GRASS VALLEY

REVISED
COMPREHENSIVE LAND USE PLAN
April 1978

FINAL DRAFT

THE COMPREHENSIVE LAND USE PLAN
GRASS VALLEY, OREGON

Prepared by
Mid-Columbia Economic Development District

JOHN S. FORLAND
Executive Director

And

Sherman County Planning Commission

For the

Grass Valley City Council

PLAN PRODUCTION STAFF

DANIEL DUROW
Land Use Planner

JOAN NUGENT	LINDA NEUBERGER	DEBBIE SASAKI
Planning Aide	Graphics/Typist	Graphics

The preparation of this plan was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

Additional financial assistance was obtained through the State of Oregon Department of Land Conservation and Development.

April 1978

ELECTED AND APPOINTED OFFICIALS

GRASS VALLEY COUNCIL MEMBERS

Dwain Howard, Mayor
Glendora Smith, City Recorder
Gene Rothery
Kenneth Crews
Ed Justesen
H.L. Owens
Bill Todd

CITY STAFF

Ray English, City Attorney
Glendora Smith, City Recorder
Dan Durow, Land Use Planner

TABLE OF CONTENTS

LIST OF MAPS PAGE

LIST OF TABLES

INTRODUCTION

PLANNING FOR GRASS VALLEY

This comprehensive plan is being developed for the City of Grass Valley to serve as the guiding document for all future land use decisions. It is designed to do several things: to insure the future livability, so that Grass Valley is at least as nice to live in the future, if not better than it is today; to manage future growth and development so that it is orderly and is in harmony with the public desires of the area; and to conserve natural resources to provide for their wise utilization or preservation. It also will provide the basis for business, the public, and individuals to make sound investment decisions. By knowing where and how development may occur, financial savings will be realized and development can proceed more rapidly while attaining the desired livability goals determined by the area.

Those living in Grass Valley enjoy scenery, a quiet rural community, an unhurried life, and natural resources that often provide an economic livelihood. However poorly considered land use decisions leading to a disorderly and often uneconomic land use patterns can threaten this enviable way of life. We can no longer afford to make these arbitrary decisions regarding land uses, we must instead, consider land for what it really is, not a commodity to be bought and sold, but rather a resource, a non-renewable resource for which competition for its use is becoming increasingly intense.

Once land has been committed to a particular use it is often physically impossible, or economically impractical to reclaim it. Consequently, this and the high private costs of site development and the higher public costs of providing utilities and services make it essential that all options be carefully considered prior to land use decisions. Such is the purpose of this planning process.

PLANNING PROCESS

The basic questions that must be addressed planning are as follows:

A. What do we have today?
B. What type of land use patterns do we want in the years to come?
C. How do we achieve these aspirations?

In over simplified terms, the answers to these questions are sought through the planning process.

Generally defined, the planning processes, includes researching of inventories, analysis, planning, implementation and review. The formulation of this plan combines the first three of these phases. The review phase indicates that the process is dynamic and ongoing rather than a static one-time event. Review of the comprehensive plan should be scheduled annually with a total update

schedule for a three to five year period. The review and update are necessary to include and reflect changing social values, attitudes and competition for the use of land.

Citizen participation in the planning process is not only desirable but also essential if the community is to have a complete understanding of the comprehensive plan.

Residents from the City of Grass Valley have had the chance to become involved at the earliest stages of the planning process, through writing and distribution of questionnaires, activity on the planning group and various tasks assigned to complete the plan. Many of these people have remained involved throughout the construction of the entire comprehensive plan.

Special purpose districts and agencies of all types have also had their opportunity to be involved. (See Appendix (D).

COMPREHENSIVE PLAN DEFINITION, ORS 197.015

"Comprehensive Plan" means a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county, or special district that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs. "Comprehensive" means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the areas covered by the plan. "General nature" means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use. A plan is "coordinated" when the needs of all levels of governments, semipublic and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. "Land" includes water, both surface and subsurface, and the air.

PLANNING INTENT

The intent of this plan is to establish a single, coordinated set of policies, which will act to provide for orderly development of Grass Valley and its surrounding area. These policy statements are intended:

1. To give direction to planning, to establish priorities for action, and to serve as guidelines for future decision-making.
2. To provide a standard by which accomplishments and progress can be measured; and
3. To promote a sense of common identity that will unite and strengthen the community so that they might maintain and improve the quality of life in the area.

Finally, it is the intent of the plan to assist the general public, private enterprise, special purpose districts, federal, state, and local agencies, city and county administrators, and all other special

interests in understanding the desires of the citizens of Grass Valley. The regulatory measures designed to implement the city's desires are also discussed in this plan.

PLAN AMENDMENTS

COMPREHENSIVE PLAN AMENDMENT PROCESS

This plan is not cast in concrete. It is a public plan by a changing society in a developing and renewing, dynamic situation. The plan will be reviewed twice yearly to assure that it reflects the desires and needs of the people it is designed to serve, and that the plan is achieving the desired goals. However, it will not be changed dramatically or capriciously at each review if individuals, organizations, and public agencies are to be able to rely on it. With these reviews most adjustments will be small and easily accommodated. Those people and agencies, as well as the general public who were involved with the preparation of this plan, will be given the opportunity to be included in any review so their understanding and support of the plan will continue.

TYPES OF AMENDMENTS

A Comprehensive Plan Amendment may take the following forms:

1. Amendment of one or more policies of the plan. (Legislative Revision)
2. Amendment to the text of the plan. (Legislative Revision)
3. Amendment of a portion of the Comprehensive Plan map. (Legislative Revision or Quasi-Judicial Change)

LEGISLATIVE REVISIONS

Legislative revisions include land use changes that have widespread and significant impact beyond the immediate area such as quantitative changes producing large volumes of traffic; a qualitative change in the character of the land use itself, such as conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships. The plan and implementation measures should be revised when public needs and desires change and when development occurs at a different rate than anticipated. Legislative revisions shall only be initiated by a member of the City Council.

QUASI-JUDICIAL

Quasi-Judicial changes are those which do not have significant effect beyond the immediate area of the change, i.e. narrow in scope and focusing on specific situations. Quasi-Judicial changes may be initiated by a property owner, by filing the application with the City Recorder and paying the plan change fee.

A public hearing shall be required before any quasi-judicial plan change takes place. The following criteria must be followed in deciding upon a plan change.

Substantive Criteria

1. The burden in all land use proceedings is upon the applicant.

2. In reviewing the record a court will look to the following in deciding upon a plan change.

    A. The proposal is in accordance with the comprehensive plan goals and policies.
    B. The public need is best served by changing the planned use on the property under consideration.

Procedural Process

1. Parties at a plan change hearing must have an opportunity to be heard and to present and rebut evidence.

2. There must be a record, which will support the findings made by the City Council.

3. There must be no pre-hearing contacts on the subject of the hearing.

NOTIFICATION OF HEARING

1. Notice of Public Hearings shall summarize the issues in an understandable and meaningful manner.

2. Affected persons of plan changes shall have notice by record of mailing of proposed comprehensive plan changes. Affected persons of plan changes includes those owners of record of real property located within at least 300 feet of the proposed change.

3. Notice of a legislative or quasi-judicial public hearing shall be given by publishing a notice in newspapers of general circulation at least 30 days prior to the day on which the hearing is to be held.

CITIZIEN PARTICI PATION

THE STATEWIDE GOAL

A comprehensive land use plan deals with almost every aspect of community activity, from recreation to commercial development, from industrial site designation to residential and agricultural placements. That is why citizen involvement is so important. To plan a community without the community doing the planning is just unworkable. The citizens of a given area must have the opportunity to express both the majority and minority feeling towards the future of their community if the plan is to have support and be workable.

The State of Oregon has recognized this very important aspect of community planning and has (in SB 100) mandated that citizen involvement be part of every comprehensive planning process in Oregon.

The statewide goal reads:

> *"To develop a citizen invo1vement program that insures the opportunity for citizens to be involved in all phases of the planning process.*
>
> *The governing body charged with preparing and adopting a comprehensive plan shall adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the ongoing land use planning process.*
>
> *The citizen involvement program shall be appropriate to the scale of the planning effort. The program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues.*
>
> *Federal, state, and regional agencies, and special purpose districts shall coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities."*

CITIZEN INVOLVEMENT PROGRAM

The following program was developed and adopted by the City to insure citizen involvement in planning for the City of Grass Valley.

The Committee for Citizen Involvement for Grass Valley will consist of the Grass Valley City Council. The CCI members shall be selected by an open, well-publicized process, and shall broadly represent the citizenry of the community. This body will be responsible for the implementation of the following activities and programs.

1. The formation of a Citizen Advisory Group consisting of members of the City Council, and any other interested citizens.

2. Notification to the general public of scheduled meetings of the Citizen "Advisory Group as well as the Committee for Citizen Involvement.

3. When necessary to receive additional citizen input, it shall be solicited by public notice, press releases, or formal programs.

4. Placement of all planning materials, including, but not limited, to plans, public reports, and related ordinances in the City Hall.

5. Insure that all information available is provided to the Citizen Advisory Group.

The primary purpose of the Citizen Advisory Group will be to advise and provide input to the City Council concerning land use issues relative to the City of Grass Valley.

In addition to the aforementioned program, the following organizations will also be utilized when advantageous to further Citizen Involvement:

American Legion Auxiliary
Grass Valley Volunteer Fire Department
First Baptist Church
Grass Valley Rebekah lodge Number 118
I.O.O.F. Number 131
St. John's Catholic Church

PHYSICAL CHARACTERISTICS

GENERAL PHYSICAL SETTING

The city of Grass Valley is located in central Sherman County, twenty-eight miles south of the Columbia River and I-84 and nine miles south of Moro, the county seat. At an elevation of 2,269 feet, Grass Valley sits on a high plateau, which adjoins the Columbia Basin.

Grass Valley is a low-density agricultural service center surrounded in almost every direction by expansive wheat farms. Furthermore, it is positioned between two rivers classified under Oregon's Scenic Rivers System, the Deschutes and the John Day. Because of the natural setting of the city and proximity to fine trout fishing as well as the rural atmosphere, people from more urban areas are now attracted to the city for retirement and recreational homesites.

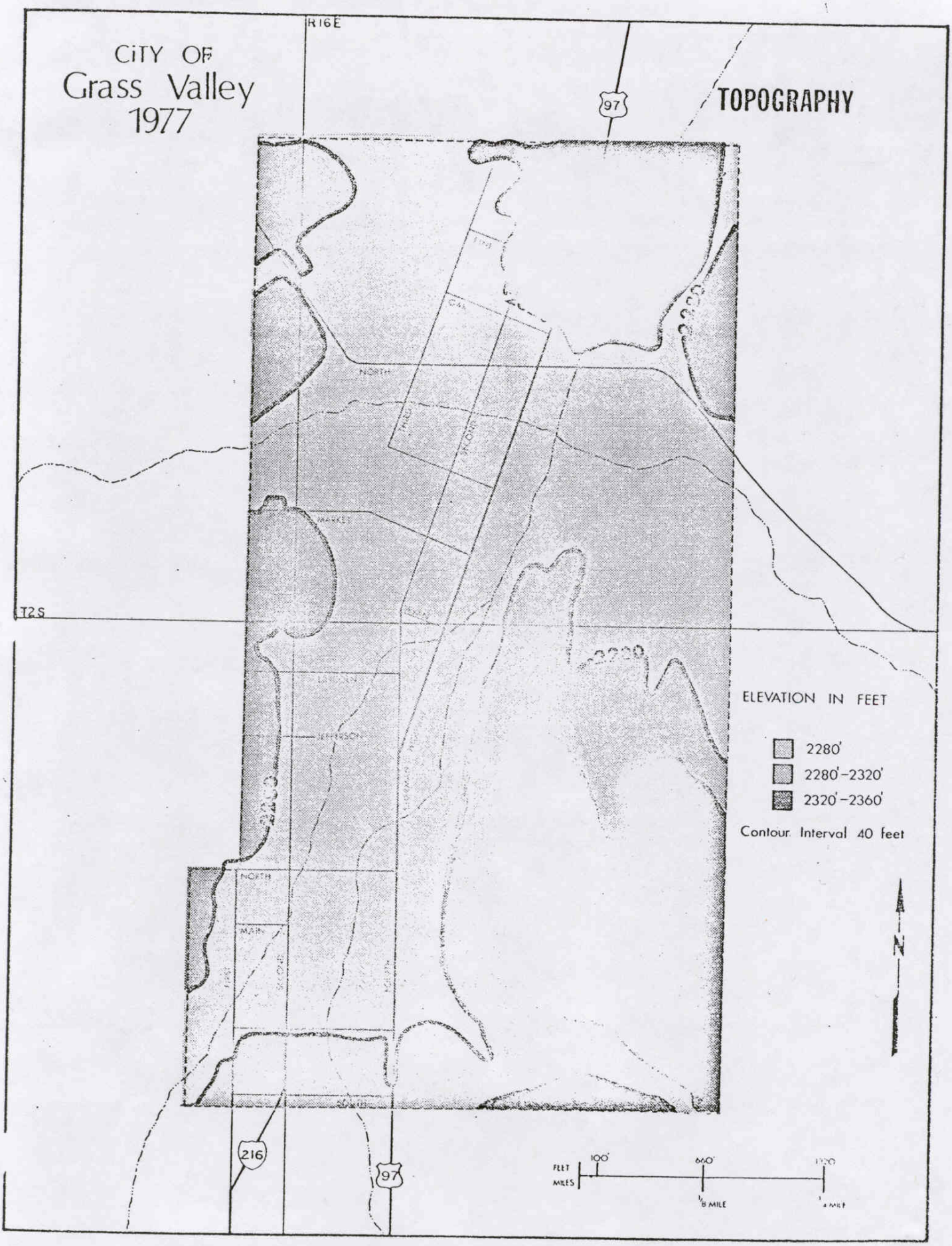
Grass Valley is a member of the Mid-Columbia Economic Development District. The District is comprised of five counties: Hood River, Wasco, and Sherman Counties in Oregon and Klickitat and Skamania Counties in Washington (see location map). The District has three distinct geographical provinces of which the differences are abrupt and distinctive. The provinces are the Cascades, the High Plateaus and the Columbia River Gorge. The High Plateaus are sparsely populated and contain mostly wheat land; it is in this regional province that Grass Valley is located.

TOPOGRAPHY AND DRAINAGE

Grass Valley is located, topographically, in what is known as Grass Valley Canyon. Within the city limits there is an elevation change of 110 feet. Most of the urban development has occurred west of the major transportation route, U.S. 97, which passes through Grass Valley in generally a north-south direction. Street development has been parallel to, or perpendicular with, U.S. 97. Topography has had very little effect of present land use patterns and will not significantly affect future land use patterns.

Some flooding may occur in localized areas along the drainage ways through Grass Valley during periods of rapid runoff (see hazards map).

The city limits delineate an area of approximately 330 acres, most of which contains productive farmland.


