



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

July 9, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Grass Valley Plan Amendment
DLCD File Number 001-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office. Due to the size of amended material submitted, a complete copy has not been attached.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: July 20, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Jon Jinings, DLCD Regional Representative
Tamar Fritts, City of Grass Valley
Dan Meader, 409 Lincoln St., The Dalles, OR 97058

<paa> ya/

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

☐ In person ☐ electronic ☐ mailed

DATE STAMP

For DLCD Use Only

Jurisdiction: **City of Grass Valley**

Local file number: **001-07**

Date of Adoption: **6/4/2007**

Date Mailed: **7/2/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 4/25/2007

☒ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

This is the final adopted product of a TA Grant from the Department to update the City's Comprehensive Plan, the project is listed as TA-R-07-029. This is a general update of the Plan inventories and policies. The Comprehensive Map is unchanged, except for the adoption date.

Does the Adoption differ from proposal? Yes, Please explain below:

There were minor typographical and other errors corrected that were in the initial draft submitted to the Department.

Plan Map Changed from: **N/A**

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Tamar Fritts, City Recorder**

Phone: **(541) 333-2434** Extension:

Address: **P.O. Box 191**

Fax Number: - -

City: **Grass Valley**

Zip: **97029**

E-mail Address:

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

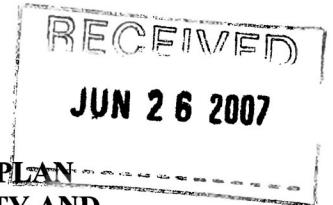
**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

<http://www.lcd.state.or.us/LCD/forms.shtml>

Updated November 27, 2006

**City of Grass Valley
Ordinance No. 2007-1**



**AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN
AND COMPREHENSIVE PLAN/ZONING MAP FOR THE CITY AND
REPEALING ORDINANCE NO. 119 AND ALL SUBSEQUENT AMENDMENTS
TO THAT ORDINANCE AND DECLARING AN EMERGENCY**

The City of Grass Valley hereby ordains:

LEGISLATIVE FINDINGS

1. The City has recently prepared and reviewed a new, updated Comprehensive Plan, along with a Comprehensive Plan/Zoning Map for the City. The Plan and Map was the subject of a town hall meeting on May 7, 2007.
2. Notice of the pending adoption of the updated Comprehensive Plan was submitted to the Department of Land Conservation and Development, as required.
3. Notice of the public hearing before the City Council was properly placed in the local newspaper.
4. The City Council conducted a public hearing on June 4, 2007. At the close of the public hearing, Council moved unanimously to adopt the new Comprehensive Plan.

ADOPTION OF THE COMPREHENSIVE PLAN AND ZONING MAP

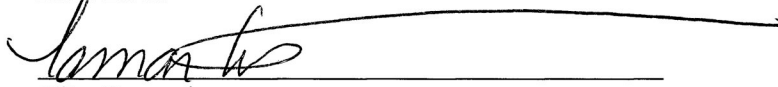
1. Repealer. Ordinance #98 and all subsequent amendments to it are hereby repealed.
2. Adoption. The common council of the City of Grass Valley hereby adopts the Comprehensive Plan dated June 2007, along with the Comprehensive Plan/Zoning Map, also dated June 2007.
3. Emergency Clause. In as much as the health, safety, and economic well-being of the City is dependant upon the adoption of the new Comprehensive Plan, an emergency is deemed to exist, and this Ordinance shall be in full force and effect upon its approval by the Mayor.

ADOPTED this 4th day of June, 2007.

CITY OF GRASS VALLEY


Mayor

ATTEST:


City Recorder

CITY OF GRASS VALLEY

UPDATED

COMPREHENSIVE LAND USE PLAN

THIS PLAN WAS UPDATED THROUGH THE AID
OF A TECHNICAL ASSISTANCE GRANT
FROM THE
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT.

Prepared by

Dan Meader, Land Use Planner
TENNESON ENGINEERING CORPORATION

June 2007

ELECTED AND APPOINTED OFFICIALS (2007)

GRASS VALLEY CITY COUNCIL MEMBERS

Sharon Brewer, Mayor
Margaret Snyder
Steven Fritts
Justin Greenwood
Joanne Duarte
Roger Whitley
Mike Bichler

CITY STAFF

Tamar Fritts, City Recorder
Dave Fritts, Director of Public Works

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INTRODUCTION

2006 UPDATE

The original Comprehensive Land Use Plan for the City of Grass Valley was completed in 1977 and 1978 and was adopted in late 1978. In 1978, the Land Conservation and Development Commission acknowledged and approved the City's Comprehensive Plan. That Plan has remained intact for nearly 30 years. In the autumn of 2005 and early in 2006, through a grant request filed by Sherman County, on behalf of the County's four incorporated cities of Wasco, Grass Valley, Grass Valley, and Rufus, the Department of Land Conservation and Development made funds available to the County to facilitate the update of each jurisdiction's Comprehensive Plan. This document represents the updated Plan for the City of Grass Valley. Much of the information contained within the 1978 Plan and this 2006/07 update are common to all four cities and will appear in the updated plans of all.

ISSUES

The City of Grass Valley along with the other three incorporated cities and Sherman County, are on the threshold of a period of growth and prosperity in the County. Events are taking place that will bring modest growth to all of the communities and to the County. As will be presented in this Plan, there are a number of activities on the horizon that will significantly change the stagnant population growth rate of all entities. The issue facing the jurisdictions, is how to handle this modest growth, what public facilities must be provided, how to encourage specific types of growth, and to determine what types of amenities will be needed.

PLANNING FOR GRASS VALLEY

This update process began by reviewing the current Plan and deleting the information that is no longer considered relevant in a Land Use Plan. Then, where possible, update the material for which new information or database is available, while keeping the material that is still valid for the jurisdiction. For example, the information on the history of Grass Valley has not changed and that will simply be reprinted as it was in 1978.

The City has undertaken a number of small planning efforts over the years, including two periodic reviews and other minor updates. The City participated in the countywide transportation system plan in 2001 and that information is included in this update. This Plan draft was prepared by the City's long-time land use planner and was made available to the City Council and other interested parties for review and comment. There will be opportunities for public comment in one or more workshops culminating in a public hearing process leading to the final adoption of the updated Comprehensive Plan.

PLANNING PROCESS

The basic questions that are addressed in a land use planning process are as follows:

- What do we have today?
- What type of land use patterns do we want in the years to come?
- 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 process includes researching of inventories, analysis, planning, implementation, and review. The formulation of this Plan completes four of these phases. The final phase, the review phase, provides 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 reviews and updates are necessary to include and reflect changing social values, attitudes, and competition for the use of the 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 of the City of Grass Valley have had the opportunity to become involved at the earliest stages of the planning process, through the 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 development of the entire Comprehensive Plan.

Special purpose districts and agencies of all types also have had their opportunity to be involved in the planning process.

PLANNING INTENT

The intent of this Plan is to establish a single coordinated set of policies that will act to provide for orderly development of Grass Valley and the surrounding area. These POLICY statements are intended:

- To give direction to planning, to establish priorities for action, and to serve as guidelines for future decision-making;
- To provide a standard by which accomplishments and progress can be measured; and
- 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.

PLAN AMENDMENTS

COMPREHENSIVE PLAN AMENDMENT PROCESS

To simplify the Comprehensive Plan Amendment process, the City will utilize the same process as outlined in Article 7 in the City's Zoning Ordinance. The Zoning Ordinance procedure contains the required process for both legislative and quasi-judicial amendments. The Zoning Ordinance provides specific notice procedures for each type of amendment. The City also intends to adopt a single Land Use Map entitled "Grass Valley Comprehensive Plan/Zoning Map".

CITIZEN PARTICIPATION

The City of Grass Valley does not have an established Planning Commission. The City Council is responsible for the administration of the Comprehensive Plan and Zoning and Subdivision Ordinances. The City Council has served in that capacity since the development of the City's Land Use Program in 1978. Given the size of the community, it is difficult to maintain a separate volunteer board, particularly when there has been little or no growth to consider. In addition, the City Council is also designated as the Committee for Citizen Involvement. The City has adopted a specific citizen involvement program listed below.

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.

