the interstate highway in Township 10 South, Range 40 East W.M. This area consists of approximately 50 acres of Class IV-VIII soils.

This area is needed for the expansion of the county's economic base and is ideally suited for heavy industrial uses due to the proximity of two sidings of the Union Pacific Railroad mainline, the proximity to Interstate 84 with two interchanges nearby, a paved local road, power, natural gasline, sanitary landfill, and its proximity to the urban center of Baker City.

The topography of Baker County lands near its urban center, Baker City, served by both railroad and freeway are of two distinctly different types. To the north of Baker are flat, fertile, irrigated, tillable fields. To the south are narrow valleys with dry, rolling and steep hills. It is the latter that describes the Sutton Creek Industrial Site, approximately seven miles south of Baker. For industries in need of the railroad and/or freeway but unsuitable for urban sites, this area offers an attractive option and minimal loss of productive agricultural lands.

The land involved is idle sagebrush-covered, heavy-clay soils. The trade off of this land for industrial use is seen locally as a favorable one, particularly when the industry,

if realized, would otherwise end up on more productive land, on a more populated part of the transportation corridors, and with increased levels of incompatibility as to noise, industrial traffic, and appearance.

As described elsewhere, Baker County's economic dependence is upon forest and agricultural industries. Our hope of economic diversification and expansion includes increased local processing of those basic resources and that of mineral resources as well. The Sutton Creek Site offers to those resource-related industries what is needed, leaves urban sites available for industries needing higher levels of public facilities and services, and leaves the fertile fields for farming.

In 1994, this site had yet to be developed. However, the County still considers the potential of the site to be worthy of continued consideration for resource/industrial use.

## 2. Durkee Oregon Portland Cement Site

Sections 10, 14, 15, 16 and that portion of Section 11 lying west of Interstate 84 in Township 12 South, Range 43 East W.M. This area consists of approximately 848 acres which is predominantly Class VI and VIII lands. It is the present site of a limestone quarrying and processing operation. According to Ash Grove Cement West, the operator and institutional successor to Oregon Portland Cement, projected reserves are expected to last until 2030. This area is heavily developed for industrial use. The site is served by both Interstate 84 and the Union Pacific Railroad mainline. This area has been designated as industrial since 1974. The operations contribute substantially to the local economy and are discussed in detail under Goal V.

## 3. Lime Oregon Portland Cement Site

Sections 25, 26, 34, 35 and the E ½ of Section 27, Township 13 South, Range 44 East W.M. This area consists of approximately 1,066 acres of predominantly Class VI and VIII soils. The area is served by Interstate 84 and the Union Pacific Railroad. The area has been designated as industrial since 1974. Both sites B and C area resource limestone. From 1974 to the late 1980s, the site was operated in conjunction with limestone mining at the Durkee Oregon Portland Cement site. In 1990, the site was sold for use as a tire shredding operation to supply tire derived fuel to the Durkee site. The site was abandoned in 1991, and became a site for an enforced clean-up by the Department of Environmental Quality. In 1991, the property was partitioned by Ash Grove Cement West. The parcel west of Interstate 84 is to be used for future industrial waste disposal. As of 1994, the parcel east of the Interstate is available for sale. A majority of the structural development on the east parcel is in a dilapidated condition.

4. Chemical Lime Site - (Blue Mountain Lime)

That portion of Section 25 lying west of the Union Pacific Railroad and south of the Wingville Road in Township 8 South, Range 39 East W.M. This area consists of approximately 66 acres of Class II-IV soils. In 1994, this area was not in use as an industrial site, although there has been some discussion of developing the parcel for use for farm chemical storage. The site is served by the Union Pacific Railroad mainline, power, natural gas and paved state and County roads. Access to Interstate 84 is within 5½ miles. From 1974 to 1986 this area was zoned A-2, which allowed agricultural and nonagricultural uses. The justification for rezoning the area to outright industrial use is that it is already physically developed for such use and irrevocably committed to nonresource uses. The high water table present near the site inhibits industrial expansion.

5. Airport Site

Portions of the NW ¼ of Section 34, the E ½ of Section 28, and the W ½ of Section 27 lying west of Baker County Road No. 740 in Township 8 South, Range 40 East W.M. This area consists of approximately 398 acres of Class II-IV soils. Committed to the Baker Municipal Airport, the area is needed for the expansion of the County's economic base and is so situated as to be attractive to industries needing easy access to air transportation. The site is within one mile of Interstate 84 interchange and is located three miles from the urban center of Baker City. The site has been discussed in some detail in the Industrial Site Analysis and has been the subject of an engineering analysis in 1981 by Anderson-Perry Associates, P.E. The safety considerations are addressed by the Airport Development Zone and the Airport Overlay Zone, included elsewhere in this Plan. The justification for this exception is based upon the prior development at the site.

The 1986 acknowledged exception only encompassed the airport property. The County is considering an expanded exception to allow industrial/manufacturing activities to the north of the property. This will attract businesses which need to be in close proximity of both the airport and the Interstate. The high water table in the area limits the agricultural value of the property. The maps attached to this report indicate the boundaries of the current exception areas, and the expansion area being reviewed for development. Constraints to industrial development include the Oregon Trail Viewshed Boundary, the cost of infrastructure development, and indications of wetlands.

6. West Pine

Portions of the SE ¼ of Section 16 and the NE ¼ of Section 21, Township 8 South, Range 46 East W.M. This area consists of approximately 50 acres of Class II-VI soils. It is located in a triangle of land bounded by State Highway 86 and the Cornucopia

Highway. It consists of an abandoned sawmill with a related dwelling and buildings, an airstrip and other industrial properties. The site has power available and access is provided by Highway 86. The City of Halfway is within one mile. The site is limited for intensive industrial development because it is surrounded by developed roads. It also lies within the Pine Creek floodplain. Nevertheless, the site may be used for some resource related industry. The County chooses to retain some flexibility for industrial siting in this area of the County. From 1974 to 1986, the referenced land was zoned A-2, which allowed agricultural and nonagricultural uses. It was acknowledged as an industrial zone in 1986. In 1993, a portion of the property was partitioned and conveyed to Baker County. The partitioned property is being developed as a Visitor Information Station in a collaborative effort of the County, the US Forest Service, the City of Halfway and various service organizations.