CITY OF
Grass Valley
1977
TOPOGRAPHY
R16E
T2S
97
216
NORTH
MAIN
ELEVATION IN FEET
2280'
2280'–2320'
2320'–2360'
Contour Interval 40 feet
N
FEET
MILES
100'
660'
1320'
1/8 MILE
1/4 MILE

CLIMATE

Distinctive local land surfaces influence atmospheric processes and result in unique climatological conditions. Sherman County's climate is determined by the major topographic features of the County (Columbia Gorge, Deschutes and John Day river Canyons, Gordon Ridge and Buck Hollow) and the continental and marine air masses.

The presence of the Columbia Gorge allows moist, cool marine air to pass over the County. These air masses moderate the temperature extremes that are typical of the continental air masses. As a result, rarely do the abnormally hot or cold spells persist for more that a few Days (Sidor, 1966).

Listed below are the monthly average maximum, monthly average minimum and average monthly mean temperatures recorded at the Sherman County Experiment Station for the crop years 1972 to 1977, 1967 to 1971, and the thirty year average from 1931-1960.

AVERAGE MAXIMUM, AVERAGE MINIMUM AND AVERAGE MEAN TEMPRATURES
(In degrees F.) For each month of the crop years
1972-1977, 1967-1971 and 1931-1960

Maximum

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	90	81	62	56	57	58	64	72	83	93	98	97
1967-71	91	80	60	54	56	56	63	69	85	95	99	98
1931-60	91	77	62	56	52	57	66	76	87	92	99	97

Minimum

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	34	24	19	11	0	14	22	19	29	39	42	41
1967-71	34	24	21	10	10	20	19	24	30	39	41	42
1931-60	33	26	17	15	5	10	20	26	30	37	42	41

Mean

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	59.8	49.3	39.4	33.8	30.2	35.5	40.6	45.5	52.7	61.7	56.7	67.5
1967-71	60.2	47.5	40.0	32.8	31.4	37.1	40.8	44.0	54.4	62.4	60.0	68.1
1931-60	61.2	50.6	38.8	33.7	29.7	34.6	41.4	48.3	55.6	61.4	68.9	67.5

Source: Monthly Weather Reports, Sherman Experiment Station

Precipitation
(In millimeters)

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug	Total
1972-77	12.2	14.2	37.3	40.1	34.3	19.6	24.6	14.5	19.3	13.5	8.6	16.8	255.0
1967-71	8.6	20.1	48.5	39.1	47.8	14.7	17.8	18.5	16.5	17.5	1.8	8.1	259.0
1931-60	12.7	28.2	41.1	41.7	45.5	31.8	27.4	19.3	21.3	22.4	4.3	4.3	300.0

The incidence of sunshine or solar radiation in the County varies considerably between summer and winter. The monthly average percent possible sunshine ranges from approximately 80% in July to 20% in December. In turn, the average daily solar radiation on a horizontal surface varies between approximately 370 British Thermal Units (BTU) per square foot per day in December to 2300 BTU per square foot per day in July: Reynolds, 1974.

Rarely is the wind not present in Sherman County. The relative velocities in different locations throughout the County varies tremendously. IN the northern part of the County within two miles of the Columbia Trench and along the banks of the Deschutes the wind is typically more powerful than in any other area of the County. Listed below is the wind information collected at the Sherman Experiment Station.

Monthly Average Wind Velocity (in MPH)
As recorded at the Sherman Experiment Station
For crop years 1931-1960, 1967-1971 and 1972-1977

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	4.1	3.4	3.1	3.6	3.7	3.9	4.8	5.4	5.0	4.0	5.6	5.0
1967-71	4.1	3.8	3.3	3.8	4.3	4.0	4.5	5.4	5.4	4.7	4.6	4.6
1931-60	4.5	3.7	3.5	3.8	3.7	4.0	4.9	6.0	6.1	5.8	6.0	5.6

Monthly Average Wind Velocity (in meters/sec.)
As recorded at the Sherman Experiment Station
For crop years 1931-1960, 1967-1971 and 1972-1977

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	1.83	1.52	1.39	1.61	1.65	1.74	2.15	2.41	2.24	2.24	2.5	2.02
1967-71	1.83	1.70	2.51	1.70	1.92	1.79	2.01	2.41	2.41	2.10	2.06	2.50
1931-60	2.01	1.65	1.56	1.70	1.65	1.79	2.19	2.68	2.73	2.59	2.68	2.50

Evaporation records are maintained at the Sherman County Experiment Station. The loss of soil moisture of surface water through evaporation are both important factors in the production of dry-land crops and irrigated crops, especially when a reservoir is utilized for water storage. Listed below is the average monthly evaporation of water from a free water surface for the 1972-1977, 1967-1971 and 1931-1960 crop years.

Evaporation (in inches)

Period	Sept.	Oct.	April	May	June	July	Aug	Total
1972-77	7.72	3.7	5.59	7.81	10.36	12.77	11.56	59.51
1967-71	7.74	3.94	5.12	8.62	10.03	13.40	12.30	61.16
1931-60	6.20	2.85	4.86	6.99	8.53	11.35	9.84	50.62

Evaporation (in millimeters)

Period	Sept.	Oct.	April	May	June	July	Aug	Total
1972-77	196.1	94.0	142.0	198.4	263.1	324.4	293.6	1511.6
1967-71	196.6	100.1	130.3	218.9	254.8	340.4	312.4	1553.5
1931-60	157.5	72.4	123.4	177.5	216.7	288.3	249.9	1285.7

AIRQUALITY

Sherman County is located within the Central Oregon Intrastate Air Quality Control Region (Region 190). Air quality sampling stations, within this region, are located in The Dalles, Bend, Klamath Falls, and at the Oregon Institute of Technology (located about 2 miles north of Klamath Falls). The data collected at the sampling stations were evaluated with respect to the National Ambient Air Quality Standards listed below:

Contaminant	Federal Standards (micrograms/cubic meter) Primary	Secondary
Suspended Particulate	1. 75 ug/M^3 annual geometric mean	1. 60 ug/M^3 annual geometric mean
	2. 260 ug/M^3 max. 24 hour	2. 150 ug/M^3 max. 24 hour concentration (a)
Sulfur Dioxide	1. 80 ug/M^3 max. 24 hr concentration (a)	
	1. 365 ug/M^3 max. 24 hr concentration (a)	1300 ug/M^3 max 3 hour average (a)

(a) Not to be exceeded more than once/year

The primary and secondary annual geometric mean standards for suspended particulates have been exceeded within the region. The primary standard was exceeded in 1971 at the Klamath Falls sampling station but has not been exceeded since at Klamath Falls or at any other station. The secondary standard for suspended particulates was exceeded on a frequent basis during the 1970-1975 period at the Klamath Falls Station but was not exceeded at any other station. The primary and secondary standards for sulfur dioxide have not been exceeded within the Region (Department of Environmental Quality, 1975).

Suspended soil particulates are considered to be the primary cause for air quality degradation in the region. Microscopic examinations of the samples collected at the Klamath Falls station indicate that wind borne dust is responsible for 55% of the average sample. It is anticipated that a similar percentage of wind entrained dust would be present in other samples in different locations within the region.

The major emission sources of particulate emissions in the county are Sherman County Grain Growers (74.3 tons/year), Mid-Columbia Grain Growers at Grass Valley (33.0 tons/year), Mid-Columbia Grain Growers at Moro (46.0 tons/year) and light duty motor vehicles (36.1 tons/year). Light duty motor vehicles are the only major source of sulfuric oxide emissions within Sherman County.

Sherman County air quality is excellent and is anticipated to continue at such high levels in the future.

SOILS

Soil is one of the major inputs into the agricultural production process. It is also one of the physical properties of the earth that is most frequently taken for granted.

The physical properties of any given soil are determined by the combination of five factors: (I) the physical and mineralogical composition of the parent material; (2) the climate under which the soil material has existed since accumulation; (3) organisms, chiefly vegetation; (4) the relief, or lay of the land; and (5) the length of time the forces of development have acted upon the material (Soil Conservation Service, 1964). The combination of these factors have resulted in the development of nine soil phases within the city limits of Grass Valley.

The Condon soil series contains five of the nine soil phases: Condon silt loam, 1 to 7 percent slopes (CbA); Condon silt loam, 7 to 20 percent slopes (CbBN); Condon silt loam, shallow variant, 3 to 15 percent slopes (CcB); Condon silt loam, deep, 1 to 7 percent slopes (CdA) and Condon silt loam, deep, 7 to 20 percent north slopes (CdBN). The other soil phases are: Condon-Bakeoven complex, 2 to 20 percent slopes (CeB); Hermiston loam, 0 to 5 percent slopes (HeA); Lickskillet very stony loam, 7 to 40 percent south slopes (liCs) and Pedigo silt loam (Pe).

Each soil phase is unique. Because of this uniqueness, each soil reacts differently to external forces caused by nature or man. In urbanizing areas five developmental factors are especially important and relate directly to the various soil phases that occur within Grass Valley, the five developmental

factors or uses that are especially important in urbanizing areas, the relative rating of the soil with respect to the use and the most restrictive feature in each particular case.

Use	Soil	Rating	Restrictive Feature
Septic Tank Absorption Fields	CbA	Severe	Depth to Rock
	CbBN	Severe	Depth to Rock, Slop
	CcB	Severe	Depth to Rock
	CdA	Moderate	Depth to Rock, Permeability
	CdBN	Severe	Depth to Rock, Slop Permeability
	CeB	Severe	Depth to Rock, Slop
	HeA	Moderate	Floods
	LiCs	Severe	Depth to Rock, Stones, Slope
	Pe	Severe	Water Table
Dwellings Without Basements	CbA	Moderate	Slope, Shrink-Swell, Depth to Rock
	CbBN	Severe	Slope
	CcB	Moderate	Slope, Shrink-Swell Depth to Rock
	CdA	Moderate	Slope
	CdBN	Severe	Slope
	CeB	Severe	Slope
	HeA	Severe	Floods
	LiCS	Severe	Depth to Rock, Stones Slope
	Pe	Moderate	Shear Strength
Dwellings With Basements	CbA	Severe	Depth to Rock
	CbBN	Severe	Slope, Depth to Rock
	CcB	Severe	Depth to Rock
	CdA	Moderate	Depth to Rock Shear Strength
	CdBN	Severe	Depth to Rock, Shear Strength, Slope
	CeB	Severe	Depth to Rock, Slope
	HeA	Severe	Floods
	LiCS	Severe	Depth to Rock, Slope Stones
	Pe	Moderate	Shear Strength, Water Table
Small Commercial Buildings	CbA	Moderate	Depth to Rock, Slope
	CbBN	Severe	Slope
	CcB	Severe	Slope
	CdA	Moderate	Depth to Rock, Shear Strength

	CdBN	Severe	Slope
	CeB	Severe	Slope
	HeA	Severe	Floods
	LiCS	Severe	Depth to Rock, Slope, Stones
	Pe	Moderate	Depth to Rock
Local Road and Streets	CbA	Moderate	Depth to Rock
	CbBN	Severe	Slope
	CcB	Moderate	Depth to Rock, Slopes
	CdA	Slight	
	CdBN	Moderate	Slope
	CeB	Severe	Slope
	HeA	Severe	Frost Action
	LiCS	Severe	Depth to Rock, Slope Stones
	Pe		Water Table

Source: Soil Interpretation Sheets for Oregon

In addition to the physical constraints that a particular soil phase might place upon an urban development of use, another factor to be considered is the capability classification and the quantity of grain that each soil phase will produce.

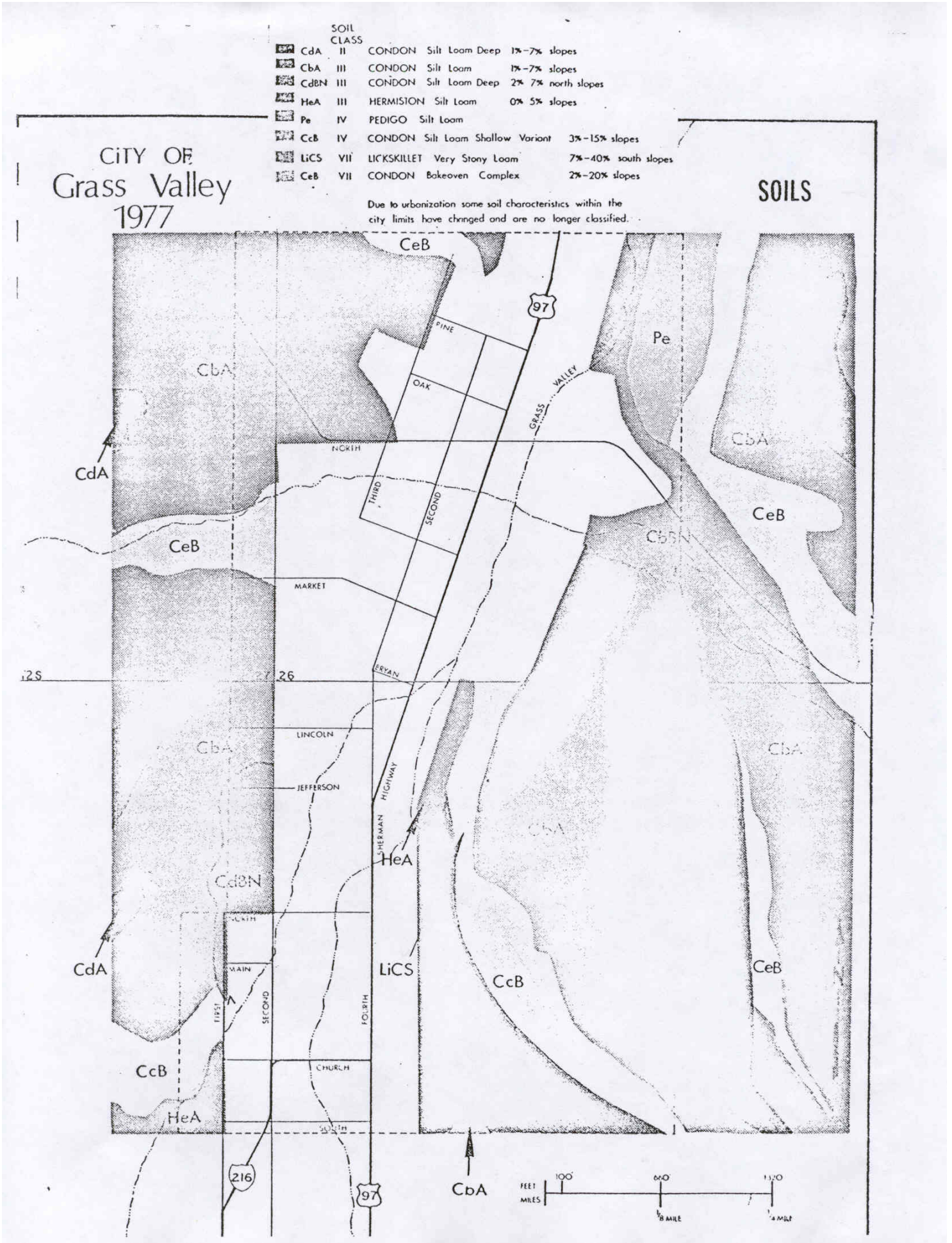
The capability classification is a general soil classification, which indicates the relative suitability of soils for farming. It is a practical grouping founded upon the limitations of the soils, the risk of damage when they are used and the way they respond to treatment.