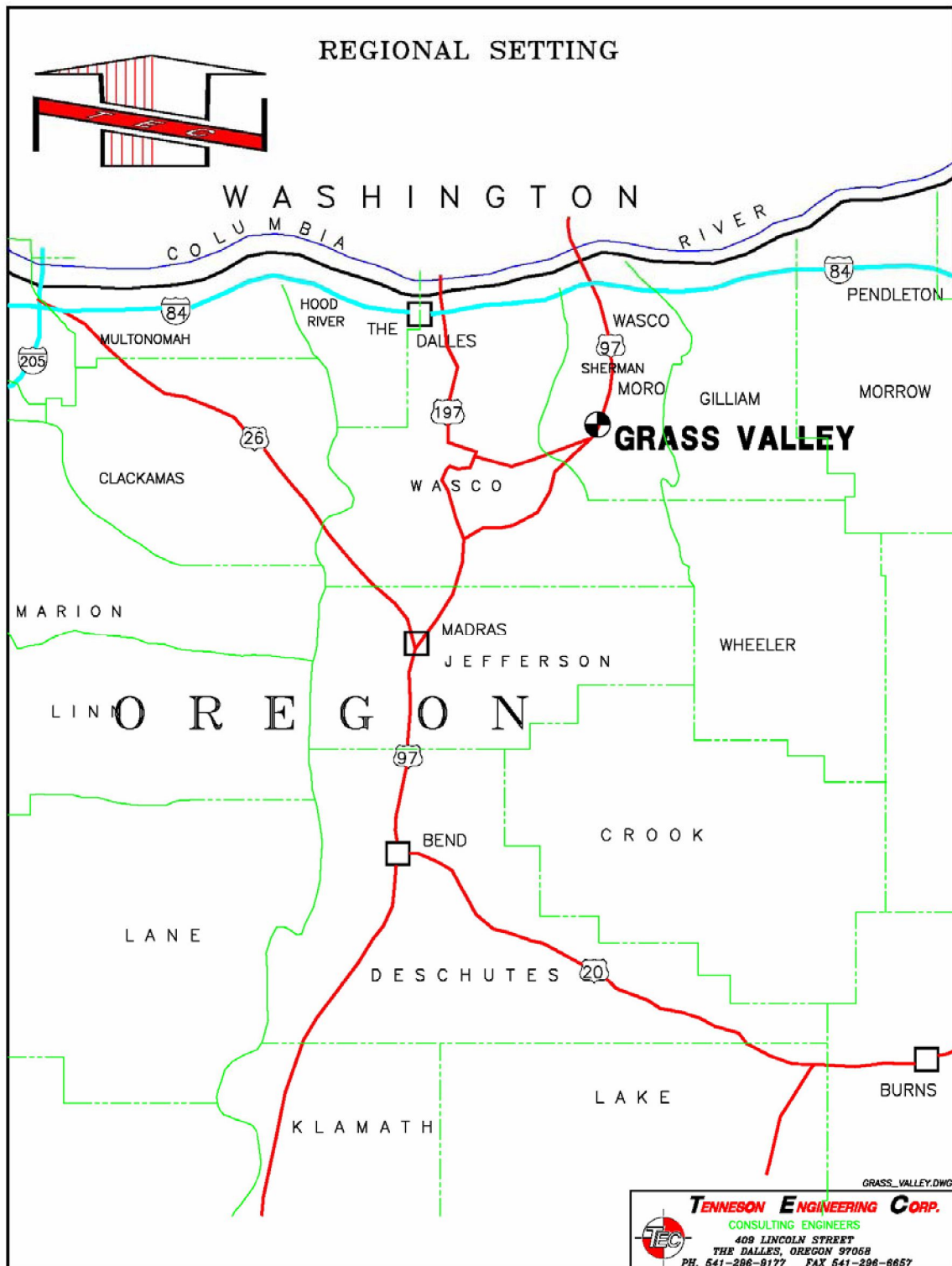
The Committee for a Citizen Involvement (CCI) for Grass Valley will consist of the Grass Valley City Council. The CCI members shall be selected by an open, well-publicized process, and shall broadly represent the citizenry of the community. This body will be responsible for the implementation of the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

- The formation of a Citizen Advisory Group consisting of members of the City Council, and any other interested citizen.
- Notification to the general public of scheduled meetings of the Citizen Advisory Group as well as the Committee for Citizen Involvement.
- When necessary to receive additional citizen input, it shall be solicited by public notice, press releases, or formal programs.
- Placement of all planning materials, including but not limited to, plans, public reports, and related ordinances on the City Hall.
- Insure that all information available is provided to the Citizen Advisory Group.

The preliminary purpose of the Citizen Advisory Group will be to advise and provide input to the City Council concerning land use issues related 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:

Grass Valley Volunteer Fire Department
First Baptist 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

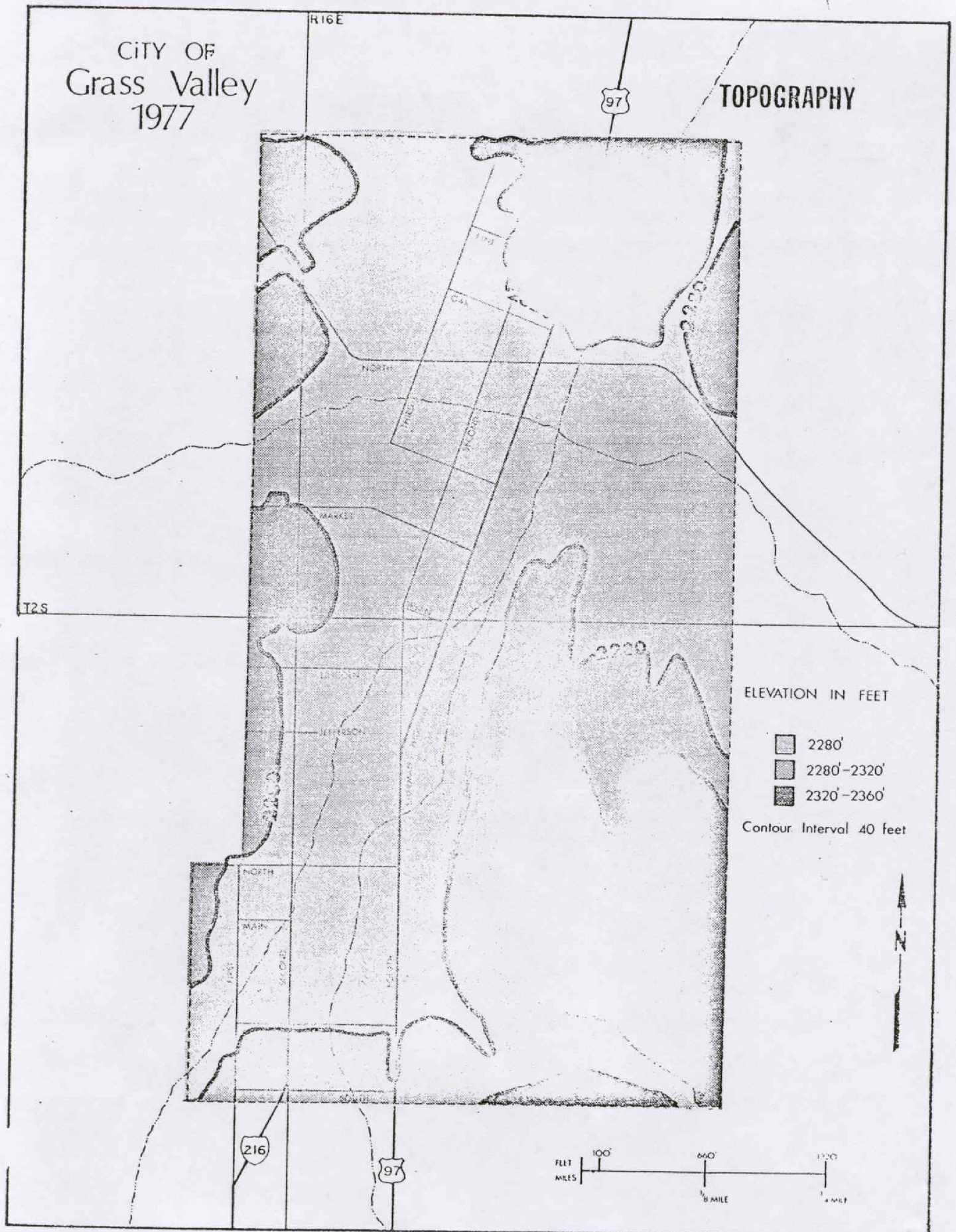
north-south direction. Street development has been parallel to, or perpendicular with, U.S. 97. Topography has had very little effect of present land use patterns and will not significantly affect future land use patterns.

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

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

CITY OF Grass Valley 1977

TOPOGRAPHY



CLIMATE

The monthly average low temperature in Grass Valley is 0-5° Fahrenheit in January and February and the monthly average high is 98-99° Fahrenheit in July and August. The hottest month is July and the coldest month is January. The wettest month of the year is December. The average annual precipitation is 11.81 inches.

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 drainage ways.