Because of its limited value for industrial use, it is possible the site or a portion of it, will be rezoned for tourist/information/open space purposes in the future.

7. Northeast Baker City - Frontage Road Industrial Site

This site includes 306 acres of Class II, III and IV soils in the west half of Section 10, Township 9 South, Range 40 East W.M. It is presently used for industrial sand and gravel operations, farming, a State of Oregon highway sand storage shed and three residences. The area is bounded on all sides by paved County and state highways, one of which is an industrial frontage road build in 1978 to serve this site as well as the adjacent land to the west that is zoned for industrial development within the City of Baker's Urban Growth Boundary.

During acknowledgement the justification for removing this land from the farm zone lay with its industrial uses and the public and private investment already made in serving the area with an industrial access road form the interstate freeway.

Acknowledgement predated the construction of the Oregon Trail Interpretive Center by the United State Bureau of Land Management. The Center is located approximately 1½ miles to the east of this industrial site. The Center is a tremendous tourist attraction, and access to it is via Highway 86, which forms the north boundary of the industrial site. As part of the development of the Interpretive Center, Baker County committed itself to promoting development compatible with the intent of the Center. That is, the County would prohibit commercial uses in the viewshed of the Center, and would limit development as much as possible to retain the rural character of the area. While the Northeast Baker - Frontage Road Industrial Site is located outside the viewshed, some concern has been expressed in the compatibility of tourist related traffic with heavy industrial use.

In addition, Baker City rezoned its industrial land on the west side of the frontage road

to general commercial and tourist commercial uses in 1991. The Oregon State Department of Transportation commented that increased traffic potential as a result of the rezoning will require the realignment of the frontage road to avoid congestion at the Interstate 84, Exit 302 exchange, Highway 86 and the frontage road.

In 1993, Baker County reviewed its aggregate sites. At that time, the County conceded the value of the industrial site for extraction purposes. The site provides quality rock supplies in an area in close proximity to Baker City and to the freeway. (Additional information on this site regarding the mineral assets may be found in the Goal V analysis of mining and industrial sites in the Comprehensive Plan.) The County also recognized the interest several entities had in rezoning the area for commercial uses. At that time, the County determined to allow continued use for mineral extraction purposes, but would refrain from a wholesale review of the area, until issues regarding access had been resolved.

Other limitations to the site include a high water table.

8. Medical Springs Highway Industrial Zone

This site includes approximately 20 acres of Class IV and VI soils in the east half of the southwest quarter of Section 13, Township 8 South, Range 40 East W.M. This was zoned as a Limited Use Combining Zone in 1989 for use as a wrecking yard and a salvage/recycling yard plus a watchman's quarters. By 1994, the business was abandoned.

This site is limited to a specific use. In addition, the remoteness of the site limits its redevelopment options.

9. Proposed Industrial Sites

The proposed sites have been recommended for consideration by the Baker City/County Economic Development Department. The sites have been recommended after analyzing industrial needs and the assets available in the communities. Several of these sites are intended to replace existing land zoned industrial/commercial. It includes an option to rezone certain land within the Baker City Urban Growth Boundary from industrial to agricultural uses and remove it from the urbanizable lands inventory, and to move the Urban Growth boundary north of Baker City to include a different parcel to be used for light industrial purposes.

The parcels are not specifically identified, as the areas are intended to be part of an ongoing discussion of industrial siting needs for the County overall.

a. 302 exchange west of Interstate 84

This area is currently zoned Exclusive Farm Use with predominantly Class III soils. Its assets include close proximity to a freeway interchange, and accessibility to city sewer and water. It is currently used for hay production. The site is limited by a high water table, and its proximity to residential uses to the south. The Economic Development Department considers this an optimal site for light industrial uses.

Because industry has shifted to road transport, this site is more attractive to developers than an existing industrial site located in the Baker City Urban Growth Boundary. That site is located west of the Union Pacific Rail line. The current industrial site is in farm use and contains high value farm soils.

b. Conversion of Northeast Baker - Frontage Road Industrial Site

Various entities have expressed an interest in developing the Frontage Zone Industrial site for manufacturing purposes. Its limitations for heavy industrial use have been noted in Section I(G), above. Presumably such a use would be more visually attractive than the current extractive activities. However, many of the same development limitations exist for this option.

c. Creation of Industrial Park in West Baker City

Baker City and the Baker City Industrial Development Commission have been reviewing a site located both in the Baker City limits and in the unincorporated County for an industrial park. The site would require extensive infrastructure development, as well as an exception to Goal 3 for the unincorporated area.

**B. EXISTING COMMERCIAL-INDUSTRIAL (C-I)**

Only one area of Baker County, containing approximately 456 acres, is zoned Commercial Industrial.

1. Durkee

Portions of Sections 20, 21, 28 and 29 of Township 11 South, Range 43 East W.M. This area consists of approximately 456 acres of II-VI soils. Dispersed throughout this area are two transportation terminals, a spur of the railroad mainline, a service station, a mobile home park, restaurant, school facilities, a church and numerous single family dwellings. Durkee developed as a railroad station for the transport of cattle and mineral ore. The construction of Interstate 84 during the late 1960s helped the area survive the termination of railroad service. The site was a platted townsite, but has

never been incorporated.

The area provides support facilities to both the motoring public using Interstate 84 and the cement industrial facility located 1½ miles to the south. From 1974 to 1986, this area was zoned A-2, which allowed agricultural and non-agricultural uses. It was acknowledged as a Commercial/Industrial Zone in 1986. The justification for the exception was based upon the nature of development already existing in the area. The newest development along Vandecar Road lies north of the freeway. In part, this has resulted from a shifting emphasis from rail transport to freeway transport; in part, from past economic development for non-farm uses onto far less productive soils to the north than the irrigated valley bottom surrounding the platted townsite

The developability of this area is limited by a lack of a community water and sewer supplies, as well as its distance from other urban centers. Future development may occur as a result of extractive activities in the area.

