



# Oregon

Theodore R. Kulongoski, Governor

**Department of Land Conservation and Development**

635 Capitol Street, Suite 150

Salem, OR 97301-2540

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Fax (503) 378-5518

www.lcd.state.or.us

## 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 Rufus 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  
Sabrina Absolon, City of Rufus  
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 Rurus**

Local file number: **001-07**

Date of Adoption: **6/13/2007**

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:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
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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

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**DLCD file No.** \_\_\_\_\_

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

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Local Contact: **Sabrina Absolon, City Recorder**

Phone: **(541) 739-2321** Extension:

Address: **P.O. Box 27**

Fax Number: - -

City: **Rufus**

Zip: **97050-**

E-mail Address:

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## **ADOPTION SUBMITTAL REQUIREMENTS**

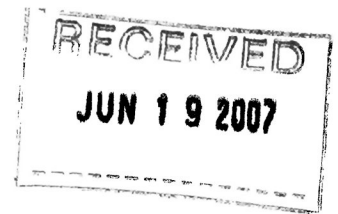
This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

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: [webservice.lcd.state.or.us](http://webservice.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](mailto: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](mailto:mara.ulloa@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.





City of Rufus  
Ordinance No. 01-06-07

AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN  
AND COMPREHENSIVE PLAN/ZONING MAP FOR THE CITY AND  
REPEALING THE CITY'S 1978 COMPREHENSIVE PLAN, AS  
ADOPTED BY ORDINANCE NO. 6-78-A, AND ALL SUBSEQUENT AMENDMENTS  
TO THAT ORDINANCE AND DECLARING AN EMERGENCY

The City of Rufus 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 16, 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 13, 2007. At the close of the public hearing, Council moved unanimously to adopt the new Comprehensive Plan.

ADOPTION OF THE COMPREHENSIVE PLAN TEXT AND COMPREHENSIVE  
PLAN/ZONING MAP

1. Repealer  
The 1978 Comprehensive Plan, as adopted by Ordinance #6-78-A, and all subsequent amendments to it are hereby repealed.
2. Adoption  
Now therefore, common council of the City of Rufus 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 13<sup>th</sup> day of June, 2007.

CITY OF RUFUS  
  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Recorder

**CITY OF RUFUS**  
**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**

### **RUFUS CITY COUNCIL MEMBERS**

Clifford Jett, Mayor  
Sharon Nolan, President of Council  
Richard Misener  
William Beers  
Dean Brege

### **CITY STAFF**

Sabrina Absolon, City Recorder  
Ron Jensen, Public Works  
Sue Jackson, Community Center

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# **INTRODUCTION**

## **2006 UPDATE**

The original Comprehensive Land Use Plan for the City of Rufus was completed between 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, Rufus, Grass Valley, and Moro, 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 Rufus. 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 Rufus 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 RUFUS**

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 Rufus 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 then 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 Rufus 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 Rufus 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 Rufus.

# **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 "Rufus Comprehensive Plan/Zoning Map".

## **CITIZEN PARTICIPATION**

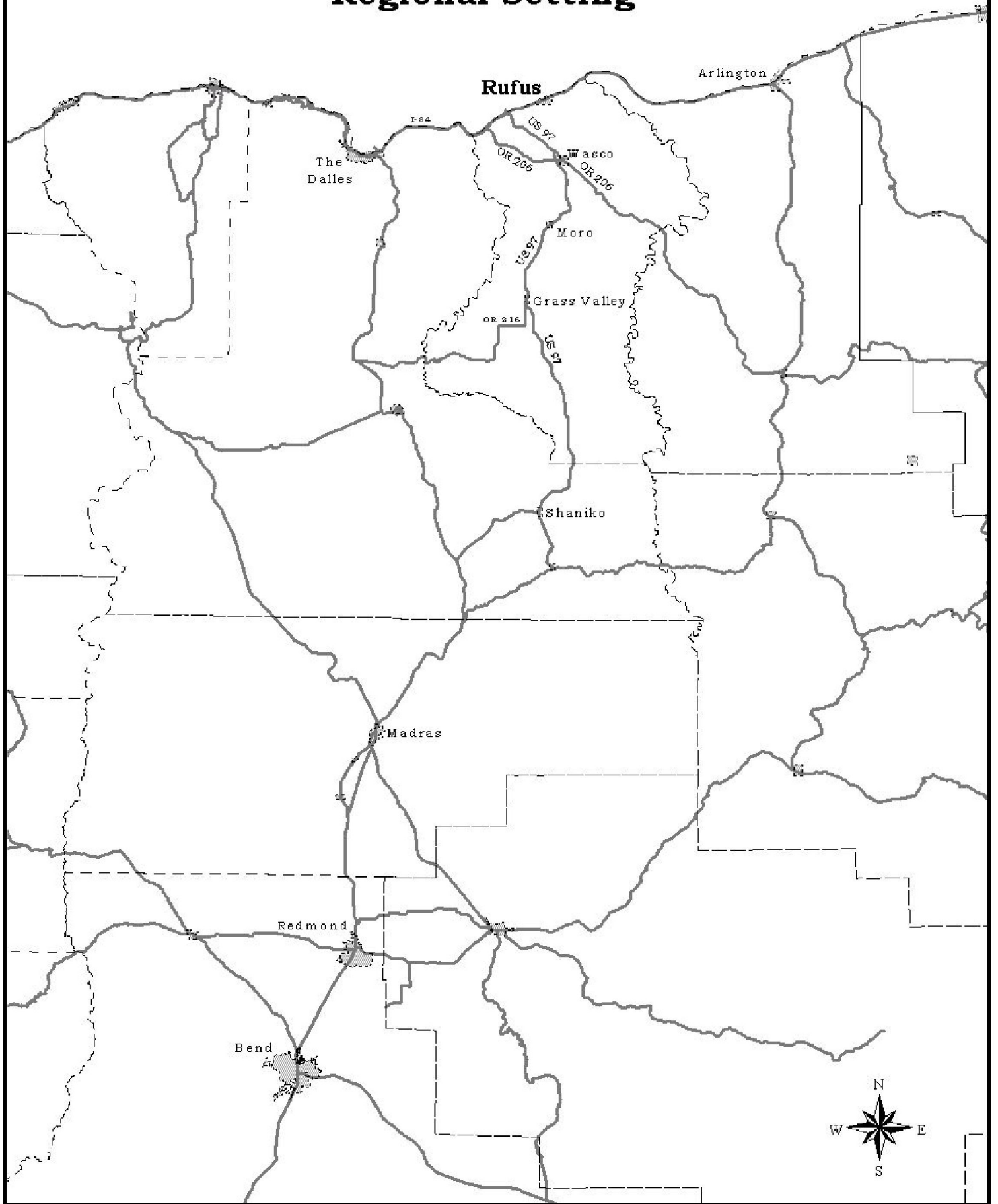
The City of Rufus does not have an established Planning Commission. The City Council is responsible for the administration of the Comprehensive Plan and Zoning and Subdivision Ordinances. The City Council has served in that capacity since the development of the City's Land Use Program in 1978. Given 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 Rufus.