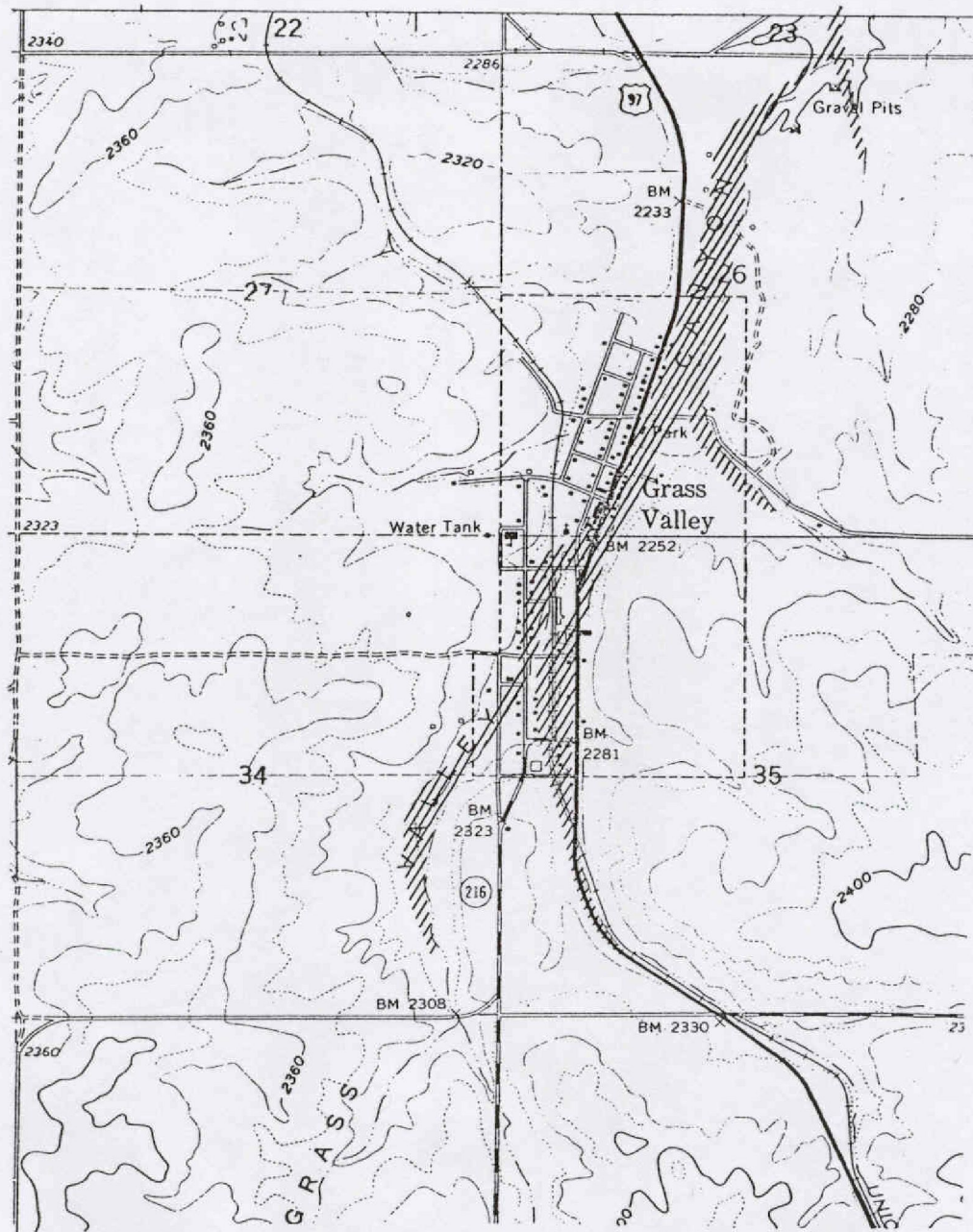
Flooding of the low-lying areas of the community is the only natural hazard, which will occur on a frequency to warrant discussion. Much of the developed area within Grass Valley is subject to lowland flooding (see the following map).

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



scale: 0 1 mile

GEOLOGIC HAZARDS

HAZARD LEGEND

- | | |
|--|--|
|  DEEP BEDROCK SLIDE |  Q _t THICK TALUS |
|  ROCKFALL AND ROCKSLIDE |  LOWLAND FLOODING |
|  STEEP SLOPE FAILURE |  TORRENTIAL FLOODING |
|  SPRINGS | |



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. Rollins 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 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 grew 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 Bank, 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's bridges were washed out, and it took a week to reestablish electrical power in the County.

Presently, the population of Grass Valley is 160 by the 2006 PSU estimate. There are local businesses, including the City of Grass Valley and the Sherman County School Districts.

POLITICAL STRUCTURE 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 three 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 person, 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.

POPULATION CHARACTERISTICS

The City has a long and colorful history dating back to the late 1800s. The City was originally incorporated in 1901. The City served as a local service center for surrounding farms and ranches. It has never contained a population of more than 200. There is a restaurant and one service station with a minimart. The largest employer within the City is the Sherman County School District. The population history of the community is shown on the Table #1.

Table #1
GRASS VALLEY POPULATION HISTORY

Year	Population
1940	204
1950	195
1960	234
1970	153
1980	164
1990	160
2000	171
2004	170
2005	170

POPULATION PROJECTIONS AND ALLOCATIONS

A major part of this Comprehensive Plan Update is to prepare new population projections for the incorporated cities in the County. In order to do so, a rather lengthy analysis is required. What follows is an explanation of that analysis, together with accompanying tables for the population projections and allocations for Sherman County and its incorporated cities. Under State Statute, the County has responsibility to prepare the projections and make the allocations to the incorporated cities and unincorporated area of the community. The best available information at the current time is a population projection prepared in 2004 by the Office of Economic Analysis in the State of Oregon Executive Department. That projection shows the County's population over the next 25 years as shown on Table #2 below.

Table #2
SHERMAN COUNTY POPULATION PROJECTION
Office of Economic Analysis-2004

Year	Population
2010	1933
2015	1986
2020	2043
2025	2081
2026	2085
2030	2102

As can be seen in the table, the population projections for the County are very low. Without some significant changes in the County, there will be little or no growth over the planning horizon of 20 years. The next step in the process is to review the population history of the County, the four incorporated cities, and the unincorporated area of the County over the last 25 years. Table #3 presents the populations obtained from U.S. Census Data and Portland State University for the County and the incorporated communities.

Table #3
Population History
SHERMAN COUNTY AND INCORPORATED CITIES
POPULATION 1980 - 2004

	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005
Sherman County	2,172	2,070	1,918	1,900	1,934	1,900	1,850	1,400	1,900	
Grass Valley	164	180	160	170	171	170	170	170	170	170
Moro	336	320	242	290	337	340	340	340	320	320
Rufus	352	375	295	295	268	270	270	270	270	270
Wasco	415	445	374	385	381	380	380	380	380	380
Unincorporated	905	750	747	760	777	740	690	740	760	

As can be seen from the table, population has generally declined in the last 25 years in all four of the incorporated cities and in the County as well. The next step in the process is to determine on average the percentage of the incorporated cities' populations in relationship with the overall County population. Table #4 represents the percentage of County population for each incorporated city and the unincorporated area in the County.

Table #4
Percentage of County Population
SHERMAN COUNTY AND INCORPORATED CITIES
POPULATION 1980 - 2004

	1980	1985	1990	1995	2000	2001	2002	2003	2004	25 Year Average
Grass Valley	7.6	8.6	8.3	8.9	8.8	8.9	9.2	8.9	8.9	8.7
Moro	15.4	15.4	15.2	15.3	17.4	17.9	18.4	17.9	16.8	16.6
Rufus	16.2	18.1	15.3	15.5	13.9	14.3	14.6	14.3	14.3	15.2
Wasco	19.1	21.5	19.5	20.3	19.7	20	20.5	20	20	20.1
Unincorporated	41.7	36.4	41.7	40	40.2	38.9	37.3	38.9	40	39.4

In Table #4, a 25-year average for each jurisdiction is determined, which will be used in the final allocation process. Table #5 then presents the population allocation for the next 25 years for each incorporated city and the unincorporated area, based upon the historical average of population of each jurisdiction within the County. Grass Valley's population is shown to rise only slightly, to a total of 181, by the year 2026. The County's population is only slightly over 2,100 at about 200 more persons than in 2006.

Table #5
Sherman County Population Allocation

	2010	2015	2020	2025	2026	2030
Sherman County	1933	1986	2043	2081	2085	2102
Grass Valley	168	173	179	181	181	183
Moro	321	330	339	345	346	349
Rufus	294	302	310	317	317	320
Wasco	389	399	411	418	419	423
Unincorporated	761	786	804	820	822	827

Conclusion

The foregoing information, showing a projected population of the City of Grass Valley of 181 in the 20-year planning period horizon, is based upon the best available data at the time the material is prepared. The best available data is the 2004 statewide population projections prepared by the Office of Economic Analysis. As this is written in the late fall/early winter of 2006, local civic leaders, including City officials, County officials, and State agency officials believe that Sherman County and its four incorporated cities are at the threshold of an unprecedented period of growth and prosperity. As will be presented in the Economic Opportunities Analysis, which follows, there are a number of activities being proposed or which are underway in the County and in each of the four communities, which will lead to greater populations than forecasted in this Population Allocation Analysis.

ECONOMIC CONDITIONS

OVERVIEW

The City of Grass Valley serves as a small farming community providing goods and services to ranches and farms within an approximately five to seven mile driving radius from the City. It is approximately eighteen miles from Wasco and nine miles from Moro. Wasco and Moro are also Rural Service Centers. Biggs Junction is a transportation hub located at the crossroads of Interstate 84 and U.S. Highway 97. Biggs Junction primarily provides goods and services to the traveling public.