**C. GENERAL COMMERCIAL (GC): 12.98 acres**

Baker County has only two commercial areas in the County. They are both located adjacent to the Baker City Urban Growth Boundary. The scarcity of commercial land increases local reliance on Rural Service Areas and commercial siting within Urban Growth Boundaries to satisfy the need for local service areas.

**1. Richland Interchange**

This site is located within the NW ¼, NW ¼, NE ¼ of Section 9, Township 9 South, Range 40 East W.M. The site consists of approximately 6.1 acres of Class II-IV soils lying adjacent to the west frontage road paralleling Interstate 84 south of the Milepost 302 exchange, within the Baker City Urban Growth Boundary. It is available to provide support services to the motoring public using the Freeway and Highway 86 exchange, accessing the communities of Richland and Halfway to the east. The justification for the removal of this land from resource zoning lies primarily with its strategic location on the Freeway at a juncture with a major market road.

In 1994, the property was developed as an RV park, with an attendant store/gasoline station and laundry facilities. The evolution of the Milepost 304 exchange as a tourist/truck stop has lessened the need somewhat for this commercial property. However, if nearby land is developed for light industrial use, this particular area could be redeveloped. Its assets include existing sewer and water connections to the city.

2. Northwest Baker Commercial

Lands lying within the NW ¼ of Section 8, Township 9 South, Range 40 East, W.M. This 6.88 parcel was occupied by a drive-in theater. By 1976, that use was abandoned because of an insoluble DEQ problem; the site was covered with 18 inches or more of gravel for its former use, rendering it unsuitable for farm use. The site is adjacent to a general commercial zone within the City of Baker's Urban Growth Boundary to the west. It is currently being used as a wrecking yard.

D. **RURAL SERVICE AREA (RSA):** approximately 220 acres

1. Oxbow

Portions of Section 4 and 5 of Township 7 South, Range 48 East, W.M. This area consisting of approximately 53 acres of predominantly Class VI and VII soils lies along the Snake River. Originally the townsite of Copperfield, now known as Oxbow, the area contains a recreation trailer park, school, post office, power transmission facilities and a residential area. Oxbow provides support services to the nearby power generating facility, local mining activity, and recreation activities provided by Snake River.

2. Hells Canyon Commercial Area

Portions located in Sections 17, 19 and 20 of Township 7 South, Range 48 East, W.M., includes approximately 63 acres of predominantly Class VI and VII soils. This area contains a restaurant, a mobile home park, grocery store, service station and, several residential dwellings. The community of Oxbow located 2 miles north via Highway 86, receives services from the Hells Canyon Commercial Area which are not available at Oxbow.

3. Keating

Located in the N½ NE¼ of Section 17, Township 9 South, Range 42 East, W.M. This area consists of approximately 7 acres of Class III and IV soils. The land contains a school, grocery store, cafe, and one dwelling. The area provides limited support services to the local ranchers and recreationists.

4. Hereford

Lands located in the NW¼ NE¼ of Section 27 and S½ SE¼ of Section 22, Township 12 South, Range 38 East, W.M. This area consists of approximately 38 acres of Class IV - VII soils. Existing facilities include a service station, restaurant, grocery store,



post office, a community center and several dwellings. Hereford provides support services to the local agricultural community and to the motoring public.

5. Langrell

Lands in the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 31, Township 7 South, Range 46 East, W.M. This area consists of approximately 4 acres within the platted townsite and one adjacent parcel on its east boundary. Soils in the area are Class II, III and IV. Existing facilities include a store, a garage, and several residences. Langrell, called Jimtown locally, is considered to have a service value to residents and workers in the north end of Pine Valley who petitioned to have this site removed from resource zoning and designated as a rural service area.

6. Pleasant Valley/South Pleasant Valley

Lands located in Sections 23 and 24 of Township 10 South, Range 41 East, W.M., totalling approximately 50 acres of Class II - IV soils. These sites are in small tracts, are used commercially and residentially, and the sites are not in use as resource land. Even though they are not being fully used for dwelling sites, there continues to be interest in converting the motel to use for miners in the area. Therefore, leaving the area in farm zoning complicates potential development of an area whose adjacency to the freeway and the railroad better suits other uses.

7. McEwen

Lands located in the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 18, Township 10 South, Range 38 East, W.M., totalling approximately 5 acres of Class III soil. The parcel is the site of the old McEwen School; several structures from that historic period still stand on adjacent properties. The parcel, which is zoned for limited commercial uses, is located along the Baker-Sumpter Highway and serves both an adjacent Rural Residential area and the tourist traffic from Phillips Lake and Sumpter Valley. It is isolated from resource uses by existing development and roads. Furthermore, the parcel is not in resource use and is surrounded by lands so developed for nonresource as to prohibit resource use.

E. **RESIDENTIAL AREAS (RR-5):** approximately 8,145 acres

1. Rock Creek

Land located in Sections 32, 33, 34, 34AD and 35 of Township 7 South, Range 38 East, W.M. This area consists of approximately 198 acres of Class II - IV soils. The original townsite of Rock Creek was established here to serve the local agricultural

community. Today the area consists of homesites and small tract farms. Four county roads intersect the area. In 1974, 1,798 acres were designated as rural residential. Upon examination, 1,600 acres do not meet the Goal II, Part 2 exceptions test and are thus rezoned as EFU.

2. Orr Subdivision

Lands located primarily in Section 2 of Township 8 South, Range 38 East W.M., totalling approximately 93 acres of Class II - VI soils. This area is an occupied, platted residential subdivision of dry land close to the freeway in the extreme northern end of Baker County.