- Notification to the general public of scheduled meetings of the City Council acting 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 in the City Hall.
- Insure that all information gathered is made available to the general public.

# Regional Setting



# PHYSICAL CHARACTERISTICS

## GENERAL PHYSICAL SETTING

The City of Rufus located in northern Sherman County, adjacent to the Columbia River and I-84. It is twenty miles north of Moro, the county seat, twenty-five miles east of The Dalles, and two miles downstream from the John Day Dam. At an elevation of 200 feet, Rufus sits in the Columbia Basin at the base of what becomes a high plateau.

Rufus is a low-density tourist and agricultural service center on the perimeter of an area of expansive wheat farms. 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. Its location on a well-traveled highway connecting with the Sam Hill Bridge gives Rufus potential as a residential location for workers in Klickitat County in Washington.

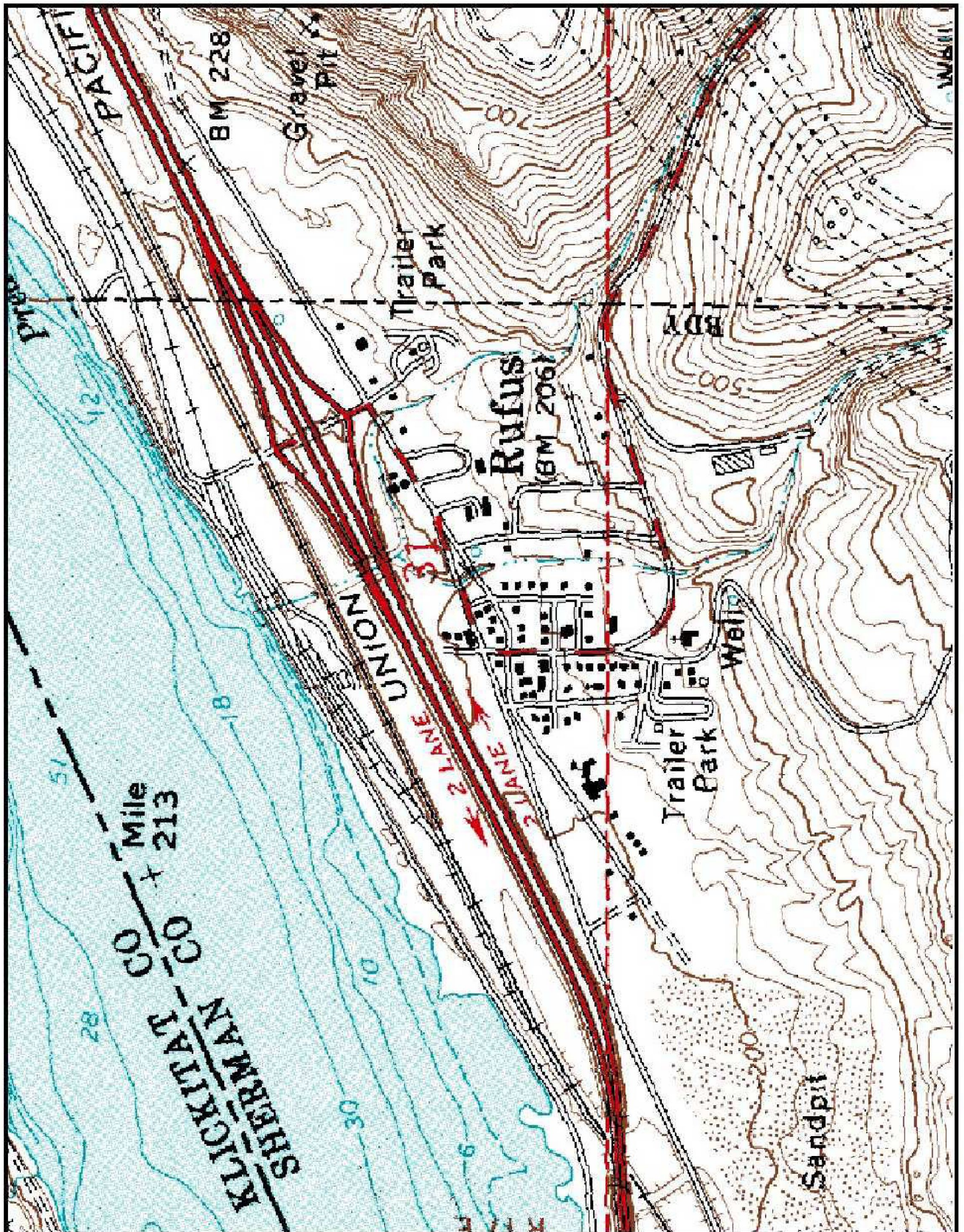
Rufus is a member of the Mid-Columbia Economic Development District (MCEDD). The District is comprised of five counties: Hood River, Wasco, and Sherman Counties in Oregon and Klickitat and Skamania Counties in Washington (see location map). The District has three distinct geographical provinces of which 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; Rufus is located in the Gorge province bordering the High Plateaus. The Columbia River contains the transportation corridors and the bulk of the regional population.



## **TOPOGRAPHY AND DRAINAGE**

The topography of Rufus is characteristic of this area of the Columbia River Gorge. Beginning at the riverbank there is a gradual increase in elevation from 180 feet to about the 300 to 400 foot level. From there elevation change is rapid, especially where thick talus has accumulated below the rim-rock cliffs. Two canyons, Scott and Gerking, make up the remainder of the major topographic features.

The elevation of the developed portion of the city is between 200 and 260 feet, and within the city limits there is an elevation change of more than 500 feet. The city limits delineate an area of approximately 745.9 acres.



## **CLIMATE**

The monthly average low temperature in Rufus is 0-14° Fahrenheit in January and February and the monthly average high is 98-99° Fahrenheit in July and August. The hottest month is July while the coldest month is January, and the wettest month of the year is December. The average annual precipitation is 300 mm.