The capability classification is based upon the capability class and the subclass. The capability class is designated by Roman numerals, I through VIII. Class I soils have the fewest limitations, the widest range of use and the least risk of damage when they are used. Class I soils are the best agricultural lands in the state. Class VIII soils are on the other end of the scale and are the poorest soils in the state. The soils in between have progressively greater natural limitations.

The subclasses indicate the principle limitation within the class. Subclass "e" indicates that soil erosion is the main limitation, unless close growing plant cover is maintained. Subclass "s" indicates that the soil is shallow, droughty or stony, class "c" is used to indicate that the chief limitation is climate (too cold or too dry) and class "w" means that water in or on the soil will interfere with plant growth or cultivation listed below are the soils that occur within the city of Grass Valley, their respective capability classification and the approximate dry-land wheat yield.

Soil	Capability Classification	Average Wheat Yield/Acre
CbA	IIIs	23 bu
CbBN	IIIe	24 bu
CcB	VIe	NA - (range)
CdA	IIc	37 bu
CdBN	IIIe	41 bu
CeB	VIIs	NA - (range)
HeA	IIIs	25 bu
liCS	VIIs	NA- (range)
Pe	IVw	NA- (range)

Source: Sherman County Soil Survey


CITY OF
Grass Valley
1977
SOILS
SOIL CLASS
CdA II CONDON Silt Loam Deep 1%–7% slopes
CbA III CONDON Silt Loam 1%–7% slopes
CdBN III CONDON Silt Loam Deep 2% 7% north slopes
HeA III HERMISTON Silt Loam 0% 5% slopes
Pe IV PEDIGO Silt Loam
CcB IV CONDON Silt Loam Shallow Variant 3%–15% slopes
LiCS VII LICKSKILLET Very Stony Loam 7%–40% south slopes
CeB VII CONDON Bakeoven Complex 2%–20% slopes
Due to urbonization some soil charocteristics within the city limits have changed and are no longer classified.
CeB
97
PINE
OAK
GRASS VALLEY
Pe
CbA
NORTH
THIRD
SECOND
CdA
CeB
CbBN
MARKET
12S
26
BRYAN
LINCOLN
JEFFERSON
SHERMAN HIGHWAY
HeA
CdBN
MAIN
FIRST
SECOND
FOURTH
LiCS
CcB
CHURCH
216
CbA
FEET
MILES
100
660
1320
1/8 MILE
1/4 MILE

GEOLOGY AND NATURAL HAZARDS

Grass Valley is located, as is all of Sherman County, on the Columbia Plateau. Geologic units in Grass Valley include Columbia River Basalt (Blue Basalt) and alluvial deposits along the drainageways.

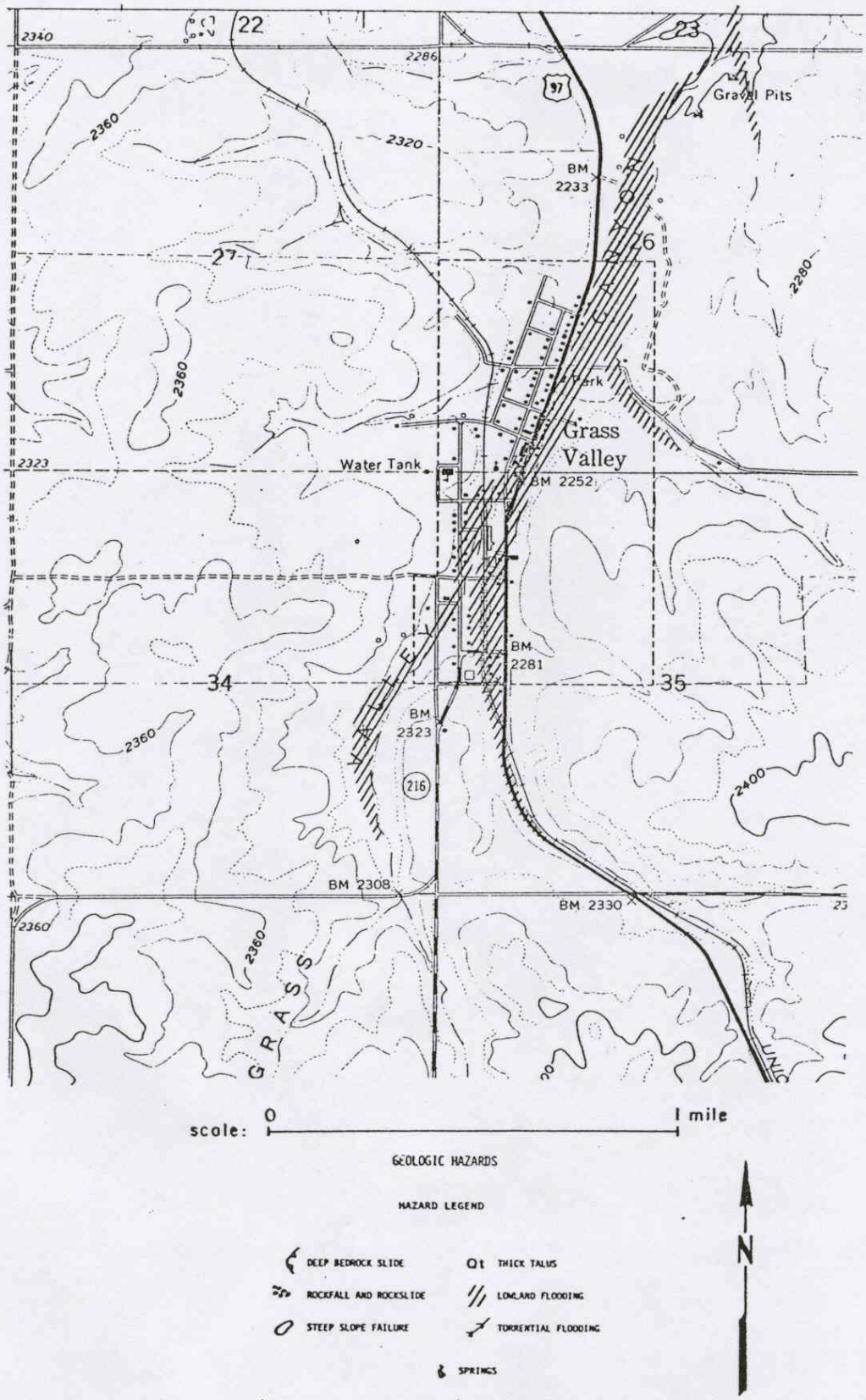
Flooding of the low-lying areas of the community is the only natural hazard, which will occur on a frequency to warrant discussion. Much of the developed area within Grass Valley is subject to lowland flooding (see the following map)-.

MINERAL AND AGGREGATE RESOURCES

There are not any developed aggregate or mineral sites located within the city limits of Grass Valley. There are, however, sources of aggregate materials. These sites have not been developed due to the obvious conflicts that would arise during the operation of a rock crusher within an urban area. There is a developed gravel site three miles east of the city.

No known sources of precious stones or metals exist within the city.

GRASS VALLEY
GEOLOGIC HAZARDS



Map Source: Geologic Hazards of Parts of Northern Hood River, Wasco, and Sherman Counties, Oregon, By John D. Beaulieu, 1977

SOCIAL CHARACTERISTICS

HISTORY

The first settlers in the area to be known as Grass Valley were Dr. and Mrs. Charles R. Rollins and other San Franciscans in an expedition exploring land suitable for stock growing purposes. Reportedly, Dr. Collins named the area, nine miles south of the County seat of Moro, for the tall rye grass that grew to the height of a man on horseback. A combination inn, store and home became a subsequent residence for the Rollins family, with business conducted until c. 1885 when C. A. Williams took it over. That same year Grass Valley acquired a post office and no longer did residents have to journey to Sherar's Bridge or Grant for postal services.

A decade later, on October 14th, a co-educational Baptist academy for Sherman County opened for classes. Grass Valley was selected for its location, as it was known to be a community where no saloons or gambling were tolerated, "nor theatre and kindred evils". Three, three-year courses of study were offered.

With the coming of the Columbia Southern Railroad, the town gre~1 as a shopping and supply center, and a hospital was added over the Citizens Commercial Company Store. The railroad's further impact was felt when eight houses were built in 1898 and a "boom" could be said to be underway in 1900. The City was platted in 1889, the plat filed in 1891, and incorporation occurred in 1901. Although never a large community, the subsequent demise of the railroad did reverse the fledgling City's growth. Grass Valley has sustained a history of being more interested in stock than its neighboring cities of Wasco or Moro because of having a smaller percentage of land suitable for use of the plow.

With the advent of the auto, roads followed, influenced by Samuel Hill, and adopted son of railroad magnate James J. Hill who also played a key role in Oregon’s development. The Sherman County Highway was completed in 1924 as a result of Wasco and Moro citizens' efforts in selling city bonds for curbing and grading. With development and growth following primarily the Columbia River, Grass Valley has remained essentially an agricultural service center.

Another major influence on Grass Valley as well as the rest of the County was the introduction of a central electric power system by 1921. Grass Valley, Moro and Wasco sold shares in a company to bring the power. By 1939 a farmer-owned co-op was bringing power from the Bonneville Dam. The co-op was sold to the REA in 1940; by 1955 the REA and PP & L connected their systems.

Sherman County weathered the Depression by issuing its own County script to provide teachers and other public employees with something spendable. There was never more than $300 in Sherman County Script in use, but it helped to bring the County through difficult times. When a large bank, the First National, opened a branch in Moro in 1937, the County felt it had safely moved out of a depressed era.

In 1964 Sherman County experienced a devastating flood. All of Grass Valley bridges were washed out, and it took a week to reestablish electrical owner in the County.

Presently, the population of Grass Valley is 155 by 1976 count in the 1977-1978 Oregon Blue Book. Local businesses number ten, including the City of Grass Valley and the School Districts of Grass Valley and Kent as employers.

POLITICAL AND ADMINISTRATIVE FACILITIES

The City of Grass Valley was incorporated in 1901. It has a Mayor-Council form of government consisting of a Mayor and six Councilmen with if of the latter being elected for four-year terms every two years, and the terms of the Mayor and treasurer being two years. A City Recorder is employed to handle the day-to-day administration and record keeping for the city. Grass Valley also employs a maintenance man whose responsibilities include the water system but not street repairs. When street repairs are needed, the county is called for services for which the city pays. Maintenance of the sidewalks on the main streets is the responsibility of property owners.

Grass Valley is a member of the Mid-Columbia Economic Development District, the Council of Governments for administrative District 9. State Representative District 55 and State Senate District 2B include Grass Valley, as does U.S. Representative District 2. The 7th Circuit Court has jurisdiction over Sherman County, including Grass Valley.

ATTITUDE OPINION SUMMARY

Twenty-three answered questionnaires were returned for compilation, representing approximately forty-two people out of a total Grass Valley population of 155. Of those who responded to the first question, nearly all rated Grass Valley as an excellent or good place in which to live. By a count of 10 to 6, more males provided the replies.

Most local services fell into the average category except for the high ratings accorded water and, at the other end of the scale, library services, which fared poor to non-existent. For Health and Safety, again average ratings prevailed with the exceptions of weed control, sidewalks, and medical/dental/professional availability. Employment opinions ranged from average to poor but were represented by a fairly high proportion of responses by retired people. Government services fared average except for state and federal for which there was divided opinion -either average or poor. Under Parks and Recreation, Grass Valley appeared to offer average or better park and picnic areas, according to respondents, but when it came to recreational opportunities for the different age groups, again opinion was divided between average to poor. Cultural activities were indicated to be in short supply.

In the overall General category-, air quality, climate, friendliness, and freedom from natural disasters rated high marks. Restaurants were largely "average", and shopping and housing ranged from average to below average or poor.

A wide variety of items for which citizens indicated a willingness to pay in the form of higher taxes was listed but there was no general consensus except for the four' who felt none required expenditure by means of taxation. Others were willing to expend only a minimal amount with just one person demonstrating a willingness to go over $6 in tax per thousand dollars of property. A substantial majority had no opinion regarding an equitable source of revenue.

Whereas a strong consensus developed for Grass Valley being either a community for people who work within the immediate area or one which would encourage retired people, it most definitely did not wish to become a "bedroom" community or encourage heavy industry to locate there. Opinion was relatively divided regarding even new business enterprises and light industry, nine registering encouragement compared to six for discouragement, in each case. There was also a split opinion regarding removal of old dilapidated buildings in the City. Most interest in historical preservation focused on the Old Methodist Church. Several new business suggestions were made but each represented an individual's preference (see Appendix -). Few, if any, would utilize bus service to The Dalles.

Housing choice was regarded as little or none, with a need expressed for homes under $30,000, homes to rent or mobile homes. Opinion was generally favorable regarding mobile homes and for allowing mobile homes to be sited as if they were like any other single-family dwelling. However, with regard to low income housing, opinions were considerably divided over the options for having the City of Grass Valley encourage it except in the case of use of City funds, wherein only one respondent favored such a measure.

More recent residents in Grass Valley selected the area primarily for its clean environment for family, for its schools, and for employment. The majority of questionnaires returned were from residents of ten years or more, representing twenty people fifty-one years of age or older, and eight young people under the age of seventeen. Retirement and agriculture accounted for the primary "occupation" of replying householders. Highest priority, resources being available, was assigned to a City Park, followed closely by a swimming pool and a recreation center. There was interest expressed in City protection, by ordinance, of trees and shrubs. Opinion varied greatly in the question of which streets might require improvement, from all to none in addition to numerous individual suggestions (see Appendix D). Also, citizens arrived at no consensus regarding the direction in which growth, if any, would occur. As for comments for ways to make Grass Valley a better place in which to live, the ideas varied, and three asked that Grass Valley be left alone or, as one stated, "You can't improve upon perfection!" Only three respondents indicated a willingness to work on a citizen group in developing a land use plan for Grass Valley.

POPULATION CHARACTERISTICS

Population count for the City of Grass Valley was estimated at 155 in 1976 according to the July 1, 1976 Population Estimates for Oregon Counties and Incorporated Cities, compiled and published by Portland State University. The 1970 Census of population showed 153 residents in Grass Valley, indicating an increase of 1.3 percent during the six-year period.

Reasons for this relative stability are attributed to the lack of industry, the general age of the population, lack of available housing for newcomers, and the disinclination of present residents to attract industry to the community which, in its" present state, offers quiet, low-cost living with a modicum of services.

The following U.S. Census figures and estimates demonstrate gentle fluctuations in population rather than a distinct trend.