3. Pine Creek Vicinity

Lands located in Sections 25, 26 and 36 of Township 8 South, Range 38 East, W.M. and Sections 18, 19, 20, 29, 30, 31 and 32 of Township 9 South, Range 39 East, W.M. This area consists of 2,922 acres designated as Class II - VIII soils. This area sits on an alluvial fan at the base of the Elkhorn Mountains. The soils are very rocky with numerous gravel pits in the area. Farming has been inhibited due to the lack of irrigation water and the porous nature of the soil. The area consists mostly of many homesites, recreation cabins, and small tract farms. The area started rapidly developing into a rural residential area in the early 1960s and was designated as such in 1974. Its rapid development continues. In 1974, 9,114 acres were designated as rural residential. Upon review, 6,101 acres have been removed from that designation because they cannot meet the Goal II, Part 2 exceptions test. Those lands have been designated as EFU until such time as rezoning can be justified. Some 167 acres previously included in the Pine Creek Rural Residential Zone have been re-named and are described later as Mill Creek.

In reaching its conclusion that the Pine Creek-Pocahontas Area is generally unsuitable for commercial agriculture as well as physically and irrevocably committed to residential use, the County relied upon three basic sources of information besides assessor's maps and records.

The Soil Conservation Service detailed three soil scientists to the area for the purpose of providing the County with soils mapping in the area. That project documented the existence of rocky soil complexes and associations within the study area. Their written and mapped results are hereby adopted by the County, have been made available to staff of the Land Conservation and Development Commission, and are available for local review at the Planning and the Soil Conservation Service offices. The protrusions of rock into the area are interspersed with relatively small pockets of better, but very porous soils.

The Watermaster has provided written and mapped water rights information that typifies the best rights in the area as poor. The water is shared in most of the defined area under a formalized rotation agreement. Basically the soil is so porous that inordinate and impossible amounts of water would be needed to render the land commercially productive. This information also is adopted by reference by the County and has been provided to Land Conservation and Development Commission staff.

The County solicited and received letters of testimony and photographs from landowners of the subject area. They were asked to describe their land in terms of any value it has for commercial agriculture. Of all those responding, only one verbal response was optimistic about the productivity of his land. All others, in both their written and verbal communications provided facts, figures and photographic evidence that only on some pockets of better soil could hay and pasture be produced and that was dependent upon good early moisture; that no commercially feasible cultivation and cropping occurs in any of the area; and that rocks are a constant problem. All of these letters have been forwarded to Land Conservation and Development Commission staff.

4. Sunnyslope

Lands located in Sections 23 and 25 of Township 8 South, Range 40 East, W.M. totalling 102 acres of Class III and IV soils. As can be seen on the appropriate map, these sites are ten acre tracts in an area of large ownerships. The general characteristics of this part of Baker Valley are its high ground water and resulting alkalinity. Recognizing these sites as residential is not judged to be precedent setting for the area because of septic tank limitations that exist.

5. West/Northwest/East Sumpter; Bear Gulch/Golden Chariot Subdivision

Lands located in Sections 19, 20, 29, 30, 33, and 34 of Township 9 South, Range 37 East, W.M. totalling approximately 655 acres of Class VI and VII soils. These lands are all adjacent to the City of Sumpter or lie within an occupied, platted, residential subdivision, or both. They are physically developed and committed to non-resource use.

6. Mill Creek

Lands located in Section 1 of Township 9 South, Range 39 East, W.M., and Section 6 of Township 9 South, Range 39 East, W.M. The area consists of approximately 167 acres of Class II, III and IV soils primarily developed for homesites. The area has been zoned for rural residential development since 1974 and until now has been included in a residential designation to the north known as Pine Creek Vicinity.

7. Pocahontas Estates

Lands located in Section 5 of Township 9 South, Range 39 East, W.M., and a small parcel in Section 32 of Township 8 South, Range 39 East, W.M. This area consists of approximately 40 acres of Class II, III and IV soils. This site is of historic interest to Baker County because of the early settlement and school site that were here. In more recent times a small subdivision was platted and as evidenced by the map and summary sheet, this area is now physically developed for residential use.

8. Salmon Creek

Lands located in Section 4 of Township 9 South, Range 39 East, W.M. This area consists of 111 acres of Class II, III and IV soils. In the past a subdivision was platted in the northern part of this area, but is not currently occupied as such. Even so, the area is a collection of relatively small parcels in residential use and is judged by the County to meet the built and committed test of Goal II, Part 2. The land owned by the City of Baker has had additional soils testing conducted by SCS and has been found to be predominantly Class VIII.

9. Southwest Baker/West Baker/Western Heights I and II

Lands located in Sections 19 of Township 9 South, Range 40 East, W.M., and Section 13 of Township 9 South, Range 39 East W.M., totalling approximately 307.44 acres of Class II - VII soils. In addition to being dry, these sites are predominantly barren hills more suited for residential use for the City of Baker nearby, than any other use. Much of this area has developed into homesites with a few large parcels interspersed. Much of this area has designated rural residential since 1974.

10. Griffin Gulch

Lands located in Sections 30 and 31 of Township 9 South, Range 40 East, W.M. of approximately 75 acres of Class VI and VII soils. The area is dry and relatively steep ground along a small creek and an unpaved county road. Only that part of the narrow valley that is already in residential use on small parcel ownerships is being zoned for nonresource use.

11. Richland Interchange Residential

Lands located in Section 3 of Township 9 South, Range 40 East, W.M., totalling 116 acres of Class II - IV soils. The entire area has developed as small acreage homesites since its designation in 1974 as rural residential.

12. Carson/Carson Vicinity

Lands located in Sections 23 and 26 of Township 7 South, Range 45 East, W.M., totalling approximately 85 acres of Class II - IV soils. This residential area has a long history in Baker County, stemming from the early development of the Town of Carson. It is fully developed for nonresource use.

13. West Langrell/Langrell Vicinity

Lands located primarily in Section 35 and 36 of Township 7 South, Range 45 East, W.M., with some land within Sections 1 and 2 of Township 8 South, Range 45 East, W.M., totalling approximately 262 acres of Class II - IV soils. This area is devoted to tract farms and rural residences and has been a rural community since the early history of Baker County. The area is almost entirely occupied and is no longer available for large tract commercial agriculture.