## **GEOLOGY AND NATURAL HAZARDS**

Rufus is located primarily on Quaternary fan deposits of varying ages and sand, which are thought to have been deposited by the Missoula flood nearly 32,000 years ago.

Geologic units near Rufus are steep slopes of Columbia River Basalt, stream terraces of older alluvium, and a complex of superficial deposits. The steep slopes require that particular attention be paid to such mass-movement hazards as rockfall and rockslide, especially when cutting in thicker talus. Flooding and erosion are principal geological hazards for this area. Gerkling and Scotts Canyons contribute to the inundation problem. The most recent instance of torrential flooding with erosion and deposition was in 1964. See Geologic Hazards Map.

## **WILDLIFE RESOURCES**

Wildlife habitat within the developed urban area is not diverse. However, the rural nature of Rufus and its proximity to the Columbia River provide a fair variety of wildlife species.

Wildlife habitat in the urban area consists primarily of introduced vegetation such as fruit and ornamental trees and shrubs and shade trees. Small vacant areas contain some native grasses but for the most part, understory species are confined to weeds and brush.

The riparian areas, vegetation associated with streams and moist areas along the Columbia River and Scott Canyon, contain a variety of vegetation of which willows and other perennial species provide nesting cover, escape cover and a food supply for wildlife species.

A majority of the wildlife species found within the urban area is of the non-game or non-consumptive classification. Bird life dominates the wildlife fauna, with most-being nesting or seasonal visiting songbirds. Upland species such as the ring-necked pheasant, California (Valley) quail and the chukar partridge can also be found within the urban area.

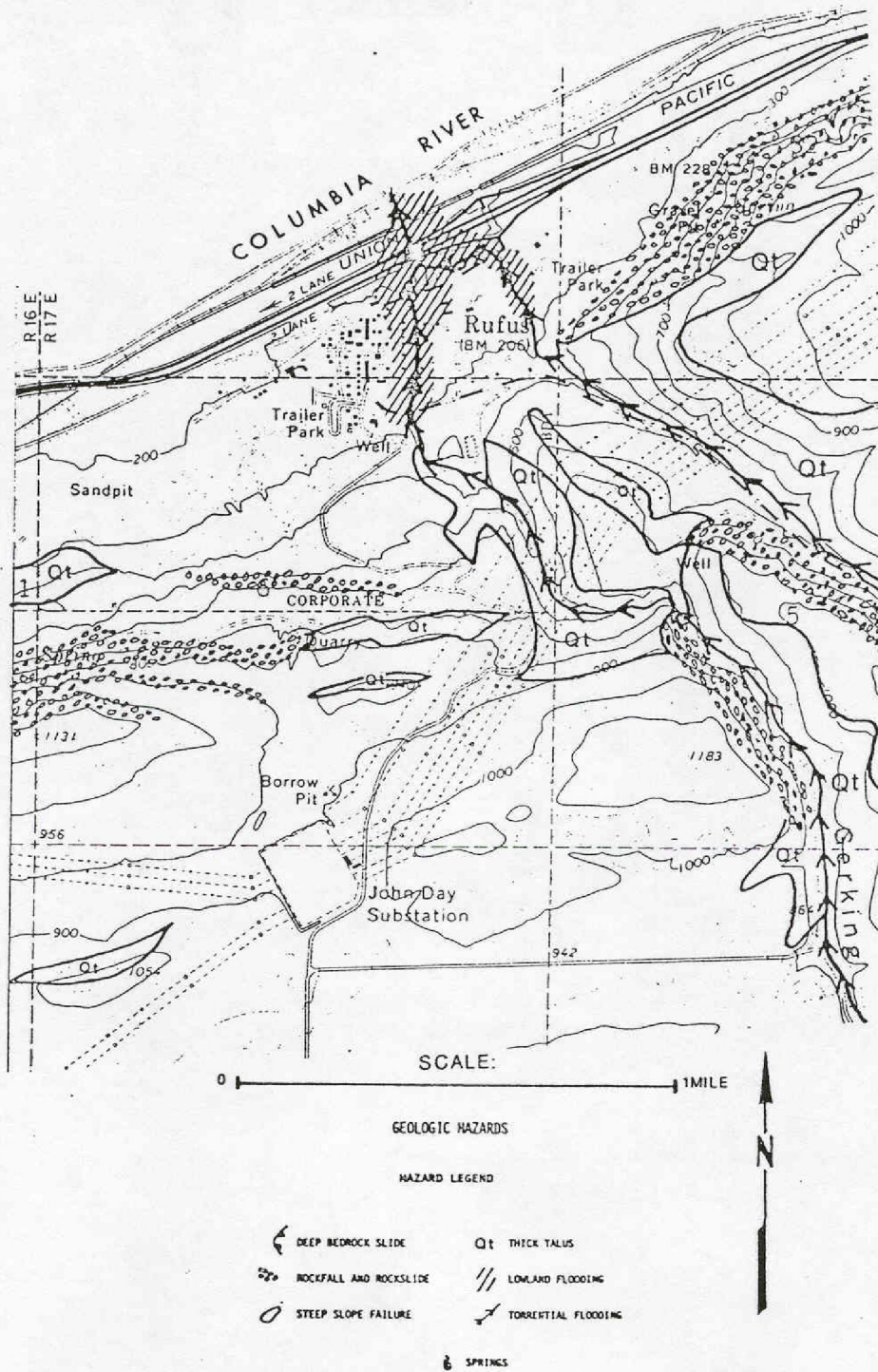
The Rufus Gravel Bar, area along the Columbia River, serves as a major waterfowl wintering area. Several thousand wintering waterfowl can be observed using the gravel bar area where the Canada goose and mallard duck are the most common species. Twenty-one species of waterfowl, the osprey and the bald eagle take refuge or feed on these needed gravel bar areas. Wildlife resources in the Rufus area cannot be measured in terms of economics. Primary values exist in aesthetics and to many people, determine the livability of the area. Bird watching and the presence of wildlife in and adjacent to the Rufus area are the important aspects that many have come to enjoy.

## **MINERAL AND AGGREGATE RESOURCES**

There are not any developed aggregate or mineral sites located within the city limits of Rufus. 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 immediately adjacent to the city limits on the north.

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

RUFUS  
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 origins of Rufus began in 1884 with the arrival of Rufus C. Wallis from Tennessee. The first name of the town was Wallis Station in honor of Mr. Wallis who ran a ferryboat and a warehouse and was considered the second largest wheat shipper on record. The early town site consisted of approximately five acres, which Wallis surveyed, platted and deeded to the City out of his homesteaded area in 1892. Rufus Wallis eventually moved to Klickitat, Washington but later returned to Rufus where he spent his remaining years.