A recent tabulation for the City of Grass Valley indicated a total of 26 jobs available in the community. The major employer is the Sherman County School District, which offers K through 6th grade educational services. The limited population also limits the type of goods and services offered in the City. There is simply not enough population to support a grocery store of any size, or other desirable goods and services generally offered in other small communities.

ECONOMIC TRENDS

Sherman County

Sherman County, beginning in the early years of the 21st Century, recognized an unforeseen windfall (no pun intended) with the development of major wind farm facilities in the County. The immediate results were two fold. The property tax income stream, created by over 700 wind machines, at over 1.25 million dollars in value each, created a sizable annual revenue stream for public use and improvements in the County. In addition, the operation and maintenance of the wind farms created a significant job market for high-tech maintenance people and thus a significant

impact on the small communities, in terms of job creation and housing to serve the new technicians. The City of Wasco's population is now well over 1,000 and nearby Grass Valley, the County seat, has approximately 800 persons. Rufus on Interstate 84, is approaching 700 people and Grass Valley, with the completion of its central wastewater collection and treatment facilities, has now grown to over 400. All four cities boast the latest technical advances, including modern cell phone towers, fire and police protection apparatus, communications facilities, and social services.

ECONOMIC OPPORTUNITIES ANALYSIS FOR SHERMAN COUNTY AND THE CITY OF GRASS VALLEY

The City of Grass Valley is located approximately 27 miles from the interstate and, as such, is not a prime candidate for general industrial development.

Sherman County's location in North-Central Oregon places it some distance away from the Portland urban market. Most industries that might locate in Sherman County would do so in response to the availability of some natural resource. It is not likely that an industrial operation involved in a fabrication or other manufacturing process would look to Sherman County, because of the distance to markets and the transportation costs involved. Interstate 84, providing direct freeway access to the Portland urban area, is available on the north end of the County. There is also the Union Pacific Railroad, which parallels Interstate 84, into the Portland market and on easterly through the State. There is also river transport available, although there are no current docking areas in Sherman County other than near the John Day Dam, which is approximately two miles upriver from the City of Rufus. Sherman County does ship wheat to the Portland market via barge, truck, and train cars.

The four cities are located approximately nine miles apart, with Rufus being located on Interstate 84. Wasco is nine miles south on Highway 97, at the beginning of the plateau. The City of Grass Valley is located nine miles south of Moro, and Moro is located nine miles south of Wasco. All four cities have limited amounts of public facility infrastructure. Rufus, Wasco, and Moro all have wastewater collection and treatment facilities, but Grass Valley does not. All four have domestic water systems.

DEVELOPMENT OPPORTUNITIES

In the last couple of years, Sherman County has experienced the benefit of being in the right location and updated technology. The use of renewable resources, including wind energy, has come to the forefront in many of the Eastern Oregon and Washington counties along the Columbia River at the east end of the Columbia Gorge. The prevailing westerly winds provide, with new technology, the ability for significant development of wind farm activity. Two of these developments have occurred in a location known as Klondike, which is just 3 miles south of Wasco in Sherman County. The first project consisted of 16 towers generating 24 megawatts of power. A second project, known as Klondike II, will add 75 megawatts with a total of 50 new units. Currently in the planning stages are an additional estimated 200 units to be added in this same area. The long-range plans are for a total of almost 700 wind turbines to be located in the Klondike area behind Wasco in Sherman County. It is anticipated that the growth will occur over the next ten years and there will be a number of spin-off businesses that will impact Wasco and the northern part of Sherman County. Nearby Gilliam and Morrow Counties in Oregon and Klickitat County in Washington are also experiencing similar developments. The tax credits and the energy requirements of the nation are making these facilities profitable.

These developments will have an immediate and long-term impact on Sherman County and provide the opportunity for additional economic development in and around the City of Wasco. Already local businesses are ramping up to provide goods and services to the construction workers involved in Klondike II. The Wasco Lean-To plans to initiate food-catering services to the workers for those facilities and other businesses will follow suit. Recent conversations with industry leaders indicate there will be spin-off businesses that will need large areas of land in order to store equipment and supplies for servicing these facilities. One industry representative likened it to the kind of development that has occurred in conjunction with the wind farm activity near Palm Springs, California. There will be the need for warehouses for storing equipment, for blade cleaning companies for in place blade renovations, hydraulic cranes for high lift cleaning operations, specialty equipment facilities for high above ground repairs, helicopter landing facilities, and operation and maintenance equipment for these types of facilities. These are not necessarily labor-intensive operations and will require significant amounts of land. These types of facilities would not be appropriate inside the existing city limits of Wasco or any other community. These operations are better to be on the outskirts of the community where public facilities can be made available to them but not impede on the residential character of the town of Wasco.

Types of businesses anticipated include a crane company for high lift maintenance of the wind turbine facilities; support vehicle fleet, which will need operation and maintenance; a large-scale hardware and supply storage facility for typical electrical components, wiring, nuts, bolts, and other supplies; operation and maintenance companies; and other types of businesses. A need for 45 to 52 acres of industrially zoned land to accommodate these support services is anticipated. Interesting to note is that it is anticipated that with the wind turbines will come approximately 150 maintenance workers to keep the machines up and running. The primary location of these people to live will be Wasco, followed by Grass Valley and Rufus.

SHERMAN COUNTY ECONOMIC DEVELOPMENT

Perhaps the most dramatic change in economic outlook for Sherman County has been the advancement of wind farm technology and its applicability to Sherman County. What started as a small 26-unit wind machine facility near the Klondike area south of the City of Wasco has grown now to 75 units with industry analysis projecting well over 700 units in northern Sherman County by the end of the decade. The economic impact of this natural resource development is significant in at least three phases to the County, perhaps more. The first phase is the actual construction of the towers. A number of construction jobs are currently being filled by both outside interests and local personnel. Additional jobs in the area create significant spin-off results. The second phase is the direct benefit to Sherman County of an enhanced property tax revenue stream, which will significantly increase the ability of the County to solve its own problems without relying upon state or federal government assistance. The County's tax base will increase significantly with the completion of all the wind machines, which are valued at approximately \$1.25 million each. The County is already utilizing some of the tax money to provide public improvements throughout the County. The third impact will be long-term and will probably have more significant impact than the other two. Industry analysis projects there will be at least 100 to 150 jobs created for the operation, maintenance, and repair of the wind machines. Indeed, through the efforts of the Mid-Columbia Council of Governments and the Columbia Gorge Community College, an Associates Degree in Wind Machine Technology and Repair is now being proposed and such classes were offered this Fall term at Columbia Gorge Community College.

Conversations with Sherman County Judge Gary Thompson indicate that, through the County Judge's office and the efforts of the County Planner/Economic Coordinator's office, a number of activities are in the works for each of the incorporated communities in Sherman County. Most notable, and a project that has been underway for approximately 18 months, is the development of

a sports car racing facility approximately two miles east of the City of Grass Valley. The racetrack facility is modeled after the Thunder Hill Park in Willows, California. It will offer a variety of activities to the entire Pacific Northwest and, once underway, will have a major impact on the tourism facilities needed in Grass Valley and nearby Grass Valley. The permitting process for the project is complete and the actual construction should begin this year.

ECONOMIC DEVELOPMENT ACTIVITIES

A number of people were interviewed for the purposes of this economic opportunities analysis, including County Judge Gary Thompson, County Economic Development Coordinator Georgia Macnab, and John Arens of the Mid-Columbia Council of Governments. There are a number of activities that have been instituted within the last 18 months that will lead to increased economic development opportunities in Sherman County.

City of Moro. The County provided its Economic Development Coordinator and Planning Consultant to assist the City of Moro in sitting the nation's fourth-largest organic foods distributor in the City. The operation had outgrown its facilities in nearby Wasco County and when the farm was not successful in gaining approvals to enlarge in that County, the owners sought development permits in the City of Moro. The county staff assisted them through a public review process, including a town hall meeting and public hearings before the Moro City Council—and the industrial development was approved. The development will bring an estimated 55 family-wage jobs to Moro, an almost 50% increase in jobs available in the community.

City of Wasco. Wasco, in 2004 and 2005, looked at the possibility of increasing its Urban Growth Boundary to include new industrial lands. There was not adequate justification at that time to do so. There is a modest amount of industrial land available in the City now. As indicated

earlier in this section, it is anticipated that most of the workers needed for the operation and maintenance of the wind machines will in all likelihood reside in Wasco. This will lead to additional housing and increased population in the community to add support for increased commercial goods and services.

City of Rufus. The City of Rufus is beginning to look at its opportunities, one of which is that Rufus is located on one of the widest and windiest parts of the Columbia River. As such, it could offer some of the best windsurfing in the world. Efforts are underway to provide an adequate beach for windsurfing, which would make the community much more tourist oriented than it currently is. There are a number of other efforts to secure more economic development for the community, including the new location for Auscrete, an Australian concrete manufacturer, in the City's industrial park.