14. North/Southwest/East Halfway

Lands located in Sections 8, 9, 16 and 17 of Township 8 South, Range 46 East, W.M., totalling approximately 439 acres of Class II - IV soils. These sites are all adjacent to the City of Halfway, and in fact, include a portion of the urban growth boundary of the city. The sites are all being used for or are committed to residential use.

15. Pine

Lands located in Sections 21 and 22 of Township 8 South, Range 46 East, W.M., totalling approximately 38 acres of Class II - IV soils. This area has been and continues to be a rural community. It is the site for the residential compound of the United States Forest Service and eight other private dwellings. It is no longer available for resource use.

16. New Bridge/North New Bridge/Townsite

Lands located in Sections 3, 10, and 11 of Township 9 South, Range 45 East, W.M., totalling approximately 250 acres of Class III and IV soils. This area developed around a town established long ago. Its density of development is relatively crowded. Locally the area is known for a mild climate and its fruit production. Today, the orchards are largely noncommercial for economic reasons.

17. Foothill Road

Lands located within Sections 15 and 22 of Township 9 South, Range 45 East, W.M., totalling approximately 200 acres of Class III, IV and VI soils. Small tracts have

developed primarily along a narrow shelf of flat land between a bluff and a county road which borders a fertile valley. The area is highly attractive for climatic reasons. A greater degree of development and smaller parcels distinguish the northern site from the southern, but both are residential in nature.

18. West/East Richland

Lands located within Sections 23 and 24 of Township 9 South, Range 45 East, W.M., totalling approximately 66 acres of Class II - VI soils. These are sites that lie in or adjacent to the Richland urban growth boundary. All but one parcel are very small and are almost totally developed for residential use.

19. Haven of Rest/Three Bar Ranchlands/Deerview Park/Elkhorn Estates/ Kirby Powder River Tracts

Located in Section 4 of Township 10 South, Range 37 East, W.M., Sections 7 and 16 of Township 10 South, Range 38 East, W.M., Section 33 of Township 9 South, Range 37 East, W.M. and Section 34 of Township 10 South, Range 39 East W.M., these sites total approximately 916 acres of Class II, IV, VI and VII soils. Without exception, they are platted, occupied residential subdivisions.

20. SVMA - Residential Zone

Lands within Sections 3, 4 and 10 of Township 10 South, Range 37 East, W.M. This area has enough soil to allow drainfields and dwellings to a density standard of one house per 5 acres. The narrowness of the two benches of soil and their location within a triangle formed by three roads, the center portion being dredged lands, render this land unsuitable for commercial farm or forest use even though there are some Ponderosa Pine present. The 152 acre area is already built and committed with the westerly portion (approximately 20 acres) partly included within the mapping for Three Bar Ranchlands Subdivision.

21. Auburn Vicinity

Located in Sections 14 and 15 of Township 10 South, Range 39 East, W.M., totalling approximately 156 acres of Class VI and VII soils. This area is a combination of small tract farms and rural residences.

22. Stices Gulch

Lands located in Sections 18, 19 and 30 of Township 11 South, Range 40 East, W.M., totalling approximately 360 acres of Class VI and VII soils. This area is used for both seasonal and permanent, year-round dwellings. Generally, its high elevation and

difficult winter access make it more attractive to those who do not commute 15 miles to Baker for employment. The degree of development and parcelization justifies removing the site from exclusive resource management zoning.

23. Brownlee Court Village

Lands located in Section 17 of Township 8 South, Range 48 East, W.M., totalling approximately 85 acres of SCS Class VI and VII soils. This area has been used for a mobile home court (75 spaces) for construction and maintenance of Idaho Power generating facilities. The current use is four mobile homes and one permanent home. The historic use and degree of existing use on this bench carved from the side slope render it committed to nonresource use.

F. **RECREATION RESIDENTIAL (RR-1)**: approximately 2,302 acres

1. Main Eagle

Lands located in Sections 27, 28, 34 and 35 of Township 6 South, Range 43 East, W.M. totalling 320 acres of Class VI and VII soils. This area is devoted to seasonal recreational use, primarily summer homes. Historically, the ownerships were mining claims. The site is deep within the National Forest along a mountain stream. Better than three-fourths of the ownerships contain dwellings. The area is judged to be no longer available for resource management.

2. East Eagle

Lands located in Section 32 of Township 6 South, Range 44 East, W.M. totalling approximately 130 acres of Class VI and VII soils. As in the preceding description, this area is a block of private land surrounded by National Forest. It is less densely built upon than the Main Eagle site but still approaches the 50% level of ownerships containing a summer home or cabin. The prevailing use of the area is for recreation.

3. Cornucopia

Lands located in Sections 27 and 34 of Township 6 South, Range 45 East, W.M. totalling approximately 75 acres of Class VI and VII soils. This area was, until World War II, an active mining community. It is used now for summer homes and has potential for reactivated residential use depending upon the results of mining exploration and development occurring on adjacent lands. The difficulty anticipated in locating drainfields in the area has influenced the county in designating the area for recreational residential as compared to a standard residential use. If the need to change the zoning were justified, a plan amendment would be submitted.

4. Hideaway Hills

Lands located within Sections 27, 28, 33 and 34 of Township 7 South, Range 44 East, W.M. totalling 50 acres of Class VI and VII soils. This area is surrounded by National Forest and has been at its present state of recreational development for many years. It is totally built and committed to nonresource use.

5. Bourne

Lands located within Sections 32 and 33 of Township 8 South, Range 37 East, W.M., totalling approximately 4 acres, totally inside the old platted townsite. Once a site of mining activity, the area now serves a seasonal population of vacationers. Recently the recreational activities of snowmobiling and cross country skiing have extended the use of the area into the winter season.