Rufus' population experienced an expansion period after the flood of 1894, which literally washed out the neighboring town to the west, Grant. Grant was never rebuilt and the majority of its citizens moved to Rufus. Before that, Rufus flourished when William H. Biggs, at a legislative session in Salem in 1885, succeeded in securing passage of a bill which compelled the railroads to place sidings where needed, and two of those places were Biggs and Rufus.

Rufus' third major growth period came during the construction of the John Day Dam between the years of 1959 and 1968, Interstate 84, and other nearby federally funded construction projects. Incorporation as a City came in 1965 with a population of 625. It had developed as a service and residence center for construction workers. As the projects were completed, between 1965 and 1970, the population declined to 317 in 1970. Although today there are not as many businesses as in the past, the mild climate of Rufus and its location close to The Dalles has resulted in a number of people choosing Rufus for a place of retirement.

## **POLITICAL STRUCTURE AND ADMINISTRATIVE FACILITIES**

Rufus, which was incorporated in 1965, is administered by a mayor and four city council members who meet as a committee of the whole unless a specific ad hoc committee is appointed. Council members serve four year terms and half are elected anew every two years. The term of office for mayor is two years. The Council meets once a month on the second Wednesday in City Hall. Salaried employees include a part-time Recorder-Treasurer and a utility man.

Rufus 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 Rufus, as does U.S. Representative District 2. The 7th Circuit Court has jurisdiction over Sherman County, including Rufus.

## **POPULATION CHARACTERISTICS**

The City was originally incorporated in 1965. At that point, it had a population of 625. The first census recording for the City was in 1970, when the population was listed at 317. The population history of the community is shown on the Table #1.

**Table #1  
RUFUS POPULATION HISTORY**

<b>Year</b>	<b>Population</b>
1965	625
1970	317
1980	352
1990	895
2000	268
2004	270
2005	270

## **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**

<b>Year</b>	<b>Population</b>
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. Rufus’s population is shown to rise only slightly, to a total of 317, 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 Rufus of 317 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. The new population certification from PSU, for 2006 was released and the population of Rufus is listed at 270, which is slightly less than the 20-year projection.

# ECONOMIC CONDITIONS

## OVERVIEW

The City of Rufus serves as a small service community providing goods and services to I-84 traffic, ranches, and farms within an approximately five to seven mile driving radius from the City. It is approximately nine miles from Wasco, and 27 miles from Grass Valley. Wasco and Grass Valley 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 Rufus indicated a total of 33 jobs available in the community. The major employers are tourist related services, including a restaurant and minimart. The commercial area of the City is spread along the entire freeway frontage and there are a number of vacant lots/parcels. There is not enough population to support retail stores of any size or other common goods and services offered in small communities. The City has attempted to bolster the economy over the years—with no appreciable success. However, that is changing as will be seen in the following economic opportunities analysis.

## 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 Moro, 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 RUFUS**

The City of Rufus is located on the interstate and, as such, is in a good location for general industrial development. The City has just sited a concrete home manufacturing plant on 10 acres of the City's 60-acre industrial site. Once underway, the operation expects a beginning employment base of 45. This will have a significant impact on the City's economic base.

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. Rufus has the best opportunity for industrial expansion because of its location on I-84 and its being adjacent to the Union Pacific Railroad and the Columbia River. Interstate 84, providing direct freeway access to the Portland urban area, is directly accessible at Rufus. 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 Moro is located nine miles south of Wasco, and Grass Valley is located nine miles south of Moro. 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. Cell phone service in Wasco and Moro is difficult in the downtown core areas. Additional repeater towers are needed to serve those locations.

## **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, including Rufus. 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 Rufus. Already local businesses are ramping up to provide goods and services to the construction workers involved in Klondike II. 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.

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 Rufus and Moro.

## **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 Moro. 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 siting 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. The company has obtained ten acres of the City's industrial land and anticipates having 15 employees onsite within a year.

## **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. More 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, Moro, 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 10 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 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 Rufus 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 that 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 501(C)3 a non-profit organization, 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.

<b>Name of Employer</b>	<b># of Jobs</b>	<b>Location</b>
Azure Farms	55	Moro
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 Rufus dates to before the turn of the 20th Century and to new homes being constructed or placed within the 10 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 162 units. 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 one mobile home park. The Buildable Lands Inventory Map was updated in 2001. A tabulation spreadsheet is attached. There is approximately 44 acres of vacant land in the Residential-1 Zone, which may be urbanized over time.

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 Auscrete, the City should begin to see some new subdivision development.



# LANDS INVENTORY WORKSHEETS

Community Rufus, Oregon Date June 29, 2001

BUILDABLE RESIDENTIAL LANDS WORKSHEET								
Site # (Tax lot #, etc.)	County Assessor's Map Identification	Gross Vacant Acreage (Step 1)	<i>minus</i> Environ- mentally Unbuildable Vacant Acres (Step 2)	<i>equals</i> Gross Buildable Vacant Acres	<i>minus</i> Acres for Public Facilities (25%) (Step 3)	<i>equals</i> Net Buildable Vacant Acres	<i>plus</i> Redevel- opable Acres (Step 4)	<i>equals</i> Total Net Buildable Acres
<b>Single family (LDR-1)</b>								
2000	2N 17 6AB	0.23		0.23		0.23		0.23
100	2N 17 6AB	1.83	.83	1.00	0.25	0.75		0.75
1900	2N 17 6	0.51		0.50	0.01	0.49		0.49
2100 (Lot 3)	2N 17 6	36.57	6.53	30.04	7.50	22.54		22.54
2102	2N 17 6	0.05	0.05	0.00		0.00		0.00
500	3N 17 31	0.00						0.00
1000	3N 17 31CD	0.09		0.09	0.09	0.00		0.00
1300	3N 17 31CD	0.31		0.31		0.31		0.31
1401	3N 17 31CD	0.05		0.05	0.05			0.00
1801	3N 17 31DC	0.24		0.24		0.24		0.24
2200	3N 17 31DC	0.23		0.23		0.23		0.23
3101	3N 17 31DC	0.10		0.10		0.10		0.10
4200	3N 17 31DC	0.09		0.09	0.09			0.00
5000	3N 17 31DC	0.10		0.10		0.10		0.10
5400	3N 17 31DC	0.12		0.12		0.12		0.12
1105	3N 17 31DD	2.55	0.55	2.00	0.50	1.50		1.50
1106	3N 17 31DD	6.10	3.00	3.10	0.78	2.32		2.32
1107	3N 17 31DD	0.30		0.30		0.30		0.30
1700	3N 17 31DD	0.27		0.27		0.27		0.27
2200	3N 17 31DD	0.77		0.77	0.20	0.57		0.57
2202	3N 17 31DD	0.11		0.11		0.11		0.11
2702	3N 17 31DD	0.01	0.01	0.00		0.00		0.00
<b>Subtotals</b>				<b>39.65</b>	<b>9.47</b>	<b>30.18</b>	<b>0.00</b>	<b>30.18</b>
<b>Multi family (MDR-1)</b>								
2100 (Lot 3)	2N 17 6	4.89	0.40	4.49	1.12	3.37	0.00	3.37
<b>Subtotals</b>				<b>44.14</b>	<b>10.57</b>	<b>33.55</b>	<b>0.00</b>	<b>33.55</b>
<b>Other Plan/Zone Designations, Etc.</b>								
<b>Subtotals</b>								
<b>Total Net Buildable Residential Acres:</b>							<b>0.00</b>	<b>33.55</b>