Year	Population	Percent Change
1940	204	
1950	195	-4.4%
1960	234	+20.0%
1970	153	-34.6%
1976	(Estimated) 155	+ 1.3%

Sherman County's 1970 population of 2,139 is 307 people or 12.5% less than the population of 1960. The net projection for the county is an estimated 3.8% decrease because the population and work force has aged. In 1970, at the time of the last census, the breakdown by age and sex of the then population of 153 was as follows:

Age	Male	Female
Under 5	2	3
5 - 9	4	8
10 - 15	4	5
16 - 17	3	4
18 - 20	2	2
21 - 24	3	1
25 - 34	4	8
35 - 44	6	6
45 - 54	12	15
55 - 64	16	16
65 - 74	8	10
75 - +	4	7
Totals	68	85

Fertility is a population component to be considered. Oregon women on the average begin and finish their childbearing earlier by 2.4 years than the U.S. average for white females. Based on the preceding table, tabulating age and sex of Grass Valley residents, and on the 1977 survey conducted by MCEOD in Grass Valley (see Appendix D), fewer children and young adults are indicated, placing the over fifty age group in predominance.

The migration trend is another population factor to be studied.

Migration for the State of Oregon

1940- 1950	Heavy in-migration
1950- 1960	Small in-migration
1960- 1970	18% growth for the state, attributed primarily to in-migration
1970- 1975	Accelerated in-migration

Question number 67 of the Attitude opinion Survey addresses the age groupings in Grass Valley. It shows the following:

How man people in your household fall into each of the follow1ng age groups?

Under 10: 3 10-17: 5 18-22: 3 23-35: 2 36-50: 3 51-64: 8 65 and over: 12

The pattern apparent is 'that young people out-migrate in the late teens to early 20s. In-migration begins to occur from people in their later 20s to mid-30s. Grass Valley, with its relatively stable population is running counter to the trend of the State of Oregon.

An accurate projection to 1980 is impossible due to several factors. The small number of individuals involved influence statistics in an unrealistic manner. The overall nonagricultural employment picture is not clear, and the population picture of the county is directly reliant upon the amount and location of services, which the existing communities elect to provide. Source: Mid-Columbia Solid Waste Plan: Generation Disposal and Management for Wasco, Hood River and Sherman Counties, MCEDD, November 1975.

Pacific Northwest Bell Telephone using Portland State University figures has attempted a population projection for Sherman County and its figures are as follows:

1980	1985	1990	1995	2000
2100	2200	2200	2300	2300

"Growth indicators and population trends reveal that north Sherman County, particularly those cities located within close proximity to the Columbia River and Hwy I-80N, will receive the bulk of population increase. Cities situated within central and southern Sherman County will remain in a stable condition with only a slight upward increase in population and I each cities' economic base"[1]

With its location twenty-eight miles from the Columbia River, Grass Valley could expect expansion only if it actively seeks to attract new business and residents by undergoing a program of renewal and attempting to draw non-agricultural oriented people from outlying areas into the city.

[1] Toronto, J. Val and Associates, Comprehensive Water and Sewer Plan, July 1971

ECONOMIC CONDITIONS

Economic analysis should be done on a countywide basis; this is both practical and appropriate because most economic data are available only for counties. The city then can explain how its situation is similar to (or different from) the county. The economic condition of Grass Valley can be analyzed largely with common sense knowledge and with much of what has been described in the text of this plan including natural resources, land use, and community facilities and services.

Economics is the study of interrelationships between the production, distribution and consumption of goods and services. An evaluation of the interrelationships that exist within a city, county or region may explain why certain events occurred. For instance, employment opportunities determine the size of most cities (counties and regions) except for tourist resorts and retirement villages. Employment types also effect this relationship.

Employment types can be broadly broken into two categories, basic and non-basic. Basic employment is those types, which produce goods for consumption outside of the area. Demand for these basic goods is determined by influences outside of the community. Small grain production provides the majority of the basic employment within the County.

The production of goods for sale outside of the area and the sale thereof causes a flow of money into the local economy and determines the level of non-basic employment opportunities within the area. Non-basic employment is those types, which serve the demands of the local populous. The non-basic sector does not generate new income. Rather, it relies upon money available within the service area. A drug or grocery store is a good example of a non-basic employer.

In 1765 a group of economic philosophers known as the Physiocrates held that all wealth originated in agriculture. Only there, as a gift of nature, did productive effort yield a surplus over cost (Galbraith, 1977). In Sherman County, this simplistic view of economics would apply if not for the presence of the tourist industry, and the Federal government. These industries and the agricultural sector make up the basic sectors within Sherman County.

Who are the major employers?

Approximately 29% of all employed persons within the County are involved in the agricultural industry. Since 1940 to 1970 the level of employment within the sector has declined by 59%. Following are the number of people employed within various industries within the County for selected years.

TABLE 1

EMPLOYMENT BY INDUSTRIES (SHERMAN COUNTY)

1940, 1950, 1960 and 1970

	Employment			
	1940	1950	1960	1970
1. Agriculture	565	440	357	234
2. Forestry & Fisheries	0	0	5	
3. Mining	1	1	5	
4. Contract Construction	41	87	59	110
5. Manufacturing	7	8	0	27
Food & Kindred Products	0	0	0	4
Textile Mill Products	0	0	0	
Apparel	0	0	0	
Lumber, Wood Products, Etc.	2	1	0	
Printing & Publishing	2	3	0	6
Chemicals & Allied Products	0	0	0	17
Electrical & other Machinery	3	3	4	
Motor Vehicles & Equipment	0	0	0	
Other Transportation Equip.	0	0	0	
Other Miscellaneous	0	1	0	
6. Railroad & PR Express	26	30	37	16
7. Trucking & Warehousing	12	10	14	5
8. Other Transportation	15	10	13	
9. Communications	0	0	0	
10. Utilities & Sanitary Services	3	8	0	4
11. Wholesale Trade	24	31	25	35
12. Food & Dairy Products Stores	25	23	25	25
13. Eat, and Drink Places	8	36	40	61
14. Motor Vehicle Retailing and Service Stations	*	*	*	28
15. Other Retail Trade	57	53	50	38
16. Finance, Real Estate, Insurance, Banking	5	7	9	15
17. Hotels & Other Personal Services	20	20	18	28
18. Private Households	36	11	16	4
19. Business & Repair Services	13	14	12	10
20. Entertainment & Recreational Services	1	3	8	6
21. Medical, Other Professional & Health Services	56	48	134	5
22. Public Administration.	28	26	12	36
23. Elementary, Secondary Schools, Government	*	*	*	114
24. Armed Forces	0	0	0	0
25. Industry Not Reported	19	17	8	6
Total	962	883	851	807

* Industry Not Listed

Source: U.S. Census of Population

In 1977 the number of employed persons expanded to 860 people. Listed below is the number of people employed in all occupations.

TABLE 2

Employed Persons -1977

Occupation	Total
All occupations - #1977	860
Prof., technical & related	94
Engineers	5
Medical & health workers	6
Teachers, elem. & sec. schools	67
Other professional	16
Managers & administrators, nonfarm	84
Sales	17
Retail stores	17
Other sales workers	
Clerical	59
Sec., stenos, & typists	10
Other clerical workers	49
Craftsmen, foremen & related	102
Construction craftsmen	35
Mechanics & repairmen	23
Machinist & other metal craftsmen	0
Other craftsmen	44
Operatives except transport	54
Durable goods mfg.	0
Non-durable goods mfg.	4
Non-manufacturing	50
Transport equip. operatives	54
Laborers, nonfarm	44
Service, exc. pvt. household	104
Cleaning & food service	84
Protective service	5
Personal health & other services	15
Private household workers	4
Farm Workers	244

Source: Oregon Employment Division

Even though, generally, employment has declined within the agricultural sector it is still, by far, the most important element of the County's economy. Between 1969 and 1973 this sector accounted for approximately 38% of the total personal income within the County. According to the Sherman County Mid-Columbia Plan of 1974-1995, "A dramatic change in the Agricultural pattern of Sherman County could be brought about through large scale irrigation projects; however, studies

indicate that intensive agricultural practices would have to be employed in order to produce economically viable unnits based upon probable water costs." The year 1995 is regarded as a possible target date for such a project to be in operation, with some serious reservations. This project would, if implemented, have a major effect on the population of Grass Valley.

The decrease in major construction projects in this area has accounted for some of the drop in population and income; however, local government has increased slightly with new federal social programs and local law enforcement and administrative offices.

Because the population of Grass Valley is composed of a higher percentage of older persons, there is need to increase the attractiveness of the community in terms of living environment, employment and recreational opportunities, and to maintain a balanced population structure. Frequently people on the upper end of the age scale lack sufficient income to cover the necessities for living. More than one out of every four citizens in COG #9 lives below the poverty level.[2]

TABLE 3
COUNTY POVERTY LEVEL CHARACTERISTICS

	HOOD RIVER	SHERMAN	WASCO
Below Poverty Level			
Age 60 and over	522	102	648
Age 65 and over	426	84	503
% of 60 and over (state)	0. 3%	0. 2%	1.0%
% of all persons	24.1%	28. 8%	20.4%
% of 65 and over			
(Non-institutionalized)	29.2%	38.4%	23.8%
Unrelated individuals	46. 5%	92.9%	60. 8%
in families	53.5%	7.1%	39.2%
125% of Poverty Level			
Age 65 and over	126	11	197
% of 65 and older	8.6%	5.0%	9.3%
65 and older with income below l25%			
Poverty Level	552	95	700
% of 65 and older	37.3%	43.4%	33.1%
75% of Poverty Level			
Age 65 and over	191	56	337
% of 65 and older	13.1%	25. 6%	16.0%

Source: 1970 Census and Sutton, Keith, "A Resource Abused: A Comparative Analysis of Those 45 and over in the Mid-Columbia's Labor Force, February 9, 1978

[2] As defined in .the 1970 census, the poverty level, for an unrelated person 65 years or Over, is an annual income of less than $1,750 and for a two person family 65 or over, it is an annual income of less than $2,195. This means less than $145 per month for a single person and less than $182 per month for a couple.

It becomes evident that in terms of sheer numbers, residents of Sherman County living below the poverty level are not a large bloc. However, in terms of percentage, the number of Sherman County residents living below the established poverty level is significantly higher than the other counties listed. Sources of income available are: employer pensions; businesses and investments; savings; employment; rood Stamps; Old Age Assistance from the Public Welfare Division; Supplemental Security Income (federal and state); and a growing number of services in the areas of health, transportation, and sociability.

TABLE 4
PER CAPITA INCOME -SHERMAN COUNTY

1974	$8,650
1973	5,514
1972	5,487
1971	5,065
1970	4,312

Policies relating to economic development in Grass Valley, which have been developed in light of the inventories in this plan and the public opinion survey, are located in the "Policies" portion of this plan.

COMMUNITY
FACILITIES AND SERVICES

PROTECTIVE FACILITIES

Police Protection

The Oregon Revised Statutes state that the Sheriff is the chief executive officer and conservator of the peace of the County (ORS 206.010). The Sheriff is responsible for the maintenance of peace in the County and for the enforcement of the law. The Sherman County Sheriff's office is staffed by the Sheriff, one full-time and one half-time deputy, one trainee deputy, as well as a full-time secretary to carry out this responsibility.

This year the Sheriff's Department budget was for a total of $66,465.46. Roughly 80% of the total budget was County funds, 16% federal funds (Comprehensive Employment Training Act Funds - (CETA) and 4% was derived from the Oregon State Marine Board. These monies provided for the employment of the Sheriff's staff, office upkeep and the maintenance of the offices' equipment (two patrol units, a pickup, a jeep, and a boat). The Sheriff's office also leases an unmarked unit.

Since January of this year (1977), 292 incidents have occurred which required the attention of the Sheriff's office. 92 of these resulted in an assignment of a case number. 33% of these cases were related to traffic accidents, 29% to theft and/or burglary, 11% to criminal mischief and/or disorderly conduct, 12% to drug and/or alcohol charges and 15% miscellaneous. The great majority of these offenses took place in the Biggs-Rufus area and were committed by non-residents of the County.

The County Sheriff's office works very closely with the Oregon State Police. Cooperation between these two departments is very good. However, in the field, coordination is somewhat limited due to the fact that the State Police radio net is exclusively for their own use. In order for contact to be made between a County unit and the State Police, a call must be made by radio to the Wasco County Sheriff's office (who along with Klickitat County and Sherman County monitor one another's calls) and then a telephone call must be placed from the Wasco office to the State Police. This is somewhat inefficient and at times results in misinformation being forwarded.

In addition, the State Police reports that relate to Sherman County's law enforcement are not always forwarded to the County Sheriff. This results in the County Sheriff not possessing complete information relating to law enforcement.

On the whole, cooperation between all of the law enforcement agencies in the area, including Washington State, is excellent. But with the elimination of the above-mentioned difficulties, all of the agencies' efforts would be even more productive.

Fire Protection

Fire threatens the life and property of all citizens within the County. Fire departments have been formed in each of the incorporated cities within the County and Kent. All of the departments rely upon volunteers for manpower. The table below describes the current situation in each of the departments.

Fire Department	City Equipment	Rural Equipment
Rufus	Pumper -225 gal Tanker -1500 gal	Pumper- 800 gal
Wasco	Pumper -500 gal Pumper 300 gal	Pumper -500 gal with 750 gal tank Tanker- 1500 gal
Moro	Pumper- 500 gal Pumper 750 gal* Tanker 1000 gal*	Pumper- 750 gal Tanker 1000 gal*
Grass Valley	Pumper- 400 gal	Pumper- 1000 gal
Kent		Pumper- 550 gal

*Cooperative ownership and maintenance

Fire Department	Number Volunteers	No. Fire Hydrants	Fire Rating
Rufus	20	2	9A
Wasco	15	18	9
Moro	15	40	8 or 9
Grass Valley	15	18	10
Kent	15	0	10

City equipment can only be utilized for the suppression of fires within the incorporated city boundaries. Rural equipment is used for city, as well as, county fires. Excellent cooperation exists between all of the city and rural fire departments.

In addition to the publicly owned county and cities' fire equipment, many individual farmers possess fire-fighting equipment. Generally, these are 120 to 200 gallon capacity pump rigs mounted upon four-wheel drive pickups.

The Bureau of Land Management provides fire protection on the national resource lands (BLM) and will also respond to fires, which threaten public lands. Initial attack is by helicopter from the

BLM district office in Prineville. Response time is approximately 45 minutes (flying time is 30 minutes). The helicopter is dispatched with three fire fighters.

The railroad companies, which operate along the Columbia and Deschutes Rivers, maintain equipment for use on fires caused by their activities.

The potential for wild fires within the County is generally high and is extreme within the John Day and Deschutes River Canyons. Even during the winter, the potential is real, especially within the Canyons.

EDUCATION FACILITIES

Schools

Within Sherman County there are five grade school districts (Rufus, Wasco, Kent, Moro and Grass Valley), a countywide high school district and a countrywide intermediate education district. The total operating budget for these districts in the 1976-1977 fiscal year was $1,283,856.70.