6. Greenhorn

Lands located within Section 9 of Township 10 South, Range 35 East, W.M., primarily within the old platted townsite and totalling approximately 54 acres. The area is on the Baker County side of the boundary between Baker and Grant Counties. Although Greenhorn is an incorporated city, it is being treated by the Comprehensive Plan as a recreation residential (RR-1) area until the City provides its own Comprehensive Plan and implementing ordinances. The area has numerous cabins, used both during summer and winter for vacationers, hunters, skiers, snowmobilers and other recreational uses. It, like the previous two areas, has been a mining town but is now an area devoted to recreation.

7. Phillips Lake Area

Lands located in Section 19 of Township 10 South, Range 38 East, W.M., totalling 21 acres of Class II, IV, VI, and VIII soils. This site is at the extreme southeast end of the Sumpter Valley Management Area described and mapped under residential exception areas. The land is fully occupied by dwellings, half of which are seasonal and half of which are permanent. Because of the site's proximity to the recreation center at Phillips Lake, it is listed here rather than under the standard residential zone.

8. Black Mountain and Skyline Acres Subdivisions

Lands located within Sections 17 and 18 of Township 11 South, Range 39 East, W.M., totalling approximately 690 acres of Class VI and VII soils and with a forest productivity site class of 6 on a scale of 1 to 7, with one being the best. The subdivisions were platted in 1975-1976; the roads are in; many lots have been sold; and



about a dozen cabins have been built. The area is inaccessible except by snowmobile in the winter so its use is primarily for summer homes.

9. Beaver Creek

Lands located in Section 15 of Township 11 South, Range 40 East, W.M. totalling 70 acres of Class VI and VII soils and with a forest productivity site class of 6 on a scale of 1 to 7, with one being the best. This is an area accessible only during good weather except by snowmobiles and the cabins here are used primarily for summer use and during the hunting season.

10. Upper and Lower Unity Lake

Lands located in portions of Sections 17, 18, 19 and 20 of Township 12 South, Range 37 East, W.M. totalling approximately 411 acres of Class VI and VII soils. The area has been subdivided into five acre recreational parcels in conjunction with the recreational opportunities provided by the adjacent reservoir. There are twenty-seven cabins constructed, but another use not shown on the summary sheet, is that of providing space for RVs and campers for summer vacationers who want a guaranteed parking place. The area is one of low amenity development.

11. Unity Lake State Park

Lands located in Section 28 of Township 12 South, Range 37 East, W.M., totalling 55 acres of Class VI and VII soils. The area is developed as an Oregon State Park and offers improved camping, picnicking and boating facilities in conjunction with the adjacent Unity Lake.

12. Sparta Recreation Lands Subdivision

Lands located within Section 24 of Township 7 South, Range 43 East, W.M. and Section 30 of Township 7 South, Range 44 East, W.M., totalling approximately 162 acres of Class VI and VII soils. This subdivision meets the committed test by virtue of the development already existing. The county intends to designate all subdivisions that have been approved and have had monies expended on engineering, road construction and marketing as committed lands. This particular area meets primarily recreational residential needs, but has some potential for year-round homesites for those seeking remote locations that are not accessible all year long.

13. Hewitt Park Marina

Lands located in Sections 29 and 30 of Township 9 South, Range 46 East, W.M. totalling approximately 88 acres of Class II - VI soils. This area was developed to

enjoy water-based recreational opportunities on the slack waters of the Powder River. The north shore is almost fully occupied by cabins, docks, and a County Park. Because of needed expansion for the County Park, additional land is being designated for recreational expansion. It is in an area already devoted to water-based recreational activities and is found to be compatible with adjacent farming activities.

#### 14. South Brownlee Reservoir Recreation Sites

Lands located in Section 12 of Township 12 South, Range 45 East, W.M. These parcels are adjacent to the west shore of the Snake River. They total approximately 8 acres. The criteria for inclusion were as follows:

- a. The lands must be less than 30% slopes.
- b. The lands must lie within 1500 feet slope distance from the 2,080 foot contour level which is the spillway elevation of the river, or at or below the 2,400 foot contour line, whichever is greater.
- c. The lands must be privately owned.
- d. The lands must not be inventoried within a natural hazard zone as portions of the river shore are subject to slides.

Primarily these sites are already committed to water-based recreational use either by virtue of existing cabins and docks or by investments made toward land acquisition and development costs toward that objective. The popularity of recreation on the river has increased since the construction of the Brownlee Dam. Responding to that recreational demand by providing appropriate zoning in an area selected for safety and attractiveness addresses both the recreational and economic goals. At the same time, the lands being removed from the farm zone are of marginal productive potential (Soil Classes VI and VII) and are remnants of the private holdings which were acquired for the construction of the reservoir. The use of rangeland lying at higher elevations is not threatened by lower level recreational developments because of terrain, low-density grazing, and applicable range laws. This is remote country served only by the Snake River Road or by private road or by boat. It should be noted that construction of cabins and/or docks at certain elevations is subject to permits from the Army Corps of Engineers and the Idaho Power Company as well as State agencies.

#### 15. Farewell Bend Recreation Residential

Lands located in Sections 32 and 33 of Township 14 South, Range 45 East, W.M. totalling 77.3 acres of Class IV, VI and VII soils. This area is adjacent to the Snake River and includes lands owned and operated as a State Park, known as Farewell Bend

State Park.

#### **G. SUMPTER VALLEY MANAGEMENT AREA**

Lands in the Sumpter Valley were inventoried and evaluated in 1978. As a result, the Sumpter Valley Dredge Tailing Management Plan and Implementing Ordinance were developed and adopted on April 4, 1979. Those documents, as revised, are hereby made a part of the Baker County Comprehensive Plan. The portion of the Sumpter Valley that was removed from EFU zoning has been described and justified under the residential category of Exceptions Areas.

#### **H. OTHER LANDS**

1. Remaining private lands in Baker County will be treated as agricultural lands (EFU), timber-grazing lands (T-G), or patented mining claims in the mineral extraction (ME) zone.
2. Lands within the urban growth boundaries of the various cities in the county are addressed in the plans of those cities.
3. Lands managed by the United States Forest Service and the Bureau of Land Management are beyond the scope of the County's planning jurisdiction.