BUILDABLE COMMERCIAL LANDS WORKSHEET								
Site # (Tax lot #, etc.)	County Assessor's Map Identification	Gross Vacant Acreage (Step 1)	<i>minus</i> Environmentally Unbuildable Vacant Acres (Step 2)	<i>equals</i> Gross Buildable Vacant Acres	<i>minus</i> Acres for Public Facilities (25%) (Step 3)	<i>equals</i> Net Buildable Vacant Acres	<i>plus</i> Redevelopable Acres (Step 4)	<i>equals</i> Total Net Buildable Acres
400-001	2N 16 1	0.17		0.17	0.17	0.00		0.00
400-002	2N 16 1	0.35		0.35	0.35	0.00		0.00
400-003	2N 16 1	0.13		0.13	0.13	0.00		0.00
400-004	2N 16 1	0.39		0.39	0.39	0.00		0.00
400-005	2N 16 1	0.00						0.00
600-001	2N 16 1	0.30		0.30	0.30	0.00		0.00
600-002	2N 16 1	0.13		0.13	0.13	0.00		0.00
600-003	2N 16 1	0.10		0.10	0.10	0.00		0.00
600-004	2N 16 1	0.27		0.27	0.27	0.00		0.00
600-005	2N 16 1	0.00						0.00
100	3N 17 31CD	1.02	0.02		0.25		0.75	0.75
300	3N 17 31DA	1.37	0.12	1.25	0.31	0.94		0.94
100	3N 17 31DC	0.57		0.57	0.14	0.43		0.43
200	3N 17 31DC	1.10	0.10	1.00	0.25	0.75		0.75
600	3N 17 31DC	0.05	0.05	0.00				0.00
800	3N 17 31DC	0.14	0.14	0.00				0.00
900	3N 17 31DC	1.02	0.02	1.00	0.25	0.75		0.75
901	3N 17 31DC	0.91	0.01	0.90	0.23	0.67		0.67
1400	3N 17 31DC	0.00						0.00
1500	3N 17 31DC	0.04	0.04	0.00		0.00		0.00
3500	3N 17 31DC	0.11		0.11	0.03	0.08		0.08
3900	3N 17 31DC	0.11		0.11	0.03	0.08		0.08
100	3N 17 31DD	0.75					0.75	0.75
300	3N 17 31DD	0.23	0.23	0.00		0.00		0.00
900	3N 17 31DD	0.55		0.55	0.14	0.41		0.41
1000	3N 17 31DD	0.38		0.38	0.10	0.28		0.28
1400	3N 17 31DD	0.23		0.23	0.06	0.17		0.17
201	2N 17 6	0.75	0.25	0.50	0.13	0.37		0.37
<b>Subtotals</b>				<b>7.94</b>	<b>3.76</b>	<b>4.18</b>	<b>1.50</b>	<b>5.68</b>
<b>Other Plan/Zone Designations, Etc.</b>								
<b>Subtotals</b>								
<b>Total Net Buildable Commercial Acres:</b>							<b>1.50</b>	<b>5.68</b>

BUILDABLE INDUSTRIAL LANDS WORKSHEET								
Site # (Tax lot #, etc.)	County Assessor's Map Identification	Gross Vacant Acreage (Step 1)	<i>minus</i> Environmentally Unbuildable Vacant Acres (Step 2)	<i>equals</i> Gross Buildable Vacant Acres	<i>minus</i> Acres for Public Facilities (25%) (Step 3)	<i>equals</i> Net Buildable Vacant Acres	<i>plus</i> Redevelopable Acres (Step 4)	<i>equals</i> Total Net Buildable Acres
*2400	2N 17 6	60.50	6.50	54.00	10.00	44.00		44.00
<b>Subtotals</b>						<b>44.00</b>	<b>0.00</b>	<b>44.00</b>
<b>Other Plan/Zone Designations, Etc.</b>								
<b>Subtotals</b>								
<b>Total Net Buildable Acres:</b>							<b>0.00</b>	<b>44.00</b>

\*This parcel shows on numerous maps as zoned *Industrial*. The official documents cannot be found to determine the validity of this designation. Therefore, it is recommended that the parcel be rezoned under current procedures to properly document the zoning.

**CITY OF RUFUS**

USABLE LANDS INVENTORY  
June, 2001

Land Available for Residential Development (in-fill):

Map #	General Area	Housing Units	Options	Relative Cost to Provide Services
2N17 6AB	Lot 2000, South on Girkling Rd. (.23 acre)	1	Narrow lot with topography, possible single mobile site But minimal parking	Rock, across from water tanks Services to site.
3N17 31CD	Lot 1300, Flemmers Addition, West on Highway 30	1	R-10, Mobile Home on site	Services to site
3N17 31DC	Lot 1801, Murray St.	2	R-5, Some structures on site	Services to site
3N17 31DC	Lot 2200, across from Post Office	1	R-5, Preparation of lot for construction, narrow lot	Services to site
3N17 31DD	Lot 1107, East end on Fields	1	R-10, Good view lot	Water to site
3N17 31DD	Lot 1700, Murray St.	1	R-10, Winter parking for Motorhome, 100 yr. floodplain	Services to site
3N17 31DD	Lot 2200, Murray St.	1	R-1, Dispute over boundary, survey needed, odd configuration, topography	Service to site
2N176	Parcel 2100, Lot 3, Approx. 25 usable acres	60+	Possible multi-family; 3-acre section near the school, within R-10; balance of acreage within Res-Ag	Infrastructure and access costs; near wastewater treatment system
3N17 31DD	Parcel 1100, access off Fields Street	12	Res-Ag, Prime for subdivision Good view lots	Services to site,
3N17 31DD	Parcel 1105, adjacent to 1100	3	Res-Ag, Subdivision, partial floodplain	Landlocked, infrastructure costs, can only be developed with Lot 1100
3N17 31DD	Parcel 1106, adjacent to 1105	2	Res-Ag, one half floodplain and drainage,	Landlocked, access and topography costly to develop without 1100 & 1105
	<b>TOTAL</b>	<b>85</b>		