The average cost of operation per pupil in the county in the 1976-1977 fiscal year was $2803.18. In the state of Oregon, in the 1976-1977 fiscal year, the estimated average cost per pupil was $1617.73. Listed below are the school districts in Sherman County, their respective operating budget for both the 1975-1976 and 1976-1977 fiscal years and the cost of operation per pupil for each fiscal year.

Cost of Operation

School Districts	Operating Budget		Cost / Pupil	
	1975-1976	1976-1977	1975-1976	1976-1977
Moro	$ 156,856	$ 174,860	$ 1912.88	$ 2241.79
Wasco	188,908	198,346	2332.20	2155.93
Grass Valley	101,525	101,108	1664.34	2117.46
Kent	92,189	90,721	2426.03	2109.79
Rufus	133,860	129,869	2307.93	2823.24
Sherman High School	483,814	515,556	3081.62	3507.18
Total	213,753	283,857	2523.40	2803.18
State Average			1443.82	1617.73*

* Estimated - Oregon Department of Education

Pupil transportation accounted for approximately 10% of the total operating costs within the County during the 1976-1977 fiscal year. These costs varied from 17% of the total budget at Kent to 5.1% at Rufus.

The student -teacher ratio in Sherman County during the 1976-1977 school year was 12.7: 1. Within the entire state the average student - teacher ratio is 19.8: 1. "

Listed on the next page is the 1977 school year student – teacher ratio for each school.

Sherman County Schools

District	Student -Teacher Ratio
Moro	13.3: 1
Wasco	15.1: 1
Grass Valley	13.0: 1
Kent	14.3: 1
Rufus	10.2: 1
Sherman High School	11.7: 1

Sherman County in 1974-1975 was one of the top five counties in Oregon with respect to revenue collected per pupil. In that year 71.69% of the taxes collected in Sherman County went to the schools. It is interesting to note that in that same year Sherman County was one of the six counties in Oregon, which paid the lowest teacher salaries. In the 1974-1975 school year Sherman County paid on the average less than $9,700 per teacher (Loy, 1976).

The verbal and mathematical abilities of Sherman County graduating high school seniors have in-the past been slightly below that of those of the state of Oregon and the nation as a whole, as measured by the Scholastic Aptitude Test. This test is taken by all seniors who plan to attend college. However, the scores of the 1975, 1976 and 1977 Sherman County graduating students have been rising. Whereas, the average scores for all students in the state and the nation as a whole have declined in the last year (Oregon School Board Association, 1977).

High school placement tests, given to all eighth graders, indicate that Sherman County eighth graders have a slightly better than average aptitude in basic educational skills. The composite test scores for the 1975 to 1981 graduating high school classes indicated that two classes were above average, four average and one below average. These composite scores indicate the language-arts, mathematical and reading abilities of eighth graders. " A separate science score indicates that three classes were above average, three average and one below average.

During the 1977-1978 school year a slightly different logistical arrangement was instituted within three of the school districts in the County. Kent School District began sending students in kindergarten, seventh and eighth grades to Grass Valley for instruction. Students within these grades are admitted on a tuition basis.

Moro and Grass Valley School Districts effectuated a cooperative educational program. Under this arrangement students in grades one through four within Grass Valley School District are being transported to Moro for instruction. In turn, kindergarten students and pupils in grades fifth through eight in Moro School District are bused to Grass Valley for instruction.

Library

Residents of Grass Valley have two options available for library services. One source is use of the library at the local grade school which makes no special effort to provide adult level books except for reference type. The remaining opportunity is to pay $3 for a non- resident card at the Wasco County library, which offers full services under professional direction in an attractive new facility, located at 722 Court Street in The Dalles.

Historical Sites

There are two historical listings for Grass Valley in the Statewide Inventory of Historic Sites and Buildings. Included in the 1975 Inventory is the Mack Canyon Archeological Site, five miles northwest of Grass Valley on the right side of the Deschutes River, approximately 500 meters upstream from the mouth of Mack Canyon, excavated 1965-6-7-8 by D. l. Cole

The other listing in 1976 is of an historic building, the Methodist Church on Union Street, thought to be erected prior to 1905 and presently deserted and in need of restoration.

The Statewide Inventory is prepared under the direction of the Oregon State Historic Preservation Office, Parks and Recreation Branch, Department of Transportation. The Inventory in which the site and building of Grass Valley appear is the pool from which nominations to the National Register are drawn. At present there is no statewide legislation to protect such sites.

MAINTENANCE AND REFUGE DISPOSAL

Streets and Park Maintenance

With the exception of U.S. Highway 97, the City of Grass Valley pays for its street maintenance, which is performed by Sherman County. Sidewalk maintenance is the responsibility of individual property owners. The city owns and maintains a 1.3-acre park located near Grass Valley Creek and adjoining business district and the school. New restrooms were added in 1975.

Refuge Disposal

Federal and State laws require solid waste to be disposed of in a sanitary landfill. A sanitary landfill is not a dump. A landfill is designed to allow for the disposal of solid wastes in a manner, which eliminates odors, and the propagation of houseflies. All wastes are compacted, then covered with a layer of soil.

The County has developed a landfill site southwest of Biggs off of the Zell/Welk road. This site is open to the public from 2:00 P.M. to 7:00 P.M. during the summer months (April, May, June, July, August, and September) and from 2:00 P.M. to 5:00 P.M. during the winter. This site is also used for the disposal of wastes collected by the County franchised collection service.

Sherman County has expended $2,409.02 for construction of the initial trench ($1149.62), operation of the site since June 17, 1977 ($882.71) and miscellaneous expenditures related to the initial development of the site ($376.69).

Each of the incorporated cities within Sherman County granted the County Court the authority to enter into an agreement with an individual or individuals for the collection, hauling and disposal of garbage from the unincorporated, as well as, the incorporated areas of Sherman County. The existing franchise with Elmer McKinney of Condon, Oregon provides for the weekly collection of refuse throughout the incorporated areas of the County and at Biggs Junction, and at least once a month in all other areas of the County.

The following table is the current rate schedule for collection and disposal of solid wastes.

Collection Rates

Charge	Frequency and Quantities of Refuse
$4.50/month	weekly – 2/32-gallon trash cans
4.00/month	weekly – 1/32-gallon trash can.
3.00/month	twice/month – 1/32-gallon trash can
3.50/month	three times/month – 1/32-gallon trash can
2.00/month	monthly - l pickup
.25/month	each additional 32-gallon trash can per pickup
2.50/month	50-gallon barrel
4.00/month	2/50-gallon barrels
1.00/month	each additional 50-gallon barrel

Disposal Rates at the Landfill Site

Cost	Types and Quantities of Refuse
$1.00	1 – 2/32-gallon trash cans
2.00	2 – 4/32-gallon trash cans
.50	each additional can
2.00	small pickup
3.00	large pickup
1.00/yard	truckloads
10.00	car bodies
.25	tires
2.00	appliances

In July of 1977, 55,87,81, and 96 households in the cities of Grass Valley, Moro, Rufus and Wasco, respectively, purchased services from the franchise operator. 20% or 63 of these households received only monthly pickup.

The existing landfill site, at current use rates, should last approximately 5 years. An adjoining area would provide the county with a disposal site for approximately 10 years provided utilization continues at the historic levels.

COMMUNICATION FACILITIES

Postal Service

The Post Office in Grass Valley receives and dispatches mail six days a week, Monday through Saturday, with, mail arriving from Portland via Hiway Star Route Truck traveling from The Dalles to Antelope where it waits until afternoon and returns to The Dalles, stopping at each post office for the afternoon mail, dispatches to Portland, The Dalles and other destinations. Routes originate each day from Grass Valley for delivery to the rural areas; postal lock boxes are available for city residents. Window service is available Monday through Friday, 8 A.M. to 5 P.M.

Telephone Service

Pacific Northwest Bell serves 247 Grass Valley residents with private or two-party telephone lines. In the area surrounding Grass Valley there may be "suburban service" which can include four-party lines. There has been an average gain in the Grass Valley area over the past five years of twenty subscribers per year. A minus one was reported for 1976, and by October 1977, a minus nine.

Newspaper

The majority of Grass Valley residents are reached by the Sherman County Journal, a weekly newspaper mailed on Wednesdays to 100 residents. The Dalles Chronicle is circulated by county delivery to 44 homes in the community, the Oregon Journal is sent to 7 subscribers, and the daily Oregonian is received by 39 homes. A Sunday motor route driver delivers 751 copies of the Oregonian in Sherman County on Sundays but there were no figures to tell how many go to Grass Valley alone. The Dalles Reminder is mailed to 48 homes each Wednesday.

HEALTH AND RECREATION FACILITIES

Health Facilities

Resident medical and" dental services do not exist in Grass Valley. The nearest hospital and clinic facilities are located in The Dalles. One nurse from the Wasco-Sherman County Public Health Department is responsible for health services to schools and families. A few licensed and non-licensed nurses perform services on an occasional or informal basis in the community.

Medical needs are met by the Emergency Medical Services System, which consists of a combination of individuals, institutions, equipment and procedures working together for the effective delivery of emergency medical care. EMS oversees Quick Response Teams and Ambulance and Mobile Intensive Care Units, and encourages cities to use the telephone dialing of 9-1-1 to enable stricken residents or their families to reach a combined regional number for Grass Valley is Moro, 565-3622.

Mental health facilities for Sherman County are centered in Moro in the Sherman County Courthouse as part of the Mid-Columbia Center for Living. Services are threefold: A consultant from The Dalles is provided for school consultation; Appointments for other counseling may be arranged by calling the Clerk at the Courthouse in Moro; and there is 24-hour emergency service available by contacting the sheriff. Fees are determined on a sliding scale basis and adjusted according to family income, family size and other factors. The Center is a cooperative effort by Federal, State, and County to provide local mental health services to residents of Hood River, Wasco, and Sherman Counties.

Recreation Facilities

There are a wide variety of recreational opportunities available within Sherman County. The most significant of these are in someway related to the natural resources that lie within the boundaries of the County.

The Columbia, John Day and Deschutes Rivers and the canyon lands of the John Day and Deschutes are the principle areas within the County where recreational activities occur.

Approximately 86% of all the recreational activities that took place within the County during the 1975 calendar year were somehow associated with these areas (see the following table).

TABLE 5
Total Trips Received (in 100's)
1975

Activity	Total Trips	Percentage
Camping	2157	12.2%
Picnicking	833	4.7%
Swimming	883	5.0%
Sightseeing and Driving for Pleasure	4414	25.0%
Fishing	1032	5.9%
Boating	566	3.2%
Water Skiing	398	2.3%
Hiking and Walking	3849	21.8%
Hunting	212	1.2%
Outdoor Games	938	5.3%
Bicycling	916	5.2%
Golfing	216	1.2%
Horseback Riding	302	1.7%
Outdoor Sports and Cultural Events	500	2.8%
Snow Activities	25	.1%
Others	378	2.1%
Total	17619	99.7%

The trip data for 1975 was utilized to project recreation use rates in 199Q (see the following table). This data was developed by the use of a straight line projection from the 1975 data and then adjusted for travel distance, county attractiveness, leisure time, personal income and mobility.

TABLE 6
Total Trips Anticipated
1990

Activity	Total Trips	Percentage
Camping	2902	12.5%
Picnicking	1077	4.6%
Swimming	1170	5.0%
Sightseeing and Driving for Pleasure	5933	25.5%
Fishing	1189	5.1%
Boating	827	3.6%
Water Skiing	591	2.5%
Hiking and Walking	4862	20.9%
Hunting	258	1.1%
Outdoor Games	1334	5.7%
Bicycling	1269	5.5%
Golfing	305	1.3%
Horseback Riding	394	1.7%
Outdoor Sports and Cultural Events	636	2.7%
Snow Activities	32	.1%
Others	486	2.1%
Total	23265	99.9%

The Sherman County citizenry has specific types of recreation activities, which they as a group (age, income, and leisure time) pursue. The following table provides some insights into the rates of participation for particular types of recreation activities that Sherman County residents are believed to participate in.

TABLE 7
Recreation Activities - Sherman County
1975

Activity	Total Trips	Percentage
Camping	4994	2.9%
Picnicking	8470	5.0%
Pool Swimming	15114	8.8%
Non-Pool Swimming	7590	4.4%
Sightseeing	26620	15.6%
Fishing	13420	7.9%
Motor Boating	4510	2.6%
Float Boating	1034	.6%
Water Skiing	3036	1.8%
Pleasure Walking	39842	23.3%
Hiking	6226	3.6%
Hunting	2222	1.3%
Outdoor Games	9570	5.6%
Bicycling	13816	8.1%
Golf	1144	.6%
Tennis	3542	2.1%
Horse Back Riding	5148	3.0%
Downhill Skiing	1320	.7%
X-Country Skiing	198	.1%
Snow Activities	1892	1.1%
Off Road Vehicle	1650	.9%
Other	770	.4%

Source: Regional Recreation Data Program for the Northwest, 1975.

The projected 1990 use rates are identical for those of 1975. According to the analysis, the population of Sherman County will be approximately the same as the 1975 level and therefore, the use rates will remain the same. The top four recreation activities, listed in order of the greatest participation in Sherman County, are pleasure walking, sightseeing, pool swimming and bicycling.

Pleasure walking, bicycling and pool swimming are activities most frequently pursued by the under 13 age group. Sightseeing is an activity all age groups participate in. The 50-64 age group class finds pleasure in walking, second only to golfing. Pleasure walking is the most frequently sought recreation activity of the 65 and older age group. These types of recreation activities are those that might be expected to be pursued by the Sherman County citizenry, which is heavily weighted by the 0-19 age class and the 50-64 age class. .

The Statewide Comprehensive Outdoor Recreation Plan, 1976 assessed the availability of recreational facilities within the county and determined the need for additional facilities. If these

shortages were fulfilled, the Sherman County recreating public and instate and out of state visitors would find their demands for recreation facilities full met.

TABLE 8
Supply and Need of Recreation Facilities

Facility	Unit	Activity	Supply	1975 Gross Need	1975 Net Need
Campsite	site	camping	132	485	353
Picnic Table	table	picnicking	126	104	(22)
Indoor Pool	sq. ft.	swimming	0	119	119
Outdoor Pool	sq. ft.	swimming	0	227	227
Swim. Beach	lin. ft.	swimming	300	73	(227)
Boat Launch	number	boating	4	0	(4)
Walking Trails	miles	pleas. walk	.3	.5	.2
Hiking Trails	miles	hiking	0	.6	.6
Bike Trails	miles	bicycling	0	.4	.4
Mult. Use Trails	miles	various	2.3	1.7	(.6)
Ballfields	no./pop.	softball etc.	0	1	1
All-Purp. Court	no./pop.	badminton etc.	1	1	0
Golf Holes	number	golf	0	0	0
Tennis Courts	number	tennis	0	1	1
Neighborhood Parks	acres		5	6.3	1.3
Community Parks	acres		0	13	13
District Parks	acres		51	33	(18)
Regional Parks	acres		80	55	(25)
Mult. Res. Area	acres		158	71.5	(.96.5)
Wayside	acres		4	6.6	2.6

* ( ) facilities in excess

The following is a list of recreation sites and the facilities that are available at the respective areas within Sherman County.