City of Grass Valley. Recent development in Grass Valley included the approval of the Oregon Raceway Park, one to two miles east of Grass Valley. The racing facility, when operational, will bring thousands of racing enthusiasts to the City.

The City Council recently authorized the Mid-Columbia Economic Development District to research grant programs to fund a Feasibility Study to determine the costs for construction of a municipal wastewater collection and treatment system. The lack of a municipal wastewater system is a major impediment to the future development of the City.

The community store has just been sold and a major update of that facility is proposed.

ECONOMIC DEVELOPMENT LEADERS

Conversations with Georgia Macnab, the Economic Development Coordinator, indicate her office is continuing to provide information to entities interested in relocating in Sherman County. In addition, her office strives to keep up with the necessary permit approval process for the wind machine industry and spin-off activities, including aggregate extraction, aggregate processing and temporary batch plant placement.

Mr. John Arens of the Mid-Columbia Council of Governments noted, in an interview, the formulation of an Associates Degree program at the Columbia Gorge Community College for individuals wishing to learn the basics and intricacies of wind machine operation and maintenance. The program was made available this year.

INDUSTRIAL AND OTHER EMPLOYMENT OPPORTUNITIES FOR THE REGION

The primary new industrial jobs that will be available in the Sherman County area are the aforementioned wind farm wind machine operation and maintenance personnel, but each of the cities will have the ability to create these certain types of jobs. The City of Grass Valley, if it provides sewer service, can expect to have two or perhaps three motels, at least two more restaurants, and at least two more service stations and other tourism activities in the community in conjunction with the sports car racing facility. Grass Valley can anticipate additional housing needs and additional service industry needs with the introduction of the organic food distributor personnel. The City of Wasco will also need additional housing to meet the requirements of the anticipated operation and maintenance personnel for the wind machines. The additional population will create the ability to support additional commercial activities. It is anticipated the City of Rufus will need additional tourism facilities, including motels and restaurants.

INVENTORY OF COUNTY'S INDUSTRIAL LANDS

There is a limited amount of industrial lands in the County and in the four incorporated cities. What follows is a brief analysis of the lands available in the County.

Biggs Junction

There are only approximately 12 acres of industrial land lying vacant on the westerly side of the unincorporated community of Biggs. The property has served as a quarry site in the distant past and could be made available for industrial development. However, there is no community water system. Although there is a new wastewater treatment facility, there is a limited amount of capacity in the plant. That is the only industrial land currently designated on the Sherman County Comprehensive Plan Map outside of the incorporated cities.

The incorporated communities, including Rufus, Wasco, Grass Valley, and Grass Valley, have the following site available.

City of Rufus

Rufus has approximately 60 acres of industrial land surrounding its wastewater treatment facilities. Water and Sewer services are available. The Auscrete concrete facility will use approximately 5 of those acres for its development. The Rufus industrial land is owned by the City of Rufus and is capable of being provided with City water and sewer. It is located on old Highway 30, which runs parallel to Interstate 84.

City of Wasco

Wasco has approximately 40 acres of industrial land lying in the easterly side of the City, adjacent to the Wasco Condon Highway. The property is owned by one family and is capable of being

served with City water and sewer. There is residential development on the westerly side of the property and to the east lies the Wasco State Airport.

City of Moro

The City of Moro now has two tracts of industrial land. The only tract up until this year lies at the southerly boundary of the City, in a triangular piece containing approximately 12 acres. The property is capable of being served with sewer and water and is adjacent to Highway 97.

The new tract of industrial land that Azure Farms is developing contains approximately 15 acres and will contain a distribution center complex of approximately 60,000 square feet. It is unlikely the property owner would be interested in allowing any other type of development on the land. It is anticipated that the natural food distributor will use that entire site at some point.

City of Grass Valley

City of Grass Valley has approximately 13.5 acres of commercial/industrial land located in the southern side of the City. The property is actually designated commercial/industrial and will allow a host of land uses. The property is capable of being served with water, although the City does not currently have a wastewater collection and treatment facility available.

City of Kent

The unincorporated community of Kent has approximately two acres of County Zoned Industrial land. Waster is available, while sewer is not.

NET LAND DEMAND

A Quantitative Land Needs Analysis for Sherman County and its four incorporated cities is difficult to forecast. It must be recognized that almost all of the land that is currently available as industrial land was designated as such over 25 years ago in the original plan formulations for the four cities and the County. To this date, very little of that land, which had been and still is designated industrial, has been used. It is anticipated that future industrial land needs will be handled on a case-by-case basis, such was the case for the City of Grass Valley and the location of the natural food distribution operation. In this case, the City designated an additional 15 acres that was under the ownership of the applicant, inside the city limits as industrial and that property is currently developing.

The absorption record of the County is almost non-existent. Therefore, projecting future industrial lands needs is difficult and for the most part unnecessary until more specific needs are manifested.

SHERMAN COUNTY DEVELOPMENT ACTIVITIES

The county has adopted a Rural Renewable Energy Development Zone (RREDZ) for all of Sherman County. The purpose of the RREDZ designation is to encourage new business investment, job creation, and higher incomes for local residents, and greater diversity of economic activity through a limited duration tax incentive. The Rural Renewable Energy Development Zone offers the standard property tax abatement of an enterprise zone to the qualified property improvements of renewable energy projects. The standard tax abatement period is for 3 years on all qualifying improvements. Any land value will continue to be taxed during the exemption period, and an additional year or two may be added to the tax abatement period depending on the investment and the average wage for any additional employees. This tax abatement is also subject to County Court approval.

SHERMAN DEVELOPMENT LEAGUE

The County Court has appointed a group of citizens who have volunteered to serve on the Sherman Development League (SDL), a non-profit corporation which has formed in conjunction with the wind farm development. The League is funded primarily by monies made available to them from the County Court, and the funds are derived in lieu of taxes from the wind energy farm operators. The SDL has currently awarded over \$375,000 to assist local groups with meeting their needs in Sherman County.

The Sherman County Development League is a 501C3, whose mission is to provide charitable support, through grants and loans, to enhance the social, cultural, and educational environment in Sherman County. SDL also serves as a fiscal sponsor in implementing community development and self-help projects, which enhance the quality of life for the residences within Sherman County.

While the SDL has supported and initiated many projects over the years, this is the first set of grants it has awarded. The second round of grant applications and/or loans will be sought in the Fall of 2006.

NEW JOBS PROJECTION

At a recent meeting in Sherman County, sponsored by the Mid Columbia Economic Development District (MCEDD), County and City officials, contractors, developers, and perspective employers were invited to discuss housing issues. It was noted that none of the four cities have a viable rental housing base, nor are there adequate numbers of houses for sale. The general consensus of the meeting was that more housing would be desperately needed. The employers who attended indicated the following numbers of employees would be hired within the next year.

Name of Employer	# of Jobs	Location
Azure Farms	55	Grass Valley
PGE	25	Wasco
PPM	25	Wasco
BP	20	Wasco
Auscrete	10-45	Rufus

The wind farm producers, including PGE, PPM, and BP will establish operations and maintenance facilities in the fields surrounding Wasco. It is not anticipated the employees will work directly in the City, however, the City will feel the impact of new jobs that nearly match their existing workforce.

HOUSING

EXISTING CONDITIONS

The housing stock in the City of Grass Valley dates to before the turn of the 20th Century and to new homes being constructed or placed within the last few years. There have been approximately 3 units constructed or placed since the 2000 census data was obtained. The actual housing count by the City Recorder's office indicates a total of 90 units. There is one duplex in the City, and one, possibly two, apartments above a downtown commercial building. There are a number of mobile homes and manufactured dwellings throughout the City. The City allows manufactured dwellings that meet the City's standards as outright permitted uses in its residential zones. The City has no mobile home park. The Buildable Lands Map was prepared this year and reflects the current inventory. There are approximately 150 lots available and 100+ acres of vacant land in the Residential Zone, which may be urbanized over time. None of the platted lots have utility services or improvements, and at the present time, several lots are required to provide an acceptable area for subsurface sewage disposal.

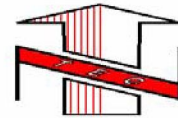
The significant aspect of the buildable lands inventory is the amount of vacant, undeveloped land inside the corporate city limits. There is an ample amount of acreage to accommodate future residential growth.