#### **VII. LAND USE ZONES**

For Land Use Zones and uses therein, see Baker County Zoning and Subdivision Ordinance No. 83-3.

## INDEX OF EXCEPTION AREAS

SITE NO.	AREA OR PARCEL NAME	TOWNSHIP	RANGE	SECTION(S)
1.	Rock Creek/Rock Creek Vicinity	7	38	33, 34, 34AD, 35
2.	Orr Subdivision	7	39	2
3.	Bourne	8	37	33DA
4.	Goodrich Creek	8	38	25
5.	Upper Pine Creek Road	8	38	26
6.	Canyon Park Subdivision	8	38	26BA
7.	N. Pocahontas Road	8	39	18D
8.	Hunt Mountain Road/Ben Dier Road	8	39	19
9.	Pocahontas Road/Kerns Subdivision	8	39	19A
10.	West Hunt Mountain Road - POCO	8	39	19D
11.	East Hunt Mountain Road/Brown Lane	8	39	20
12.	Poco - Wing	8	39	29
13.	Ben Dier-Pine Creek Road/Pocahontas Road; Bennetts Bend	8	39	30, 30D
14.	Chemical Lime (Blue Mtn. Lime)	8	39	25
15.	Airport Development Zone	8	40	27, 28, 34
16.	Sunnyslope	8	40	
17.	Sumpter	9	37	
18.	West & Northwest Sumpter	9	37	29
19.	East Sumpter	9	37	33DC
20.	Bear Gulch & Golden Chariot Subdivision	9	37	34
21.	Mill Creek	9	38, 39	

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SITE NO.	AREA OR PARCEL NAME	TOWNSHIP	RANGE	SECTION(S)
22.	Pocahontas Estates	9	39	5
23.	Salmon Creek	9	39	5
24.	Washington Gulch & Elk Creek (deleted per Ord. 84-1)			
25.	Western Heights #1	9	39	13A
26.	Western Heights #2	9	39	13B
26A.	Western Heights #3 (deleted per Ordinance 86-1)			
27.	Southwest Baker/Griffin Gulch	9	40	
28.	West Baker (deleted per Ordinance 86-1)			
29.	North Baker General Commercial	9	40	8
29A.	Re-numbered to Site 83			
30.	Richland Interchange	9	40	3
31.	Northeast Baker-Frontage Road	9	40	10
32.	Main Eagle	6	43	27, 28, 34, 35
33.	East Eagle	6	44	32A
34.	Cornucopia	6	45	34AB, 27DC
35.	Hells Canyon Recreation (deleted per Ord. 84-1)			
36.	Sparta Rec. Lands	7	43	24D
37.	Hideaway Hills	7	44	27, 28, 33, 34
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39.	West Langrell Area (including amendment per Ord. 92-08)	7	45	
40.	Townsite of Langrell/ Langrell Vicinity	7 7	45 46	26 31CC

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SITE NO.	AREA OR PARCEL NAME	TOWNSHIP	RANGE	SECTION(S)
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42.	Keating Service Area	8	42	17
43.	N. Halfway Vicinity	8	46	8
44.	E. Halfway Vicinity	8	46	16
45.	Southwest Halfway Vicinity	8	46	17
46.	West Pine	8	46	21
47.	Pine	8	46	21AA, 22BB
47A.	Re-numbered to Site 84			
48.	New Bridge/New Bridge Townsite	9 9	45 45	10AC
49.	North New Bridge	9	45	10AB
50.	North Foothill Road/Eagle Valley	9	45	15
51.	Middle Foothill Road/ Eagle Valley	9	45	22
52.	West Richland	9	45	23
53.	East Richland	9	45	23, 24
54.	North Brownlee Sites (deleted per Ordinance 84-1)			
55.	Hewitt Park Marina Recreation Site	9	46	29, 30, 30AC
56.	Greenhorn	10	35	9D
57.	Haven of Rest/Three Bar Ranchlands/SVMA Residential/SVMA Overlay	9 10	37 37	33 3, 4, 9, 10
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SITE NO.	AREA OR PARCEL NAME	TOWNSHIP	RANGE	SECTION(S)
59.	Deer View Park Subdivision	10	38	7
60.	Elkhorn Estates	10	38	16BC, 16BD
61.	Auburn	10	39	14, 15
62.	Kirby Powder River Tracts	10	39	34
63.	Sutton Creek	10	40	12
64.	Pleasant Valley	10	41	23AC
65.	South Pleasant Valley	10	41	24
66.	Black Mt./Skyline Acres Subdivisions	11	39	17, 18
67.	Beaver Creek	11	40	15
68.	North Stices Gulch	11	40	18
69.	Middle Stices Gulch	11	40	19
70.	South Stices Gulch	11	40	30
71.	Upper Unity Lake	12	37	17
72.	Lower Unity Lake	12	37	20
73.	Unity Lake State Park	12	37	28
74.	Hereford	12	38	27AB
75.	Lawrence Creek Recreation Area (deleted per Ord. 84-1)			
76.	Durkee	11	43	28B, 29A
77.	Durkee Vicinity	11	43	20, 21, 28, 29
78.	South Brownlee Reservoir Sites	12	45	12
79.	Durkee Oregon Portland Cement	12	43	10, 11, 16
80.	Lime Oregon Portland Cement	13	44	25, 26, 27, 34, 35
81.	Farewell Bend Gen. Commercial (deleted per Ord. 84-1)			
82.	Farewell Bend Rec/Residential	14	45	32, 33