**CITY OF RUFUS**

USABLE LANDS INVENTORY  
June, 2001

Available Land for Commercial Development:

Map #	General Area	Temp Use	Options	Relative Cost to Provide Services
2N176	Parcel 201, Scott Canyon Rd.	Vacant	Approximately .40 Acre usable	Utilities across highway
3N1731 CD	Parcel 100, Hwy 30 (First Street)	Truck Parking	Approximately .75 acre usable, triangular configuration	Services to site
3N1731 DA	Parcel 300, Hwy 30 (First Street)	Truck Parking	Configuration limitation, Recommended site for Info center & park, Rufus interchange	Services to site
3N1731 DC	Parcel 100, Hwy 30 (First Street)	Truck Parking	100 year floodplain	Services to site
3N1731 DC	Parcel 200, Hwy 30 (First Street)	Truck Parking/Storage	100 year floodplain, adjacent to restaurant	Services to site
3N1731 DC	Parcel 900, Hwy 30 (First Street)	Truck Parking	Good potential	Services to site
3N1731 DC	Parcel 901, Hwy 30 (First Street)	Truck Parking	Good potential	Services to site
3N1731 DC	Lot 3500, Main Street	Storage Yard	Adjacent lot to commercially zoned Lot 3600 w/building being used as residence. Two lots could be redeveloped for commercial corner.	Services to site
3N1731 DC	Lot 3900, corner of Second and Third Streets	Mobile Home on Lot	Small commercial lot	Services to site
3N1731 DD	Parcel 900, Hwy 30 (First Street)	Vacant	Corner in 100 year floodplain, across from Rufus interchange, small lot size	Services to site, rocky terrain

3N1731 DD	Parcel 1000, Hwy 30 (First Street)	Wood Storage	Small commercial lot	Services to site
3N1731 DD	Parcel 1400, Hwy 30 & Murray Street	Shed & City well	Small commercial lot	Services to site

# COMMUNITY FACILITIES AND SERVICES

## COMMUNITY SERVICES

### Police Protection

City of Rufus 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 18 miles to the South.

### Fire Protection

The City works cooperatively with the Rufus Volunteer Fire Department. The City supports the four volunteer firemen. The City of Rufus and the Rufus Volunteer Fire Department maintain a building that house a main Pump Truck, Rural Brush Rig, Pumper, and Rural Tanker. The Rufus Volunteer Fire Department covers the entire County if need be, under a mutual aid agreement, signed by all parties involved.

## EDUCATION FACILITIES

There are no schools in Rufus. The following is a discussion of the educational facilities in the County.

### 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 Rufus, 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 homeschooled.

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, 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.

Many Rufus residents travel to The Dalles and use the Wasco County Library as well.

## **Historical Sites**

There is but one historic structure in the City, that of the Rufus Community Center, which formally served as the Rufus Elementary School. The building was constructed in 1929 and now serves as a Community Center, offering senior services and other community activities. The City recently applied for a CDBG Grant to upgrade the electrical system at ADA access facilities and revamp the heating, ventilation, and air conditioning system.

## **MAINTENANCE AND REFUGE DISPOSAL**

### **Streets and Park Maintenance**

The City of Rufus maintains the Community Center. There are no municipal parks in the City. Rufus lies adjacent to the parks created by the John Day River Dam, just slightly upstream of Rufus on the Columbia River and within the 3 miles of the LaPage Park on the John Day River, on Interstate 84.

The City maintains the streets, which are surfaced and to a certain extent maintains the unimproved, or graveled, streets throughout the City.

### **Solid Waste Disposal**

The City utilizes the services of The Dalles Disposal Service for solid waste collection. The solid waste is then transferred to the Regional Landfill at Arlington. The City is considering going to mandatory garbage service.

## **COMMUNICATION FACILITIES**

### **Postal Service**

The Post Office in Rufus receives and dispatches mail six days a week, Monday through Saturday, with mail arriving from Portland. 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 and also AT&T, is now providing telephone service. Cell phone service is excellent in Rufus.

## **Newspaper**

*Condon Times* and *The Dalles Chronicle* is distributed by county delivery to homes in the community. A motor route driver delivers copies of the *Oregonian* in Sherman County on Sundays.

## **Health Facilities**

There is a visiting nurse practitioner in the Moro Medical Center. All other health issues are generally taken to the City of The Dalles, some 25 miles to the west.

## **UTILITIES**

### **Electric Service**

Residents of Rufus receive their electricity from Pacific Power and Light Company and Wasco Electric Company. 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, Grass Valley, Rufus, and Gordon Hollow.

### **Water System**

In 2001 Rufus upgraded the water system from a 25,000-gallon storage to 370,000-gallons of storage. All of the main lines through town were replaced and seventeen fire hydrants were added to the existing 3 hydrants.

### **Sanitary Sewer Service**

In 1974 the City installed a new wastewater collection system and stabilization ponds to treat wastewater. Leakage problems caused the system to be reduced in size from a population capacity

of 800 to 300. The System is currently under construction to rehabilitate the ponds and include an underground seepage system. Projected capacity will serve growth from the 270 population to 400. The system will also have the ability to handle more population with future expansion of the drip fields.

## **TRANSPORTATION SYSTEM PLAN**

In the year 2001, the City of Rufus and the other three incorporated cities of Sherman County, including Wasco, Grass Valley, and Moro, 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 Rufus 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 Rufus. There are no geothermal or hydropower opportunities. However, the City is at the northerly edge of the burgeoning wind farm development of Sherman County. Most of the construction workers, technicians, and managers for the wind farm system will locate in Rufus and Wasco as time progresses.

## **URBANIZATION**

The City's Urban Growth Boundary is coterminous with existing city limits. As the Buildable Lands Inventory has shown, there is adequate amount of lands inside the corporate city limits for residential development.