The important issue on this update is the lack of housing availability in the City. There are virtually no homes for sale, nor are there rentals available. With full operation of Oregon Raceway Park, the City should begin to see some new residential development. New subdivisions will be required to provide a full range of public services, including streets, water, storm sewer, telephone,

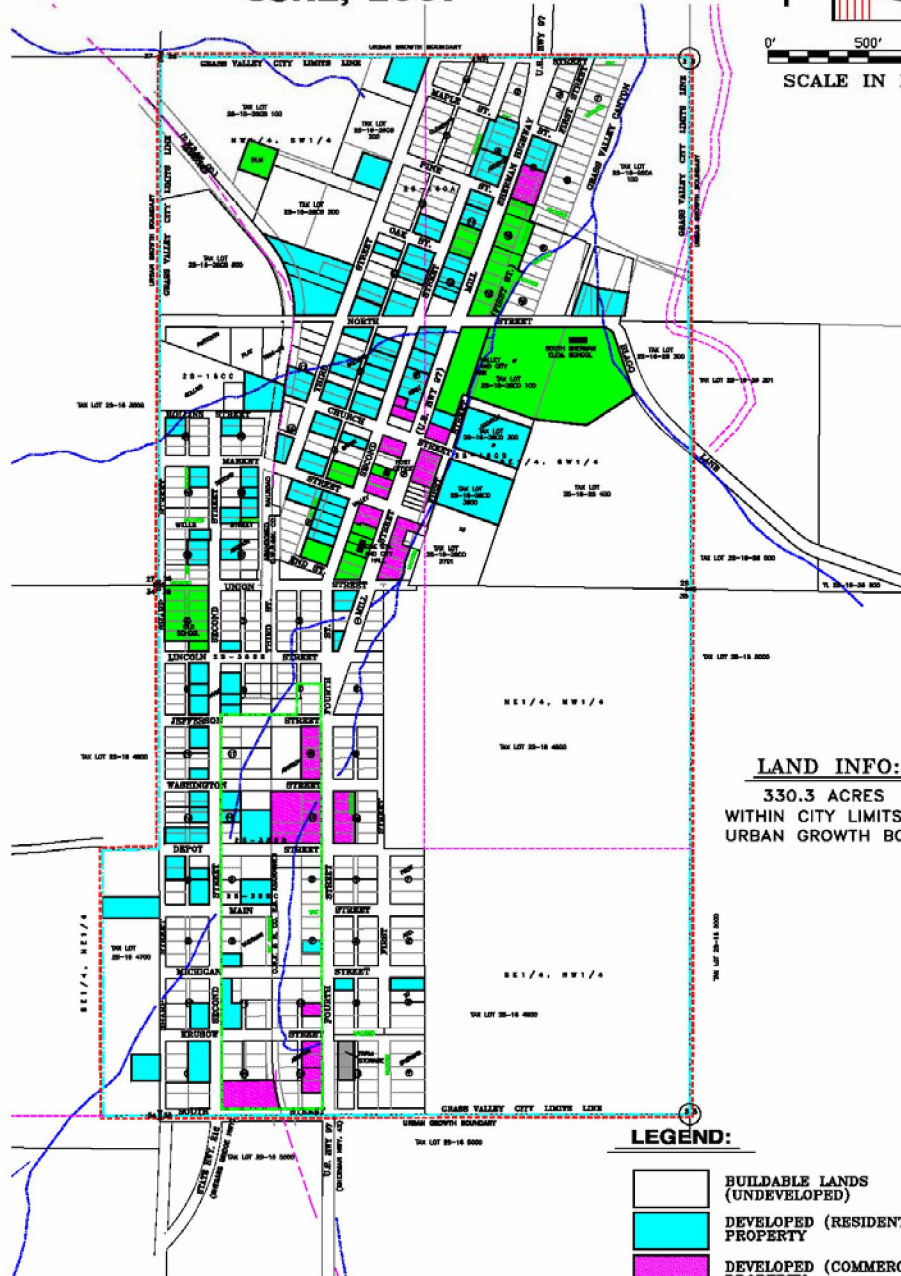
and power service. Existing platted lots will be required to provide these services before building permits are issued.

CITY OF GRASS VALLEY

IN SECTIONS 26, 34 AND 35, TWP. 2 SOUTH, RANGE 16 EAST, W.M. SHERMAN COUNTY, OREGON JUNE, 2007



0' 500' 1000'
SCALE IN FEET



LAND INFO:

330.3 ACRES
WITHIN CITY LIMITS AND
URBAN GROWTH BOUNDARY

LEGEND:

- BUILDABLE LANDS (UNDEVELOPED)
- DEVELOPED (RESIDENTIAL) PROPERTY
- DEVELOPED (COMMERCIAL) PROPERTY
- DEVELOPED (PUBLIC) PROPERTY

--- GRASS VALLEY CITY LIMITS LINE
--- URBAN GROWTH BOUNDARY

BUILDABLE LANDS INVENTORY

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
408 LINCOLN STREET
THE DALLES, OREGON 97008
TEL. 541-336-8177 FAX 541-336-8857
GRASS_VALLEY.ORG

COMMUNITY FACILITIES AND SERVICES

COMMUNITY SERVICES

Police Protection

City of Grass Valley does not have a peace officer on staff. The City relies upon the County Sheriff's office to provide police protection if needed. There are deputies living in and near the City that can be called and the County seat is in Moro, some 9 miles to the South.

Fire Protection

The City works cooperatively with the South Sherman Rural Fire Department. The City supports the ten volunteer firemen by providing space in City Hall for the Fire Station.

EDUCATION FACILITIES

Schools

Sherman County School District

Sherman County School District was created in 1994 when the school districts of Sherman County unified into one county-wide school district. The District operates two K-6 elementary schools and a 7-12 junior senior high school. North Sherman Elementary in Wasco serves roughly 80 students. South Sherman Elementary in Grass Valley currently serves approximately 55. Sherman Jr. Sr. High School, with a student enrollment of around 140, is situated in Moro, the county seat. The District employs two building principals, one for the Jr. Sr. High School and one to serve the two elementary schools.

For the 2006-2007 school year, the district had a total budget of \$5.29 million and a staff of 63, including 32 teachers, 27 support staff, and four administrators. The district's transportation program is operated by a private contractor.

The district has one outstanding bond issue of \$520,000 for a new high school gymnasium which will be retired in 2012.

Sherman County School District is considered both rural and remote. The two elementary schools are separated by 18 miles and are approximately 35 miles from the nearest elementary school outside the district. Sherman Jr. Sr. High School is roughly 45 miles from the nearest high school. The nearest city of any size is The Dalles, located in Wasco County. Sherman County School District is the only school district in the county. There are no private schools and very few children are home schooled.

Sherman County School District is one of six districts in the three counties served by North Central Education Service District (ESD). The ESD provides staff and/or funding necessary to address the district's special education needs. The ESD also provides funding for music, foreign language and technology. Further services provided by NCESD include curriculum development staff, media services, and library and print services.

The Elementary Schools

Students in grades Kindergarten-6 attend one of the District's two elementary schools. South Sherman Elementary, located in Grass Valley, serves students living in Grass Valley, Grass Valley, Kent and surrounding areas. North Sherman Elementary, located in Wasco, serves students living

in Wasco, Rufus, Biggs, and surrounding areas. Transportation is provided by Mid Columbia Bus Company.

South Sherman currently serves approximately 55 students while the North Sherman student count is around 80. Kindergarten is offered on a full-day basis 4 days a week. While most classes in both schools are combinations, classes generally range fewer than 20. Each school has its own media center, computer labs, high speed Internet, interactive video, on-line classes and video on-demand services. Both music and foreign language instruction are offered. Test scores routinely exceed state averages in all test categories.

Each school has an excellent gymnasium and physical education facilities. Students in grades 5-6 have the opportunity to participate in a variety of interscholastic sports activities including football, volleyball, basketball and track and field.

Students in each school have access to breakfast and lunch programs. For working parents, supervised day care is offered after school at both schools. The day care is offered by a private, licensed non-profit organization.

Sherman Jr./Sr. High School

Sherman Jr./Sr. High School, with an enrollment of approximately 140, provides a rich curriculum for such a small school. Students enjoy a wide range of course offerings including music, foreign language, both visual and performing arts, and advanced sciences and mathematics. Students have access to both academic and mental health counseling. Class sizes typically run fewer than 20 students.

Technology is well integrated into the curriculum, up-to-date computer and science labs, a modern, well-equipped media center, high speed Internet, interactive video, on-line classes, and video on-demand services are all available to support and augment instructional programs.

Test scores routinely exceed state averages in all test categories. Graduating seniors have access to outstanding local scholarship opportunities and a high percentage of graduates go on to pursue post-secondary education.

The Jr./Sr. High School enjoys a new state-of-art all-weather track facility, a new baseball field, a new gymnasium complex which sports two basketball courts and a state-of-art weight training facility. The school competes athletically in the Big Sky Conference and has a 1-A classification as determined by Oregon School Activities Association. Students in grades 7-12 have the opportunity to participate in interscholastic athletic activities including football, volleyball, basketball, cheerleading, wrestling, baseball, tennis and track and field.

The school offers both a breakfast and lunch program. Transportation services are provided by Mid Columbia Bus Company.

Sherman Jr./Sr. High School enjoys strong community support and serves as a center for the County's social functions.