SHERMAN COUNTY PARKS AND FACILITIES

	Administering Agency	Total Acres
Neighborhood Parks		
Grass Valley City Park	local	2
Moro City Park	local	2
Wasco City Park	local	.5
DeMoss Memorial	local	4
District Parks		
LePage Park	Federal (Army Corps)	51
Waysides		
Biggs Recreation Area	local	.4
Regional Parks		
Deschutes River State Rec. Area	State	80
Multiple Resource Area (Natural)		
John Day River	State (Fish &Wildlife)	84
Sherars Bridge	State (Fish &Wildlife)	52.3
Multiple Resource Area (Recreation)		
Beavertail	Federal (BLM)	35
Dike #2	Federal (BLM)	3
Gert	Federal (BLM)	5
Homestead Site	Federal (BLM)	4
Jones Canyon	Federal (BLM)	7
Oakbrook	Federal (BLM)	3
Rattlesnake Canyon	Federal (BLM)	5
Twin Springs	Federal (BLM)	5
John Day Dam Visitor Facility	Federal (Army Corps)	72
Macks Canyon	Federal (BLM)	19
Special Resource Area		
J. Beuther	Private	16
Twin Lakes Fishing Club	Private	6

SHERMAN COUNTY PARKS AND FACILITIES
(Continued)

Facility		Number
Campsites:	Deschutes River Recreation Area	
	Beavertail	
	Dike 112	
	Gert	
	Homestead Site	
	Jones Canyon	
	Macks Canyon	
	Oakbrook	
	Rattlesnake Canyon	
	Twin Springs	
Picnic Tables:	Grass Valley City Park	
	Moro City Park	
	Wasco City Park	
	Biggs Recreation Area	
	DeMoss Memorial	
	Deschutes River St. Rec. Area	
	LePage Park	
	John Day Dam Visitor Facility	
Designated Swimming Beach:	LePage Park	
Hiking Trails:	Deschutes River St. Rec. Area	
Paved Lanes:	Biggs Recreation Area	
	LePage Park	
Unpaved Lanes:	Deschutes River St. Rec. Area	
	John Day Dam Visitor Facility	
Multiple Use Trails:	John Day Dam Visitor Facility	
All-Purpose Courts:	Moro Community Presbyterian Church	

Designated Scenic Highways:	Hwy #	Milepost	to	Milepost
I-84	2	17.68		43.54
		45.06		60.87
		64.75		69.62
		70.63		79.70
		87.85		106.46
		110.10		137.56
		138.79		149.50
	44	00.00		26.17
OR216	290	6.00		11.00
OR206	300	5.00		38.00
		45.59		73.00
		74.00		82.28
US 97	42	.50		5.00
		10.00		16.00
		22.00		27.00
		30.00		56.04
		56.72		68.66

There are numerous proposals by a diversity of agencies and groups for recreation developments within Sherman County. The Oregon Department of Transportation, Parks and Recreation Branch has plans to further develop the Deschutes State Park. Current plans for development of the park identifies 21 additional camping sites, swimming beaches and fish cleaning area as well as the acquisition of 2 miles of river frontage for a foot trail and fishing access.

The Bureau of Land Management organized an independent Advisory Board, which had the following suggestions for development along the Deschutes River. The Advisory Board Committee suggested that a walking trail be developed along the East Side of the River from the Deschutes River State Park to Mack's Canyon and prohibit the use of private recreation vehicles on the existing road from River mile 0-20. The group also suggested the development of parking and trailhead facilities on the Canyon rim above Harris Canyon along Gordon Ridge and to improve the old foot trail to connect this trailhead facility with the River. The Committee also suggested that overnight camping be limited to the developed camping sites at Beavertail and Mack's Canyon and plan for high-density public use at these sites. The Advisory Board Committee believed that public access was desirable along the riverbank from the mouth to Buck Hollow. The long-term goal would be for the public to acquire, through fee title, all lands adjacent to the River, as it becomes available.

The Oregon State Game Commission developed a Master Plan for Angler Access in 1969. Within it the Commission suggested that a boat launch was needed at the Deschutes State Park and a public access trail was needed from the boundary of the State Park upstream four miles. The Commission also believed that trail access was desirable across 2815 feet of private land in order to legally allow public access from the Bureau of Land Management holdings at Mack’s Canyon down stream six and one-half miles.

The Oregon State Game Commission has also identified two potential reservoirs within the County. These two ssites would provide recreation opportunities similar to those at Bibby Pond. One sight, Buck Hollow Reservoir, would require the acquisition of five acres of land and would provide a rainbow trout fishery in an area where lakes and reservoirs are nonexistent. This potential reservoir is located approximately six miles south of Kent. The second potential sight, Rosebush Creek Reservoir is located four miles east of Grass Valley and would require the acquisition of three acres of land. This site could provide a reservoir for warm- water sport fishing. At both sites, the Commission believed that a gravel boat ramp would be a desirable development along with toilets and a parking area.

The Army Corps of Engineers identified within the John Day Lock and Dam Master Plan, 22 camping sites at LePage Park suitable for development.

UTILITIES

Electric Service

Residents of the City of Grass Valley receive their electricity from Pacific Power and Light out of Pendleton, Oregon. Service is reviewed on a three or five-year basis with the City Council and the service area by mutual agreement, and the utility company pays a three- percent franchise tax. A total of 75 residential and commercial customers are served within the City limits. A portion of the rural area surrounding Grass Valley is served by Wasco Electric Co-op, Inc., operating out of The Dalles.

Water System

The water system in Grass Valley is supplied by a well near the western city limits, between Lincoln and Bryon Streets. Water comes from a 320 foot well, is then pumped to a ground level 100,000-gallon concrete reservoir further west. This reservoir is on a small hill to give it gravity pressure but the elevation is not sufficient to eliminate the need for a low-pressure booster pump between the reservoir and the delivery lines.

Pipelines are made of galvanized or cast iron pipe installed in 1901. During the 1960s asbestos pipe of four and six inch diameter was installed. The Sherman County Comprehensive County-Wide Sewer and Water Planning and Engineering Study of 1970 recommends programming replacement of the metal pipes over the next twenty years to eliminate dead end lines and to extend the lifetime of the system. The study further recommended that an additional well for emergency needs and water capacity sufficient to fight fires was needed. In the intervening years several improvements have been locally initiated and at present no household in the city is over five hundred feet from a four-inch line.

Sewer System

There is no city sewer system in Grass Valley. Each property owner has his individual system, primarily septic tanks. Soil conditions are generally good. Running north and south through the city is a wide area of Hermiston Loam Soil Type and Pedigo Silt Loam Soil Type. Both of these soils

have moderate permeability. However, when these soils are wet the septic tank absorption rate becomes "severe".

It is in this area that the city is planning for the major position of its growth in Residential, Commercial and Industrial classifications. On the east and west sides of the city, the major soil type is of the Condon Silt Loam Type. Permeability of this soil is moderate to poor.

Transportation System Plan (Ord No. 2003-1)

In the year 2001, the City of Grass Valley and the other three incorporated cities of Sherman County, including Moro, Wasco, and Rufus, and Sherman County, in cooperation with the Department of Land Conservation and Development and the Oregon Department of Transportation, through the Transportation Growth Management Program, developed a complete Transportation System Plan for the County and the four incorporated cities. The Transportation System Plan was prepared by the Sherman County Planning and Economic Development Department, with a significant amount of input from interested citizens of the four communities and the County at large. The Plan is the first such effort to be undertaken in the county and is considered a milestone in marking the path for future development in the County and its communities.

The Transportation System Plan replaces the transportation element of this Comprehensive Plan and deletes the 30+ year old information from this Plan. The Transportation Plan is a stand-alone document. It is published in a separate form and is available at City Hall, in the County Planning office, and in the County Court office. The Transportation System Plan recognizes the unique circumstances of Grass Valley and the other incorporated communities and establishes realistic requirements in the future planning and improvement standards for new development. The Plan recognizes the existing street patterns and incorporates these into new street design standards matching that which currently exists in each community. Further, the Plan provides a listing of future improvement projects for each community and provides an easier mechanism for updating those capital improvement projects on an annualized basis. It is intended that each community's capital improvement programs, including street improvements, be updated during the budget cycle each fiscal year.

HOUSING

EXISTING CONDITIONS

According to the 1977 Land Use Map, in Grass Valley there are 58 residences (defined as houses) and 6 mobile homes, or a total of 64 housing units.

The following Table reflects the critical housing shortage, which exists within the District and Sherman County. A large proportion of the rental units, which have been vacant for over two months, must be considered substandard.

RENTAL UNITS

	Sherman	COG[3] District 9
Vacant for Rent	35	393
% of Rental Units	10. 6%	9.4%
Vacant Less Than 2 Months for Rent	4	183
% of Rental Units	1.2%	4. 4%

Source: 1970 Census Information

It must be noted that a vacancy factor of under 5.0 percent allows for little selection when meeting an individual family's needs. For example, the vacancy statistics do not reflect availability of three bedroom homes for rent in Grass Valley. If this happens to be a family's requirements, the factor of choice is limited to perhaps two or three structures and chances are that none of those are entirely satisfactory due to price, lack of facilities or disrepair.

Although on the surface the following Table of Rents appears to be low, the price for the unit acquired is higher than for the same unit located in the more populated areas of the state.

[3] Council of Governments, District 9 (Hood River, Wasco, Sherman Counties)

COUNT OF RENTER-OCCUPIED UNITS FOR WICH RENT IS TABULATED BY MONTHLY CONTRACT RENT*

	Sherman	COG District 9
1. With cash rent less than $40	25	257
2. With cash rent $40- $59	33	645
3. With cash rent $60- $79	52	901
4. With cash rent $80- $99	18	542
5. With cash rent $100- $199	8	265
6. With cash rent $120- $149	0	149
7. With cash rent $150- $199	0	34
8. With cash rent $200- $299	0	1
9. With cash rent $300- or more	0	0
10. Without payment of cash rent	27	283
Total Renter Occupied	163	3077

*Contract rent is tabulated for all renter-occupied and vacant-for-rent units except one-family houses on a place of ten acres or more.

The median rents for Hood River, Wasco and Sherman Counties are $51.70, $71, $33, $63.84, respectively.

The following Table indicates the number of units, which have been vacant for over six months. These, for the most part, are substandard and unmarketable.

	Sherman	COG District 9
Vacant for sale-only	7	118
% of Year Round Units	.8%	.9%
Vacant for sale-less than Six Months	1	65
% of Year Round Units	.l%	.5%

This Table reveals the critical housing shortage, which exists. If an existing unit enters the market with a reasonable price, it changes hands rapidly. Here again, choice is limited and if an appropriate unit is not available, it is necessary to utilize temporary quarters until the time that a suitable unit can be obtained. As a result, many have resorted to the mobile home or modular unit as an alternative to over-priced substandard units.

The following is a table of house values.

COUNT OF OWNER-OCCUPIEO UNITS FOR WHICH VALUE IS TABULATED BY VALUE*

	Sherman	COG District 9
1. Less than $5,000	44	346
2. $5,000- $9,999	78	1383
3. $10,000- $14,999	47	1635
4. $15,000- $19,999	15	1218
5. $20,000- $24,999	10	503
6. $25,000- $34,999	5	307
7. $35,000- $49,999	2	101
8. $50,000 or more	O	23
Total Owner Occupied	201	5516

*Value is tabulated for owner-occupied and vacant-for-sale-only one-family houses which are on a place of less than ten acres and have no business or medical office on the property. Value is not tabulated for mobile homes, trailers, cooperatives or condominiums.

The presence or absence of substandard housing is yet another yardstick in assessing the housing of a community. A substandard house within an enumeration district is a unit having three or more visible deficiencies. Within Sherman County 149 such units were counted, representing 17, 2% of the total. Grass Valley had 26 such units or 32. 5% of its total, giving it the highest percentage of substandard units within the county. However, countywide there were few serious deficiencies.

TABLE OF HOUSING DEFICIENCIES

No. of Deficiencies	Sherman County No. Having Def ./% of Total	City of Grass Valley No./% of Total
0	62/47.0%	26/32.5%
1	17/12. 9%	8/10. 0%
2	16/12. 2%	8/10. 0%
3	18/13.6%	13/16.3%
4	7/5.3%	11/13.6%
5	0/0%	2/2.6%
Mobile Homes	12/9. 0%	12/15. 0%
Migrant Housing	0	0
Total Housing	867/100%	80/100%
Vacant Six Months or More	87	9

Source: Sherman County Overall Economic Development Plan, April 1972.

According to the 1977 Land Use ~1ap, the number of housing units, occupied or otherwise, totaled 64. In 1976 no building or mobile home permits were issued in Grass Valley by the State of Oregon. (Building Codes Division, State of Oregon).

HOUSING NEEDS

City and county needs have been enumerated in the tables of the previous section describing existing conditions in Grass Valley. Individual response to the survey conducted in 1977 by MCEDD (see Appendix E) showed very few needing major repairs, indicating homes to be in good condition with regard to plumbing, heating (most had-central heat, followed by room heaters), electricity, roof, and foundation. Of those indicating any need for major repairs, insulation, exterior walls, and porches were the most prevalent items.

Many workers at the John Day Dam, the substation above Rufus, and the Allen Tom Ranch do not live in Sherman County because of lack of adequate housing. This detracts from the county and city tax bases as well as retail trade establishment.

A need for more housing was indicated in the survey taken, but by a slim majority of the "no opinions" were weighed against those indicating an existing need. Rentals were desired but not "projects". If the City grows or wishes to encourage growth or change, there would be a need. But with most favoring an "as is" condition for Grass Valley and indicating their own housing to be adequate and in good repair, "need" is questionable or negligible.

HOUSING SURVEYS

The survey showed the majority of residents of Grass Valley to be home owners, living in houses as opposed to mobile homes, and most having two or three bedrooms. Monthly housing costs covered the entire range from $0-59 to $350-over, with three clustered at $100-119.

By a substantial number, respondents felt their housing to be adequate, both with regard to size, most and age. Replies indicated most homes to be in good repair. Most occupants were either retired or engaged in some aspect of agriculture as the primary occupation for the head of the household. If working, most householders reported living very close to place of employment, the farthest being ten miles in two instances. Marital status was primarily married couples with few to no children in the household, reflecting the age of the head of the household which was over 55'in most instances. Income, like housing costs, was spread rather evenly throughout the spectrum of categories.

Most specified a preference for two or three bedroom houses, and since this is what most reported having, it would account for the high level of satisfaction with present housing. ,

LAND USE

EXISTING LAND USE

The relationships and patterns of the existing land uses are products of historic influence, the regional transportation system and to some extent the topographic conditions. A detailed land use survey was conducted in 1977. The results are presented on the "Existing Land Use.' map and analyzed in the following text. Basically there are nine categories of land uses identified within the city limits of Grass Valley.