## **COMMERCIAL DEVELOPMENT**

As the Buildable Lands Inventory indicates for the commercial lands, there is more than an adequate amount of land available for commercial development. The key is to concentrate the commercial development to create a downtown core area, which currently does not exist. The Oregon Downtown Development Association did a resource team report for Rufus in 2003, and that report is incorporated into this Plan by reference and some of the goals and policies of that plan are carried over into the goals and policies of this Comprehensive Plan.

**CITY OF RUFUS**  
 IN SECTION 1, TWP.2 N., RANGE 16 E.,  
 SECTION 6, TWP.2 N., RANGE 17 E. AND  
 SECTIONS 31 & 32, TWP.3 N., RANGE 17 E., W.M.  
 SHERMAN COUNTY, OREGON  
 JUNE, 2007

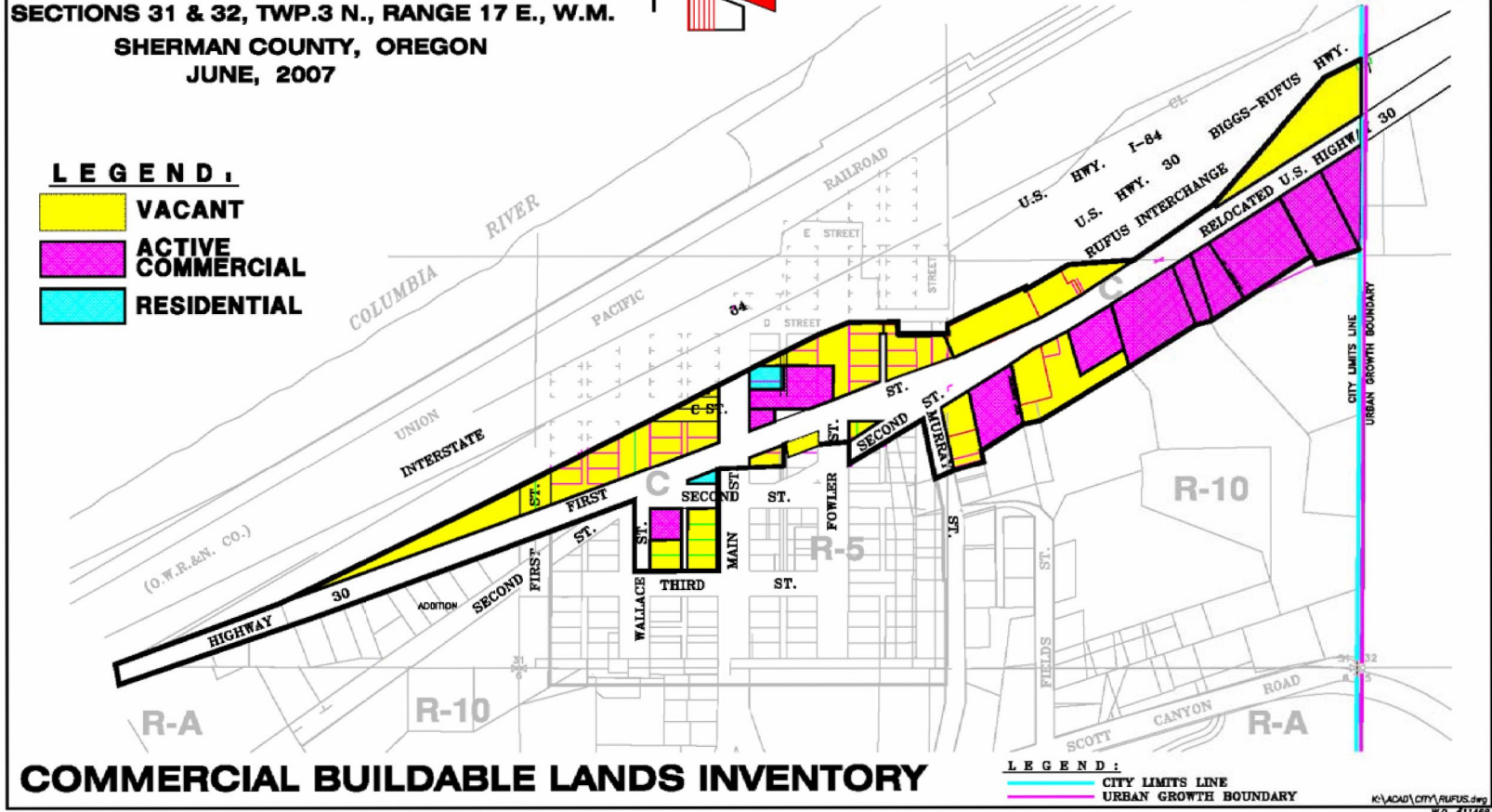


0' 100' 200' 300' 600'  
 SCALE IN FEET

**C COMMERCIAL**  
**R-5 R-5 RESIDENTIAL**  
**R-10 R-10 RESIDENTIAL**  
**R-A RESIDENTIAL-AGRICULTURAL**

**LEGEND:**

- VACANT**
- ACTIVE COMMERCIAL**
- RESIDENTIAL**



**COMMERCIAL BUILDABLE LANDS INVENTORY**

- LEGEND:**
- CITY LIMITS LINE
  - URBAN GROWTH BOUNDARY

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# POLICY STATEMENTS

City of Rufus

## GOALS AND POLICIES

The goals and policies outlined here reflect the outline in the table of contents. The policies were developed in light of the inventories relating to each goal topic.

### **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 revised on a semi-annual basis, in the months of March and October.
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 meetings shall be open to the public.
2. That all Land Use Planning meetings shall be advertised in the general circulation newspapers and posted locally.
3. That any resident of the community shall be allowed to participate as a member of the Planning Committee.

### **Part IV. Physical Characteristics**

- Goal IV.         A. To preserve and maintain the rural service center lifestyle for the town.
- Policies IV.     1. To prevent soil erosion and maintain water drainage in the new urban development within the city limits.

2. That the best practical methods be used to prevent soil runoff when building or road construction occurs within the city limits.
3. That city ordinance number 10-21-75 (establishing a flood plain area) shall be enforced.

### **Part V. Social Characteristics**

Goal V. A. To improve the economy of Rufus 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 Rufus 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. Review and implement the City's Downtown Development Plan. Develop downtown Rufus as a unified business district with a unique feel and ambiance.

### **PartVI. Community Facilities and Services**

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. The City shall cooperate with the two-county area in continuing to schedule a weekly visit by a nurse.
  4. That the City will be applying for State and Federal Grants to improve public facilities in the City.