Library

The new 7,000 ft. Sherman County Public/School Library will triple the space with a more efficient design for collections, patrons, and staff. It will have a separate entrance for students and the public. There will be laptop access to the Internet and online services for all patrons. It will

present more educational programs for kids, students, and adults in the planned community room. The new building will increase collections including adding additional books, magazines, CDs, DVDs, and provide study rooms for quiet group study or individual research.

The library currently enables checkout of materials from your home computer and renewal of books from home. The currently deliver books, magazines, etc. to senior citizens at Potlatch and the Senior Center and provides Department of Motor Vehicle Forms and student testing for license mastery. It holds theme-based summer reading programs each year for ages 3-10, which includes cultural programs such as storytellers, musicians, and magicians. The library hosts an annual Read Aloud encouraging local community members and students to read passages of their favorite books or from their own pen. SCP/SL is open to the public and students 52 hours each week.

Historical Sites

There are no listed Historical Sites in Grass Valley.

MAINTENANCE AND REFUGE DISPOSAL

Streets and Park Maintenance

The City of Grass Valley maintains the City Park consisting of the pavilion, restrooms, and park area. The City is in the process of seeking a new play structure in the park. The City wishes to upgrade these facilities, as funding is available. The City maintains their streets all of which are surfaced and hires independently for blade patching. The State maintains Highway 97, the main arterial through town.

Solid Waste Disposal

Federal and state laws require solid waste to be disposed of in a sanitary landfill. Solid waste is collected at the County's transfer station and then transferred to the regional landfill at Arlington. Grass Valley, as with all the Sherman County cities, has recycling facilities available.

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. Routes originate each day from Wasco for delivery to the rural areas. Postal lock boxes are available for City residents. Window service is available Monday through Friday, 8:00 A.M. to 5:00 P.M.

Telephone Service

Embarq, formally known as Sprint, is now providing telephone service. The City's location in the draw makes cell phone service intermittent at best. If one wishes to make a cell phone call in the City it is currently necessary to drive outside of town to a local ridge top. Cell phone repeater towers are desperately needed in several locations in Sherman County.

Newspaper

Condon Times, via mail delivery, and *The Dalles Chronicle*, via motor route driver, is distributed by county delivery to homes in the community. A motor route driver delivers copies of the *Oregonian* in Sherman County seven days a week.

Health Facilities

There is a visiting nurse practitioner in the Moro Medical Clinic. All other health issues are generally taken to the City of The Dalles, some 30 miles to the west.

UTILITIES

Electric Service

Residents of the City of Grass Valley receive their electricity from Pacific Power and Light Company out of Hood River, 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. PP&L Co. has 345 miles of wire and four substations within the County - Wasco, Moro, Grass Valley, and Gordon Hollow. Wasco Electric Co-op, Inc. serves a portion of the rural area surrounding Grass Valley.

Water System

The City of Grass Valley has recently updated its Domestic Water System. The existing well has been refurbished and a new well drilled to provide more water to the City. Reservoirs provide storage of 220,000 gallons of water. Finally, a complete new distribution system, with meters, has been constructed. The two wells are capable of providing 500 gallons per minute.

Sanitary Sewer Service

There is no municipal sanitary sewer service in the City.

The City is currently working with U.S. Department of Agriculture Rural Utilities Service for funding to develop a Feasibility Study for the instillation of a municipal wastewater collection and treatment system.

TRANSPORTATION SYSTEM PLAN

In the year 2001, the City of Grass Valley and the other three incorporated cities of Sherman County, including Wasco, Grass Valley, 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.

ENERGY

There are no known energy sources in the City of Grass Valley. There are no geothermal or hydropower opportunities.

URBANIZATION

The City's Urban Growth Boundary is coterminous with the City's corporate city limits. There are approximately 100+ acres of vacant, undeveloped land on the periphery of the developed portions of the City and a number of platted, but yet, undeveloped lots in the City. The need to expand the Urban Growth Boundary is not evident at the present time.

COMMERCIAL/INDUSTRIAL DEVELOPMENT

The commercial buildable lands inventory is shown on the attached map and indicates that the core commercial area zone is fairly well developed. There is only one notable dormant piece of commercial land and one or two parcels of vacant commercial land. The City's commercial/industrial zone, which runs southward to the City limits, remains undeveloped and would offer areas for a number of tourist related activities. In addition, most of the undeveloped land, lying on the east side of the City, is in the residential/agricultural zone (RA). There is a significant amount of land that would be suitable for tourist-commercial activities.

With the development of the Oregon Raceway Park, 2 miles east of the City, it is anticipated the racing enthusiasts and the spectators will require additional tourist-commercial facilities, including restaurants, motels, and automotive service facilities. In order to provide these types of services, the City will have to look at establishing a municipal wastewater collection and treatment facility. The City is already taking steps in that direction by authorizing the MCEDD to begin researching grant programs for the completion of a feasibility study to provide a municipal system.

Most funding agencies involved in the development of municipal wastewater collection and treatment systems will not fund undocumented growth. The City's formal projected population is only for a slight amount of growth over the 20 year planning period. Therefore the City should look to do a number of things to facilitate future development in the City.

1. Initiate the Feasibility Study for the municipal wastewater collection and treatment facility.
2. Once the funding necessary to establish such a facility is obtained, the City should immediately begin an analysis and preparation of ordinances establishing Systems Development Charges (SDC).
3. The City should encourage developers of both housing facilities and commercial/industrial facilities to participate with the City in developing municipal wastewater facilities. This would include allowing major developments to provide the funding to initially develop, or enlarge, a municipal wastewater system and a domestic water system if necessary.
4. The City will work with Sherman County and the Sherman Development League to seek matching funds for any grant/loan programs that may be necessary to get the City to a sustainable population.
5. The City may wish to look at the development of latecomer ordinance. This ordinance would require reimbursement to firms or individuals who paid for additional capacity in the municipal systems, both water and sewer, in order to provide service to latecomers to the City. This is becoming more common to do this in order to get the initial services.

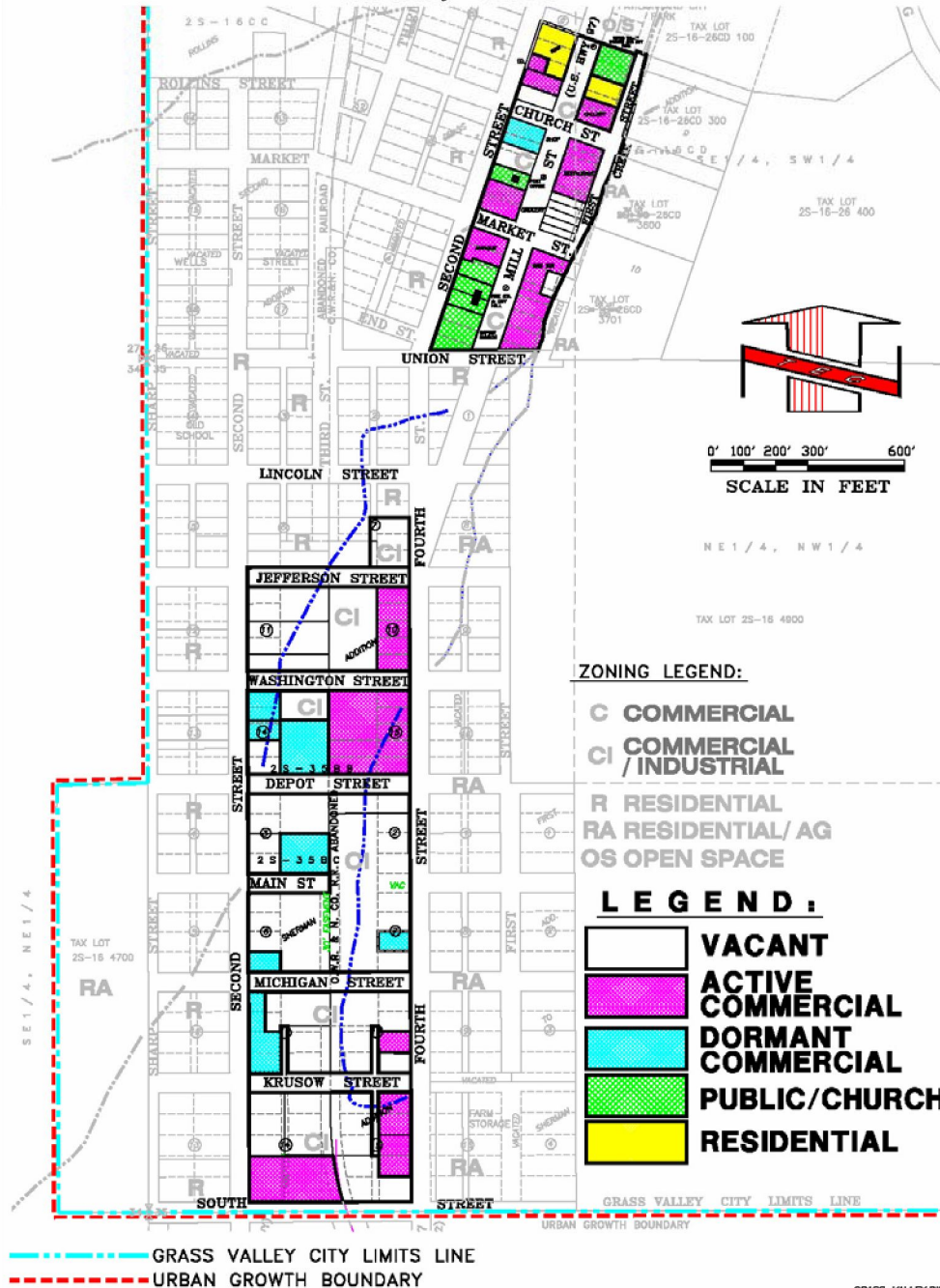
FUTURE DEVELOPMENT

The future development of Grass Valley depends in a large sense on the existing residents of the community. The City does not have a municipal wastewater collection and treatment facility, and without such, it will be very difficult for any high-density urban uses including tourist/commercial activities, such as motels, hotels, or restaurants, to locate without the ability to connect to a municipal sewer system. The use of subsurface sewage disposal will require a great deal more land area than may be available. The City is taking steps to seek funding for the development for a feasibility study for such a system.