1. Residential
2. Commercial
3. Industrial
4. Institutional/Governmental
5. Communication/Utility
6. Recreational
7. Transportation
8. Agricultural/Range
9. Open Space/Vacant

Development in Grass Valley has occurred along the highway and to the west. The City consists of 328 acres of land within its limits. Of this total 87.9 acres or 26.8 percent is developed. The undeveloped portion of the City consists of 240.1 acres or 73.2 percent of the total land area.

RESIDENTIAL LAND

Approximately 18; 6 acres or 21.2 percent of the developed area is in residential use. All of this acreage figure is derived from single family residences of which most are located on the West Side of the highway.

COMMERCIAL LAND

Most of the commercial development is located along the highway between Bryan and Church Streets. Approximately 3.9 acres or 4.5 percent of the developed area is in commercial use. Some vacant lots are available in this area.

TRANSPORTATION

This category includes all roads and parking areas. These uses occupy 57.7 acres or 65.6 percent of the developed area and comprise the single biggest land use category other than the undeveloped area. No traffic problems exist.

OPEN SPACE/VACANT

Undeveloped land includes open space and vacant areas, which are primarily undeveloped lots.

OTHER LAND USES

All other uses make up small percentages of the total developed area and are not expected to increase greatly over the planning period.

PROPOSED LAND USE

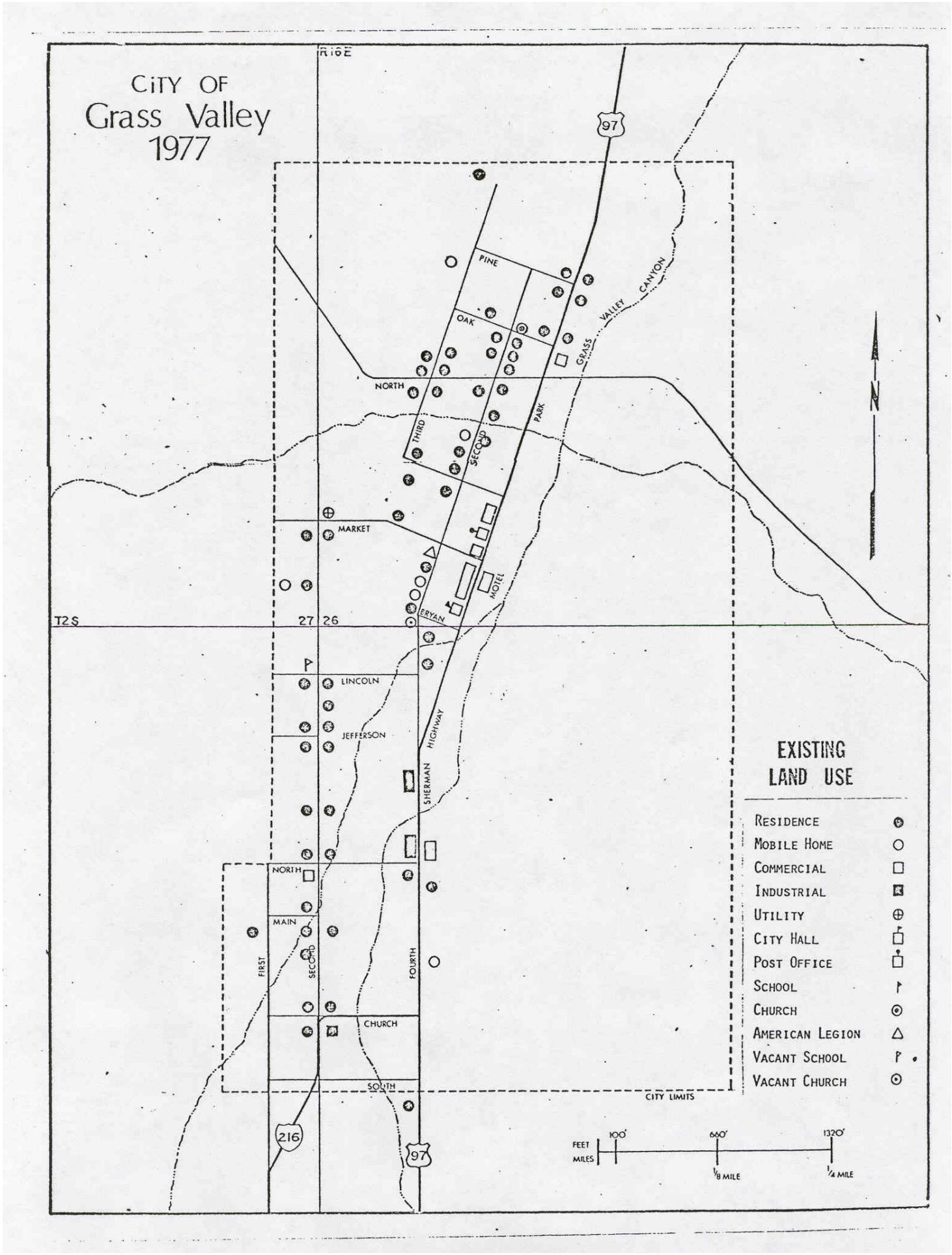
Future demands for all land use categories are not expected to increase substantially through the planning period (year 2000). The plan map, therefore, reflects the current population trend, the availability of land, and the present trend in the Oregon economy and the social, economic and political character of the community.

TABLE 9

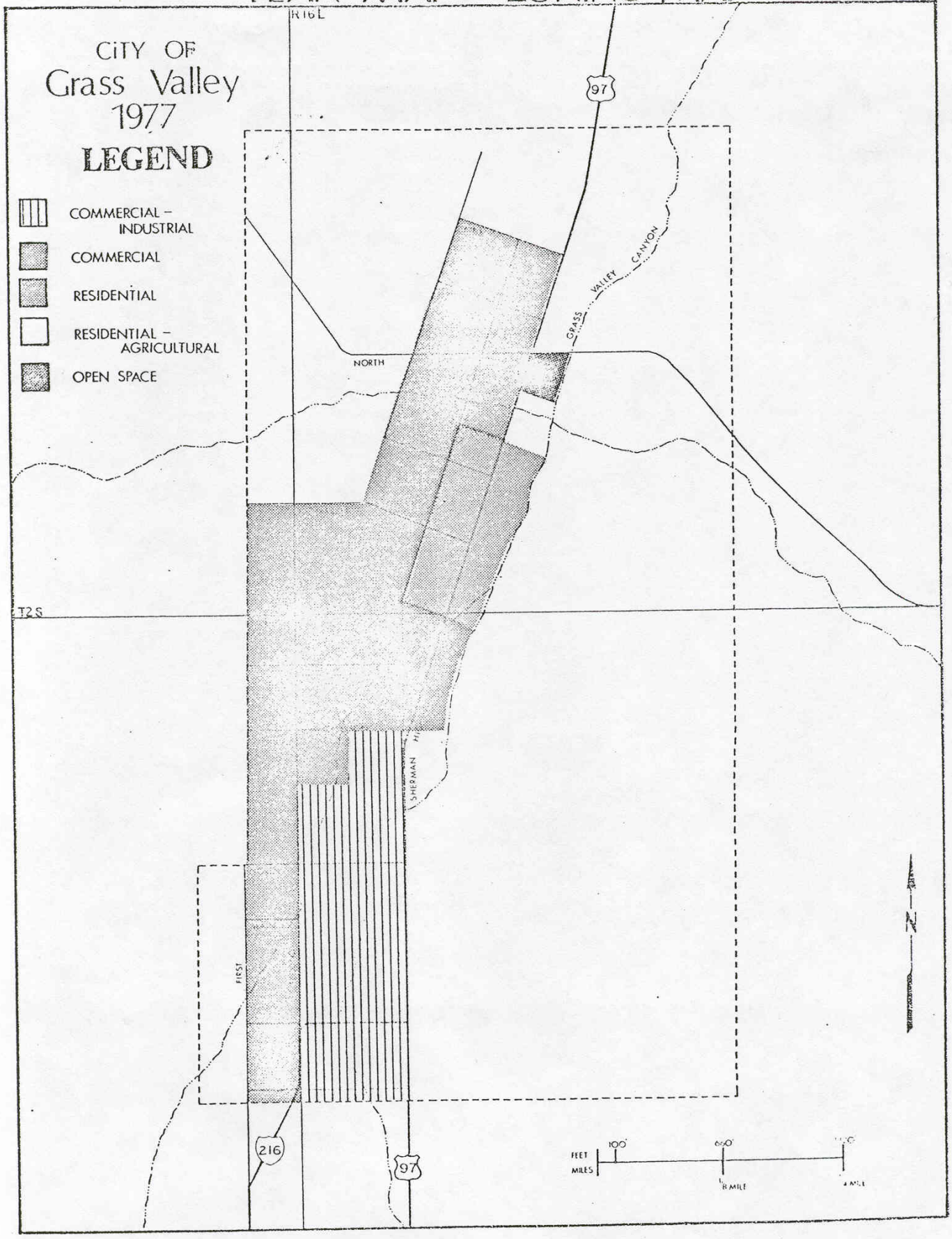
EXISTING LAND USE, CITY OF GRASS VALLEY, 1978

LAND USE CLASSIFICATION	AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	PERCENTAGE OF DEVELOPED LAND
Developed			
Residential	18.6	5.7	21.2
Commercial	3.9	1.2	4.5
Industrial	4.0	1.2	4.5
Institutional/Governmental	2.5	0.8	2.8
Communication/Utility	0.2	0.1	0.2
Recreational	1.0	0.3	1.2
Transportation	57.7	17.6	65.6
Total Developed	87.9	26.8	
Undeveloped			
Agricultural, Range	213.0	64.8	
Open Space, Vacant	27.1	8.3	
Total Undeveloped	240.1	73.2	
Total Land Area	328.0	100.0	100.0

Source: MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT


CITY OF
Grass Valley
1977
R16E
97
PINE
OAK
GRASS VALLEY CANYON
NORTH
THIRD
SECOND
PARK
MARKET
MOTEL
ERYAN
T2S
27
26
LINCOLN
JEFFERSON
SHERMAN HIGHWAY
NORTH
MAIN
FIRST
SECOND
FOURTH
CHURCH
SOUTH
CITY LIMITS
216
97
EXISTING
LAND USE
RESIDENCE
MOBILE HOME
COMMERCIAL
INDUSTRIAL
UTILITY
CITY HALL
POST OFFICE
SCHOOL
CHURCH
AMERICAN LEGION
VACANT SCHOOL
VACANT CHURCH
FEET
MILES
100'
660'
1320'
1/8 MILE
1/4 MILE

PLAN MAP = ZONING MAP



POLICY STATEMENTS

City of Grass Valley

FINDINGS, GOALS AND POLICIES

Part I. Introduction

Findings I. 1. The State of Oregon has mandated that every city and county prepares a comprehensive land use plan.

Goal I. A. To prepare, adopt and revise this plan in conformance with ORS Chapter 197 and the statewide planning goals.

Part II. Plan Revision

Findings II. 1. The land use map and policies developed in this plan will be based on projecting existing conditions to the year 2000.

2. It is understood that existing conditions may change before the planning period has ended, making a plan change necessary.

Goal II. A. To update the "plan and keep it current with the changing needs and desires of the community.

Policies II. 1. That the goals, policies and map shall be revised on a yearly basis.

2. That the resource information shall be updated every 5 years or when new and important information becomes available.

Part III. Citizen Participation

Findings III. 1. This plan was developed by the citizens of Grass Valley in conformance with the statewide goal on citizen involvement (Goal 1).

2. Citizen participation is vital in the planning process and implementation of the plan.

3. The plan reflects the needs and desires of the community.

4. Participation in public affairs at its current level is adequate and a formal organization for citizen participation would not significantly increase the opportunity for participation in community affairs or service to the public.

Goal III. A. To provide the opportunity for all citizens to participate in the planning process.

Policies III. 1. That all land use meetings shall be open to the public.

2. That all land use planning meetings shall be advertised in the general circulation newspapers and community bulletin boards.

3. That any resident of the community shall be allowed to participate as a member of the planning committee.

Part IV. Physical Characteristics

Findings IV. 1. This plan was developed in light of the statewide goals relating to agricultural lands (Goal 3); open space, scenic and historic areas and natural resources (Goal 5); air, water and land resource quality (Goal 6); and areas subject to natural disasters (Goal 7).

2. Within the city limits of Grass Valley soil classes II through VII exist and farming operations occur.

3. Agricultural uses are consistent with open-space preservation.

4. The Methodist Church has been identified and entered in the Statewide Inventory of Historic Sites and Buildings.

5. Grass Valley residents have identified trees and shrubs as resources, which should be protected.

6. Grass Valley historically and at present enjoys a high quality physical environment.

7. The Oregon legislature has enacted laws relating to air, land and water quality.

8. Portions of low-lying areas within the community are subject to occasional flooding and that is the only identified geologic hazard in Grass Valley.

Goal IV. A. To preserve sites and buildings of historic importance.

Policies IV. 1. That the pavilion in the city park be preserved.

B. To prevent soil erosion and maintain water areas of urban development within the city limits.

Policies IV. 1. That the best practical methods be used to prevent soil runoff when building or road construction occurs within the city limits.

2. That the drainage area be kept clean and free of debris to allow for rapid runoff.

Part V. Social Characteristics

Findings V. 1. This plan was developed to conform with the statewide goal on the economy (Goal 9).

2. Agriculture is the primary industry in Sherman County.

3. A shortage of service and shopping facilities exists.

4. Grass Valley is not presently a member of a port district.

5. Employment for residents of Grass Valley is generally outside the city itself.

6. Residents indicate that heavy industry is not desired but that light industry and new businesses should be encouraged.

Goal V. A. To improve the economy of Grass Valley and the state.

Policies V. 1. That development shall be encouraged which will improve employment opportunities, providing desirable living conditions in the area are not diminished by such development.

2. That those employment opportunities shall be encouraged which are compatible with existing and anticipated uses of land as shown in the plan.

3. That the impacts of major development project proposals shall be consistent with or enhance-the social, environmental and economic quality and rural character of the community.

4. That a coordinated effort between regional agencies and-the county to stimulate economic development, at the level the city of Grass Valley desires, be encouraged.

5. That decisions related to employment opportunities shall take into account (I) alternative sites for proposed uses and (2) alternative uses for possible sites.

6. That environmental effects to air, water and land resources quality shall be considered in addition to social economic factors when making economic planning decisions.

PartVI. Community Facilities and Services

Findings VI. 1. This section relates to Goals II and 12.

2. Grass Valley is cooperating with the Sherman County Sheriff's Department for police protection.

3. Grass Valley's fire fighting capability as judged by the citizens, is average or above.

4. Grass Valley has a 10 fire rating.

5. Residents rate the library as poor and the schools as excellent or above average.

6. The sanitary landfill now being used is adequate to meet the needs of Grass Valley through the planning period (AD 2000).