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. 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. (Ord No. 01-04-03)
12. The City shall require all development to comply with State and Federal environmental rules, regulations and standards.
13. The City will coordinate with ODOT in implementing its improvement program.
14. The City shall not discourage or discriminate against government-assisted housing.
15. The Transportation System Plan and Land Use Review Policies (Ord No. 01-04-03)
  - A. The Sherman County Transportation System Plan, including the City of Rufus, 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.

16. Local-State Coordination Policies (Ord No. 01-04-03)

- A. The City of Rufus 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 Rufus Comprehensive Plan.
- B. The City of Rufus 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 Rufus 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.

17. Protection of Transportation Facilities Policies (Ord No. 01-04-03)

- A. The City of Rufus shall protect the function of existing and planned roadways as identified in the Transportation System Plan.
- B. The City of Rufus shall include a consideration of a proposal's impact on existing or planned transportation facilities in all land use decisions.
- C. The City of Rufus shall protect the function of existing or planned roadways or roadway corridors through the application of appropriate land use regulations.
- D. The City of Rufus 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 Rufus 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 Rufus.

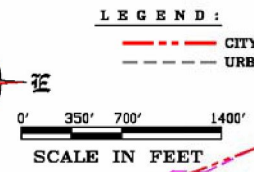
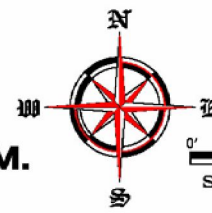
- Policies VII.
- 1. That the City shall make provision for mobile home parks of high standard, with regard to parking, landscaping and sanitation, in all planned residential areas.
  - 2. That a range of housing prices and variety of housing types and locations shall be encouraged.
  - 3. That areas where residential development exists shall be protected from incompatible land uses.

**Part VIII. Land Use**

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

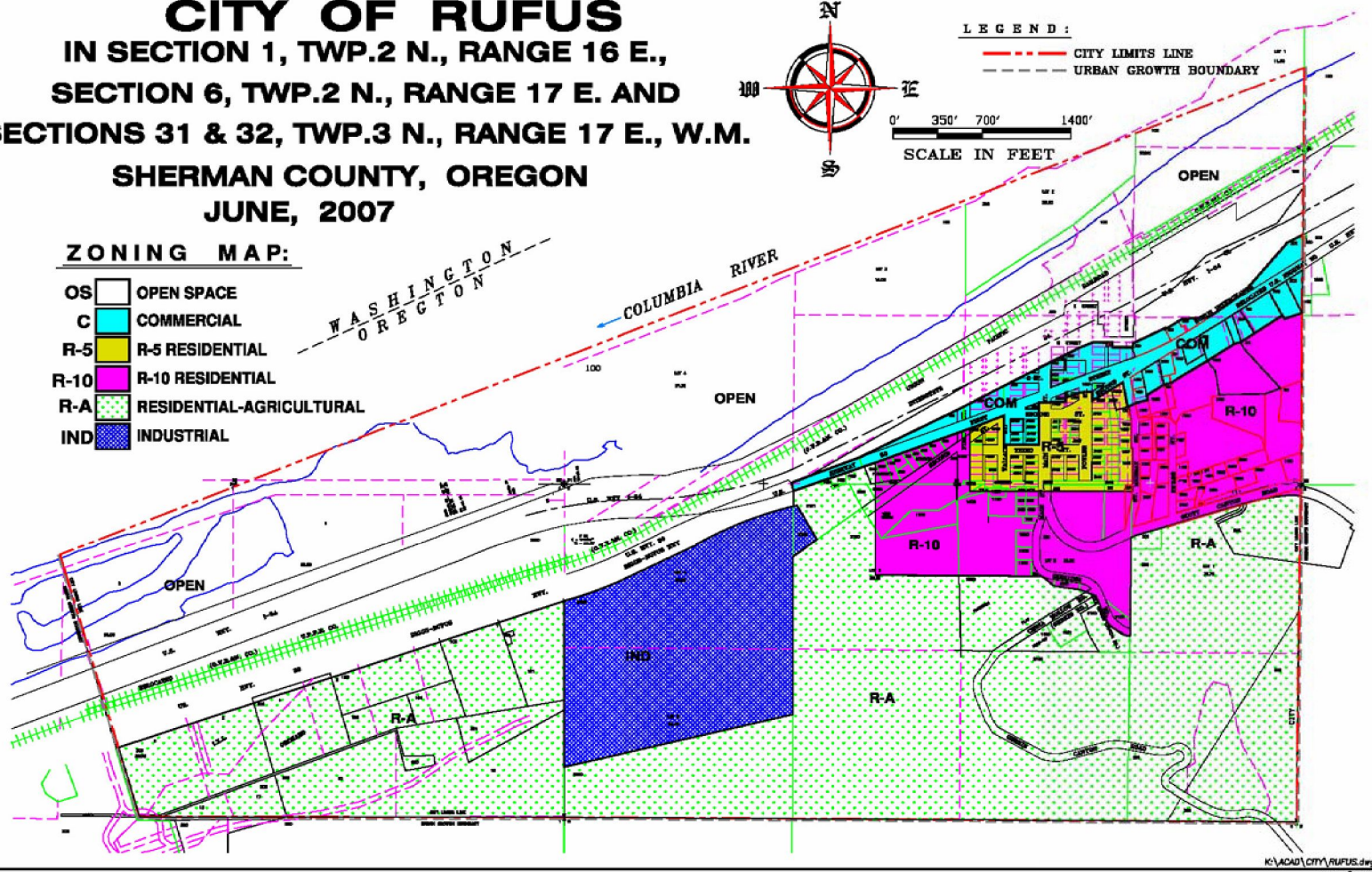
- Policies VIII.
- 1. That additional city growth shall remain inside the designated urban growth boundary.
  - 2. That the costs for water, sewer, streets, and other improvements deemed necessary by the City Council for unimproved land being converted to urban uses shall be borne by the developer.
  - 3. That commercial and high-density residential development shall be located in areas where access, sewer, water and other related facilities and services could best accommodate such development.
  - 4. That planning decisions shall be made on a factual base and that such base is 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 RUFUS**  
**IN SECTION 1, TWP.2 N., RANGE 16 E.,**  
**SECTION 6, TWP.2 N., RANGE 17 E. AND**  
**SECTIONS 31 & 32, TWP.3 N., RANGE 17 E., W.M.**  
**SHERMAN COUNTY, OREGON**  
**JUNE, 2007**



**ZONING MAP:**

- OS OPEN SPACE
- C COMMERCIAL
- R-5 R-5 RESIDENTIAL
- R-10 R-10 RESIDENTIAL
- R-A RESIDENTIAL-AGRICULTURAL
- IND INDUSTRIAL



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