With the development of the Oregon Raceway Park, one to two miles east of Grass Valley, it is anticipated a number of tourist-oriented facilities will be needed and will be forthcoming in the community. If a sewer system is not available, the tourist/commercial activities will undoubtedly move towards Moro, some nine miles to the north. Conversations with the raceway park officials indicate they intend to break ground for actual construction in the year 2007.

CITY OF GRASS VALLEY

IN SECTIONS 26 AND 35,
TWP. 2 SOUTH, RANGE 16 EAST, W.M.
SHERMAN COUNTY, OREGON
APRIL, 2007



COMMERCIAL BUILDABLE LANDS INVENTORY

GRASS_VALLEY.DWG

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
409 LINCOLN STREET
THE DALLES, OREGON 97068
PH. 541-296-9177 FAX 541-296-8857

POLICY STATEMENTS

City of Grass Valley

GOALS AND POLICIES

Part I. Introduction

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

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 reviewed on a regular basis.
2. That the resource information shall be updated every 5 years or when new and important information becomes available.

Part III. Citizen Participation

Goal III.

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

Policies III.

1. That all land use planning meetings shall be open to the public.
2. That all land use planning meetings shall be advertised in the general circulation newspapers.
3. That any residents of the community shall be allowed to participate as a member of the planning committee.

Part IV. Physical Characteristics

Goal IV.

- A. To prevent soil erosion and maintain water quality in 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 Barnum Canyon Creek be kept clean and free of debris which can, during periods of rapid runoff, cause additional flooding to occur
3. That the City will limit conflicting uses along Barnum Creek to protect the riparian habitat.

B. To preserve historical sites and buildings that are worthy of historic preservation.

Policy IV.

1. That the city shall encourage the preservation of the Sherman County Courthouse as an historic building.
2. That the city will limit conflicting uses of identified historical structures.

Part V. Social Characteristics

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 (1) 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.

7. That the City shall encourage the Northeast Sherman County irrigation development project.
8. That the City shall encourage the location of a consolidated agency service center within Grass Valley.

Part IV. Community Facilities and Services

Goal VI.

- A. To provide for efficient development and maintenance of public 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 investigate funding for the completion of a wastewater collection and treatment Feasibility Study.
5. That the city shall not provide 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 are 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. That roads created in subdividing or land parceling shall be designed to tie into existing road systems and overall road design approved by the City Council.
10. That street rights-of-way and all other public lands shall be evaluated for public use prior to being vacated. These uses may be agricultural or park, open space and other public uses.

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.
12. The City shall require all development to comply with State and Federal environmental rules, regulations and standards.
13. The city shall coordinate with ODOT in implementing its improvement program.
16. The Transportation System Plan and Land Use Review Policies (Ord No. 249)
 - 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.
17. Local-State Coordination Policies (Ord No. 249)

- 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.
18. Protection of Transportation Facilities Policies (Ord No. 249)
- 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

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

Goal VIII.

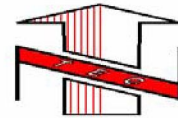
- A. To provide for on orderly and efficient transition from rural to urban use.

Policies VIII.

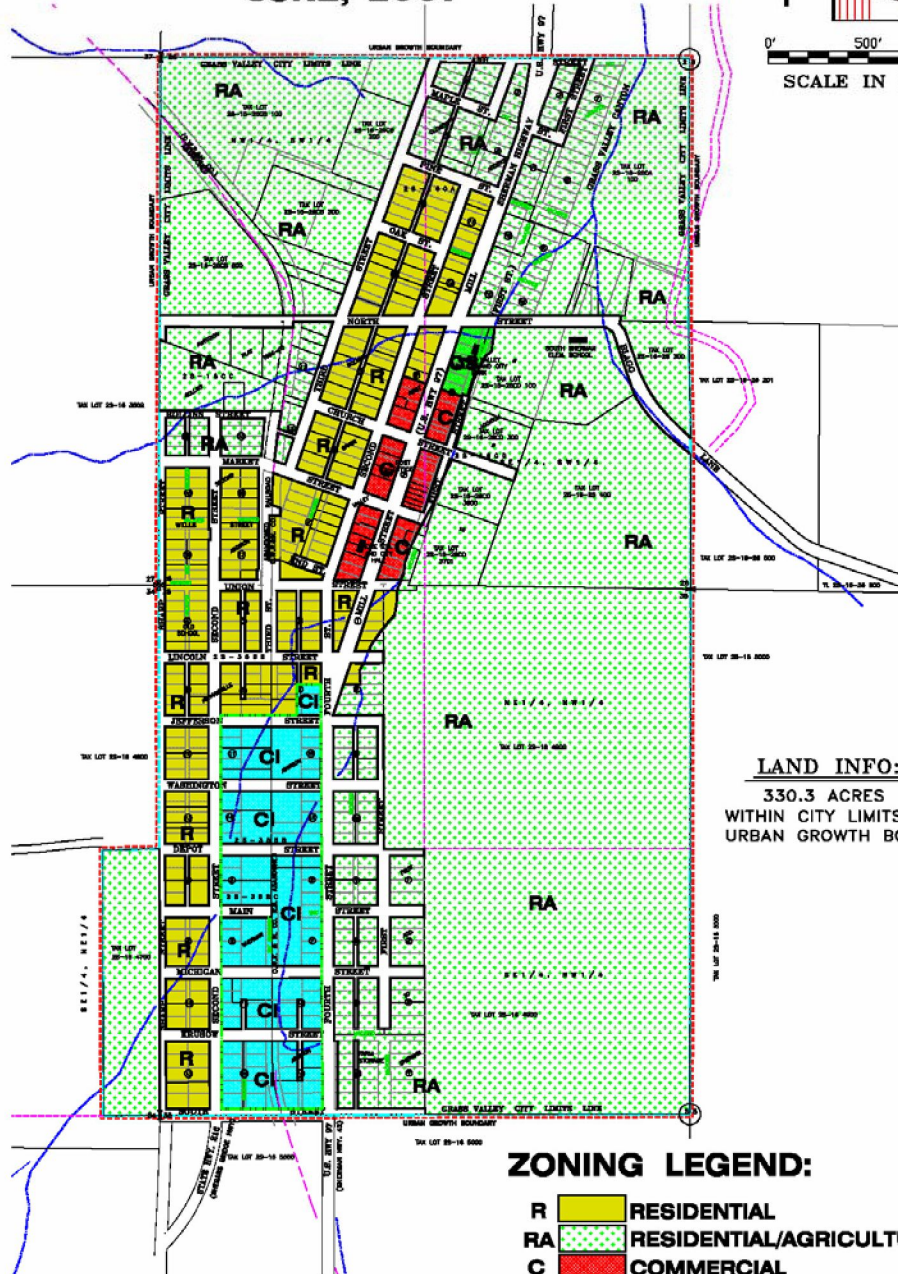
1. That additional city growth shall remain inside the designated urban growth boundary.
2. That the costs for water, sewer, streets and other improvements deemed necessary by tile City Council for unimproved land being converted to urban uses shall be borne by the developer.
3. That commercial and high-density 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 basis 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.

CITY OF GRASS VALLEY

IN SECTIONS 26, 34 AND 35,
TWP. 2 SOUTH, RANGE 16 EAST, W.M.
SHERMAN COUNTY, OREGON
JUNE, 2007



0' 500' 1000'
SCALE IN FEET



LAND INFO:

330.3 ACRES
WITHIN CITY LIMITS AND
URBAN GROWTH BOUNDARY

ZONING LEGEND:

R	RESIDENTIAL
RA	RESIDENTIAL/AGRICULTURAL
C	COMMERCIAL
CI	COMMERCIAL/INDUSTRIAL
OS	OPEN SPACE

--- GRASS VALLEY CITY LIMITS LINE
--- URBAN GROWTH BOUNDARY

ZONING/ COMP. PLAN MAP

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