7. There are no major medical facilities located within the county. Emergency medical services are dispatched from Moro.

8. Grass Valley's transportation system consists of U.S. 97 and, west to Tygh Valley, OR 216, in addition to city streets.

9. Inadequate water storage capability exists.

Goal VI. A. To provide for efficient development and main facilities and services.

Policies VI. 1. That the city shall cooperate with the school districts to provide for adequate school facilities.

2. That the city shall provide the best police protection practicable.

3. That the city shall continue efforts to improve fire protection within city limits.

4. That the city shall continue to seek, when appropriate, Grant in Aid or Land and Water Conservation funds to improve or develop recreational facilities.

5. That the city shall not provide water or sewer service outside the urban growth boundary.

6. That development which may generate the need for urban services and facilities shall be approved only in those areas where such services and facilities area available or anticipated.

7. That public facilities and various agency services shall be designed and maintained so as to be as visually attractive as possible.

8. That water and sewer services shall be planned for in those areas where urban development is most suitable and desirable.

9. The Transportation System Plan and Land Use Review Policies (Ord No. 2003-1)

   A. The Sherman County Transportation System Plan, including the City of Grass Valley, is an element of the City Comprehensive Plan. It identifies the general location of transportation improvements. Changes in the specific alignment of proposed public road and highway projects shall be permitted without plan amendment if the new alignment falls within a transportation corridor identified in the Transportation System Plan.

   B. All development proposals, plan amendments, or zone changes shall conform with the adopted Transportation System Plan.

   C. Operation, maintenance, repair, and preservation of existing transportation facilities shall be allowed without land use review, except where specifically regulated.

   D. Dedication of right-of-way, authorization of construction and the construction of facilities and improvements, for improvements designated in the Transportation System Plan, the classification of the roadway, and approved road standards shall be allowed without land use review.

   E. For State projects that require an Environmental Impact Study (EIS) or Environmental Assessment (EA), the draft EIS or EA shall serve as the documentation for local land use review, if local review is required.

10. Local-State Coordination Policies (Ord No. 2003-1)

   A. The City of Grass Valley shall coordinate with the Oregon Department of Transportation to implement the highway improvements listed in the Statewide Transportation Improvement Program (STIP) that are consistent with the Transportation System Plan and The City of Grass Valley Comprehensive Plan.

   B. The City of Grass Valley shall provide notice to ODOT of land use applications and development permits for properties that have direct frontage or direct access onto a state highway. Information that should be conveyed to reviewers includes project location, proposed land use action, and location of project access points.

   C. The City of Grass Valley shall consider the findings of ODOT's draft Environmental Impact Statements and Environmental Assessments as integral parts of the land use decision-making procedures. Other actions required, such

as a goal exception or plan amendment, will be combined with review of the draft EA or EIS and land use approval process.

11. That the capital improvements program for future public improvements, including streets, water, sewer, and other public facilities, shall be re-evaluated on an annual basis during the budgeting process. The annual capital improvements program is considered those projects which are worthwhile and could be completed within a foreseeable timeframe. The Capital Improvement Project list may be adopted by the City by resolution and attached to the Comprehensive Plan. Assistance shall be obtained from the Mid-Columbia Economic Development District or other sources for completing the grant application procedures where required. (Ord No. 2003-1)

12. Protection of Transportation Facilities Policies (Ord No. 2003-1)

    A. The City of Grass Valley shall protect the function of existing and planned roadways as identified in the Transportation System Plan.

    B. The City of Grass Valley shall include a consideration of a proposal's impact on existing or planned transportation facilities in all land use decisions.

    C. The City of Grass Valley shall protect the function of existing or planned roadways or roadway corridors through the application of appropriate land use regulations.

    D. The City of Grass Valley shall consider the potential to establish or maintain accessways, paths, or trails prior to the vacation of any public easement or right-of-way.

    E. The City of Grass Valley shall preserve right-of-way for planned transportation facilities through exactions, voluntary dedication, or setbacks.

Part VII. Housing

Findings VII. 1. This section relates to the statewide goal on housing (Goal 10).

2. A distinct need for single family dwellings both to rent and to buy is evident in Grass Valley.

3. Approximately 9 percent of existing housing stock in Grass Valley consists of mobile homes.

4. Respondents to the attitude survey indicated the preference that mobile homes should be allowed to locate in all residential areas.

Goal VII. A. To provide for housing needs of the existing and future residents of Grass Valley.

Policies VII. 1. That the city shall allow for the location of mobile homes in all planned residential areas.

2. That a range of housing prices and variety of housing types and locations shall be encouraged.

3. That areas where residential development exists shall be protected from incompatible land uses.

Part VIII. Land Use

Findings VIII. 1. This section relates to statewide Goal 14.

2. There are l8.6 acres of residential land within the city limits.

3. Few additional acres of "residential land will be needed by the year 2000 based on the city's current density and growth rate.

4. Other land uses are not expected to increase greatly within the planning period.

Goal VIII. A. To provide for an orderly and efficient transition from rural to urban use.

Policies VIII. 1. That additional city growth shall remain inside the designated urban growth boundary.

2. That the costs for water, sewer, streets, and other improvements deemed necessary by the-City-Council for unimproved land being converted to urban uses shall be borne by the developer.

3. That commercial and high-density residential development shall be located in areas where access, sewer, water and other related facilities and services can best accommodate such development.

4. That planning decisions shall be made on a factual base and that such base be updated at the time of major plan revisions.

5. That partitioning or subdividing shall be approved only for parcels adjacent or having approved access to a public street or road.'

IMPLEMENTATION

PLAN IMPLEMENTATION

The success or failure of this comprehensive land use plan is dependent upon those who administer or implement the policies within the plan. Recognizing both the importance of planning and the necessity of implementing the plans, the Oregon Supreme Court has fairly recently begun to clarify several fundamental planning issues.

In Fasano v. Board of County Commissioners of Washington County (March 1973), the court recognized:

> *"The basic instrument for county or municipal land use planning is the comprehensive plan. The plan has been described as a general plan to control and direct the use and development of property in a municipality."*

In a second case, Baker v. City of Milwaukee (April 1975), the court refined the Fasano interpretation to:

> *"…a comprehensive plan is the controlling land use planning instrument for a city. Upon passage of comprehensive plan, a city assumes a responsibility to effectuate that plan and conform prior conflicting zoning ordinances to it. We further hold that the zoning decisions of a city must be in accord with that plan and zoning ordinance which allows a more intensive use than that prescribed in the plan must fail."*

As a result of these two cases, it is clear that the local comprehensive land use plan is the fundamental statement of local land use policy; and as such, all other municipal ordinances and policies affecting land use must be made compatible to it. Specifically, the city's zoning and subdivision ordinances should be reviewed and modified where necessary, to conform to the comprehensive plan.

ZONING

Zoning is essentially a means of insuring that the land uses of a community are properly, situated in relation to one another, providing adequate space for each type of development. This allows the control of development density in each area so that property can be adequately serviced, and no public or private health problems occur. It also directs new growth or proposed future growth into appropriate areas and protects existing property by requiring that new or future development be compatible with the existing land uses.

Prior to the granting of any zone change, it must be determined whether the proposed zone and intended use are recognized by the local land use plan--its policies and its maps. If the change is not recognized, the plan must be modified before the zone change can be considered. For smaller communities such as Antelope both of these actions can be accomplished at the same meeting.

Before any zone change may take place the following criteria outlined in the Fasano v. Board of County Commissioners of Washington County must be followed.

Substantive Criteria

1. The burden in all land use proceedings is upon the applicant. Whether a rezoning, conditional use permit, variance, etc. is the subject of that proceeding.

2. In reviewing the record, a court will look to the following in deciding upon a rezoning:

    A. The proposal is in accordance with the comprehensive plan not only in terms of land use, but also in terms of the goals.

    B. Whether there is a showing of public need for the rezoning; whether that public need is best served by changing the zoning classification on that property under consideration.

Procedural Process

1. Rezoning is an exercise of quasi-judicial, rather than legislative power; !thus, the following must be strictly observed;

    A. Parties at a rezoning hearing must have an opportunity to be heard, to present and rebut evidence.

    B. There must be a record, which will support the findings made by the zoning authority.

    C. There must be no pre-hearing contacts on the subjects of the hearing.

2. The courts will require a "graduated burden of proof" depending upon the drastic nature of the proposed rezoning. Thus, changing a single-family zone to duplex will be easier than changing it to commercial or manufacturing use.

These measures may seem harsh, but consider that it will help to insure that decisions made by the Grass Valley City Council will not be arbitrary but will be based on an evaluation of the facts. Thus, such decisions will be more just and aimed at the public benefit.

SUBDIVISION

Subdivision regulations may serve a wide range of purposes. Often they are a means of insuring that new residential developments have adequate water supplies, sewage systems, drainage ways, and right-of-way or access and safe street designs. They also provide a means of securing adequate records of land titles and assuring the prospective purchaser of a lot or parcel that he will receive a buildable, properly oriented, well-drained lot, provided with adequate facilities in a subdivision whose value will hold up over the years. These regulations should reflect and reinforce the policies outlined in the comprehensive land use plan.

OTHER IMPLEMENTATION TOOLS

Capital Improvements Program

Many capital improvements programs are a list of all projects "by priority" for the development of public improvements such as streets, parks and utilities. They should include a priority schedule for capital expenditures, based on community needs and policies. The program should be re-analyzed each year, revising estimated expenditures to account for inflation and the changing financial capability of the community. A functional capital improvement program will create a coordinated approach by which the city can provide additional water supply and sewage disposal systems, streets, recreational area, and other community facilities.

The City of Grass Valley's capital improvement program prioritizes public improvements but does not list the actual costs of each project. The following is that prioritized list developed by the community of Grass Valley.

1. Water System Improvements

2. Park Improvements

Building Codes

Building codes provide a variety of construction standards for all buildings. These standards relate to health, safety and appearance of structures. They usually contain sections concerning the removal or rehabilitation of buildings deemed to be public nuisances. Such codes aid in maintaining the safety of buildings within a community.

BIBIOGRAPHY

Beaulieu, John D., Department of Geology and Mineral Industries, State of Oregon, Geologic Hazards of Parts of Northern Hood River, Wasco and Sherman Counties, Oregon. 1977.

Belshe, Bertha, They Paved the Way. (n.d.)

Boatwright Engineering, Inc., Comprehensive Countywide Sewer and Water Planning and Engineering Study. 1970.

Bureau of the Census, Census of Population: Sherman County. 1970.

Loy, W.G., et al, Atlas of Oregon, University of Oregon. 1976.

LCDC Goal #2 Land Use Planning 115, Under Guidelines.

Mid-Columbia Economic Development District, Mid-Columbia Comprehensive Land Use Plan 1975-1990. June 1975.

Mid-Columbia Economic Development District, Mid-Columbia Solid Waste Plan: Generation, Disposal and Management for Wasco, Hood River and Sherman Counties. November 1975.

Mid-Columbia Economic Development District, Sherman County Overall Economic Development Plan. April. 1972.

Mid-Columbia Economic Development District, Transportation Plan. October 1975.

Oregon Department of Education

Oregon Department of Environmental Quality, Air Quality Control Division, Air Quality Profile and Evaluation for the Central Ore on Intrastate Air Quality Control Region (Region 190). December 31, 1975.

Oregon School Board Association. 1977.

Oregon State Department of Transportation, Highway Division, Traffic Section Planning Units, Traffic Volume Tables for 1974, Salem. 1975.

Oregon State Office Department of the Interior, Bureau of Outdoor Recreation, Oregon Outdoor Recreation Supply Bulletin 1976 (SCORP), Technical Document II. January 1977.

Oregon, State of, Motor Vehicles Division, Oregon Motor Vehicle Registrations By Counties, January 1- December 31, 1976.

Oregon, State of, Oregon Blue Book, 1977-1978.

Portland State University, Center for Population Research and Census, July I, 1976 Population Estimates for Oregon Counties and Incorporated Cities.

Reynolds, John S., Solar Energy for Pacific Northwest Buildings, University of Oregon. 1974.

Regional Recreational Data Program for the Northwest. 1975.

Sherman County Soil Survey.

Sherman Experiment Station, Monthly Weather Reports.

Sidor, Ted, et al, Resource Analysis Sherman County, Department of Agricultural Economics, Oregon State University, Corvallis. 1966.

Sutton, Keith, A RESOURCE ABUSED: A Comparative Analysis of Those 45 and Over in the Mid-Columbia's Labor Force. Mid-Columbia Economic Development District. 1978

US Department of Agriculture, Soil Conservation Service, Soil Interpretations for Oregon. January 1973

US Department of Transportation, Parks and Recreation Branch, Oregon State Preservation Office, Statewide Inventory of Historic Sites and Buildings, 1975 and 1976.

APPENDIX

"A"

ENVIRONMENTAL ASSESSMENTS

Generally, the Grass Valley Comprehensive Land Use Plan will have few if any negative environmental or biological effects on the city or its surrounding area.

The more damaging and long lasting environmental effects result from the lack of long range planning and the use of the land with short-sighted development projects, uses of the land where there is no surrounding compatibility, and the complete disregard for the capabilities of the land. The City of Shaniko has tried to avoid these types of land uses.

"B"

DEVELOPMENT

In 1973, the Oregon Legislature adopted Senate 8ill 100 and established the Land Conservation and Development Commission. This commission has developed 14 Goals and Guidelines for each jurisdiction to comply with before their Comprehensive Plan can be officially in compliance with the State. These Goals are:

1. Citizen Involvement
2. Land Use Planning
3. Agricultural Lands
4. Forest Lands
5. Open Space, Scenic and Historical Areas and Natural Resources
6. Air, Water and Land Resources
7. Areas Subject to Natural Disasters and Hazards
8. Recreation Needs
9. Economy of the State
10. Housing
11. Public Facilities and Services
12. Transportation
13. Energy Conservation
14. Urbanization

The community of Grass Valley has done its best, in this plan, to comply with the 14 Goals and Guidelines of the Department of Land Conservation and Development.

CITY OF GRASS VALLEY

COMPREHENSIVE LAND USE PLAN

June 2003 revision to incorporate
Transportation System Plan

THIS PROJECT IS PARTIALLY FUNDED BY A GRANT FROM THE TRANSPORTATION AND GROWTH MANAGEMENT (TGM) PROGRAM, A JOINT PROGRAM OF THE OREGON DEPARTMENT OF TRANSPORTATION AND THE OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT. THIS TGM GRANT IS FINANCED, IN PART, BY FEDERAL TRANSPORTATION EQUITY ACT FOR THE 21ST CENTURY (TEA-21), LOCAL GOVERNMENT, AND THE STATE OF OREGON FUNDS.

THE CONTENTS OF THE DOCUMENT DO NOT NECESSARILY REFLECT VIEWS OR POLICIES OF THE STATE OF OREGON.