INDEX OF EXCEPTION AREAS

SITE NO.	AREA OR PARCEL NAME	TOWNSHIP	RANGE	SECTION(S)
83.	Richland Interchange Commercial (adopted as site 29A per Ord. 85-2)	9	40	4,9
84.	Brownlee Court Village (adopted as site 47A per Ord. 84-1)	8	48	
85.	McEwen (adopted as site 57A per Ord. 86-2; amended by Ord. 88-1)	10	38	18B
86.	Medical Springs Highway Industrial Site (adopted as a new site 17 per Ord. 89-2)	8	40	13
87.	City of Baker City UGB (adopted by Ord. 82-1; amended by Ordinances 92-01 and 94-03)			
88.	City of Haines UGB (adopted by Ord. 80-1)			
89.	City of Halfway UGB (adopted by Ord. 80-2)			
90.	City of Huntington UGB (adopted by Ord. 80-3)			
91.	City of Richland UGB (adopted by Ord. 80-4; amended by Ordinances 87-6 and 96-07)			
92.	City of Sumpter UGB (adopted by Ord. 80-5)			
93.	City of Unity UGB (adopted by Ord. 80-6; amended by Ordinance 97-11)			

Appendix II contains maps, summaries and details of each Exception Area above, referenced to the Site number and name of the area or parcel, except for the urban growth boundary of each incorporated city, and ordinances amending certain sites which have been noted herein, and will be codified into this plan during periodic review.



## VIII. GOAL II LAND USE PLANNING FINDINGS AND POLICIES

### A. Goal II Land Use Planning Findings

The county governing body finds that:

1. The uncoordinated use of lands within this county threaten the orderly development, the environment of this county and the health, safety, order, convenience, prosperity and welfare of the people of this county.
2. Except as otherwise provided by law, the county shall remain as the agency to promote and manage the local aspects of land conservation and development for the best interests of the people within its jurisdiction.
3. "Comprehensive Plan" shall mean as provided by law and may be referred to herein as "Land Use Plan" or "Plan".
4. "Coordinated Plan" means a plan that considers and accommodates, as much as possible, the needs of all levels of governments, semi-public and private agencies and the citizens of the county.
5. "Goals" mean the mandatory state-wide planning standards as provided by law and may be referred to herein as "Land Use Goal" or "Goal".
6. "Land use policy" refers to the several generalized policy statements of the county as provided for by law, either as written in this land use plan or as referenced or appended hereto:
  - a. When documents adopted by the county governing body in support of the Comprehensive Plan contain policies in conflict with those found in the plan the Comprehensive Plan policies shall prevail.
  - b. Such policies shall be the basis for more specific rules, regulations and ordinances designed to implement this land use plan.
  - c. Such policies shall be the basis for coordinating the land use planning activities of the various governmental agencies and districts in the county having land use planning functions; and
  - d. Such policies, to the extent that they are consistent with applicable state or federal law and regulations, shall apply to all public and private land use plans and land use actions in the county.

7. Any ordinances, or other rules or regulations, adopted by the county governing body to implement this land use plan shall be consistent with the county's statutory authority and powers.
8. The county does not accept liability for any loss in land values, or other property values, which loss is a result of the application of land use plans and regulations adopted pursuant to mandatory state standards. Any compensation for such loss properly belongs to the state.

**B. Goal II Land Use Planning Policies**

In relation to the Technical Information and Inventory Data the county governing body declares that:

1. The county governing body shall provide for the accumulation and publication of relevant technical information and inventory data for land use planning in the county.
2. The Technical Information and Inventory Data for Land Use, Baker County, as originally adopted by county government shall be annually reviewed and revised as necessary.
3. The Planning Director of the county shall have primary responsibility for reviewing and revising such data and information provided however, that any updated or revised draft thereof shall be subject to the approval of the county governing body.

**C. Goal II Land Use Planning Comprehensive Plan Policies**

The county governing body declares that:

1. This land use plan, including any changes or revisions, and implementing ordinances shall be made available to the public at the County Library.
2. Copies of all significant supporting maps and other documents relating to this land use plan shall be made available for public inspection at the County Planning Office.
3. The manner of use of supporting maps in land use decisions shall be set forth under appropriate goals.
4. Lot sizes in Sparta Recreation Lands Subdivision (Site 36), Skyline Acres Subdivision (Site 66) and Lower Unity Lake (Site 72) shall be frozen as originally platted to minimize development impact on surrounding resource uses.

**D. Goal II Land Use Planning - Other Land Use Polices**

In addition to this land use plan, the following land use regulations, among others, shall be enacted to carry out this plan:

1. Land use zoning pursuant to ORS Chapters 213 and 215.
2. Subdivision and other land partitioning pursuant to ORS Chapter 92.
3. Airport zoning pursuant to ORS Chapter 492.
4. Ordinances adopting urban growth boundaries.
5. Sumpter Valley Management Plan and Ordinances.
6. A plan map.
7. A zoning map.
8. Exceptions areas.
9. Flood Plain Ordinance.

Consideration will be given to adopting a solid waste management ordinance at a future date. Current practices and facilities are described under Goal 11.

**E. Goal II Land Use Planning Coordination Policies**

The county governing body declares that:

1. This land use plan, including any changes or revisions, and implementing ordinances shall be coordinated with the land use plans of affected governmental units in the county.
2. Coordination of land use planning shall include the sending of copies of proposed plans and ordinances to affected governmental units and allowing a reasonable period of time for response before adoption. However, a "coordinated plan" shall be a plan as provided in Section VIII(A)(1) and (4) of this plan.
3. "Affected governmental units" are those local governments, state and federal agencies and special districts which have problems, land ownerships, or responsibilities within the area included in this land use plan.
4. The County objects to the language of the Oregon Fish and Wildlife Commission's current State Agency Coordination Program, wherein only fee simple acquisition of lands valued at \$50,000 or more to be used as wildlife management areas is subject to a public hearing and Oregon Fish and Wildlife Commission approval. We insist that easement or long-term lease acquisition, regardless of value, for the purpose of management areas or feeding sites be added to the language because of the likelihood of these alternative methods being used by the Oregon Department of Fish and Wildlife to seek additional management areas/feeding sites. We further seek to remove the dollar

value as a qualifier so that change of land use, not the value of the transaction, will be the trigger for a public hearing and approval process.

5. This land use plan shall be reviewed and revised as necessary at least every five years after the date of compliance with applicable state law and land use planning goals provided however, that revisions in this plan and ordinances may be made at any time at the discretion of the county governing body.