

Wasco County Comprehensive Plan

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COMPREHENSIVE PLAN
FOR
WASCO COUNTY, OREGON

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INTRODUCTION

Wasco County citizens are fortunate to live in an area with abundant natural resources which form the basis of the viable economic system. However, poorly considered land use decisions leading to a disorderly and uneconomic land use pattern can threaten this way of life. We must consider land a re-source which must be managed, and not merely a commodity which may be sold and purchased. Once land has been committed to a particular use, it is usually physically impossible, or economically impractical, to reclaim it. Therefore, all options must be carefully considered prior to a land use decision. This is the purpose of planning.

Scope of the Plan

In the effort to achieve a viable citizen involvement program at the inception of the planning process in Wasco County, the County was divided into seventeen planning units; each unit representing a specific geographic area. Changes in staff personnel prompted the reformation of the seventeen units into five units, known as the Western, Eastern, Central, Southern, and The Dalles Urban Units. Plans for the Western, Eastern, Central and Southern Units were adopted by the County Court in January of 1980 and taken to the Land Conservation and Development Commission for acknowledgement. Due to an excess of repetitive information and the difficulties presented in correlating, reviewing, and utilizing four separate county plans, it was decided, based on comments and suggestions from the Land Conservation and Development Commission staff and reviewing agencies, that they would be combined into one Comprehensive Plan. The Dalles Urban Plan remains as the Plan for the City of The Dalles and surrounding urban area. The county-wide approach to planning will continue to allow active citizen participation while giving a clear and concise picture of the County's goals and avenues for achieving those goals.

Since this plan attempts to address all topics of interest to the citizens of Wasco County, an extensive amount of detail must be avoided. Such detail is not needed in a plan which assigns future general land uses. More detailed information may be necessary when considering specific developments and projects on the land, and should be provided by the developers.

Generalized Planning Process

The planning process, as shown on the following schematic, is a continual process. It begins with a knowledge of the intent of land use planning and the Land Conservation and Development Commission's (L.C.D.C.) 14 Goals and Guidelines.

COMPREHENSIVE PLAN PLANNING PROCESS

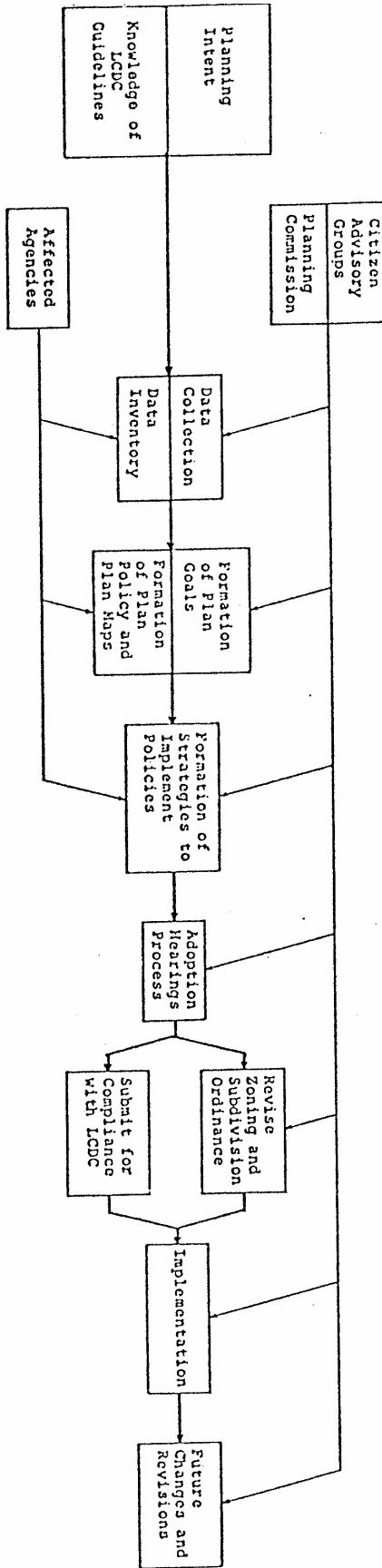


FIGURE 1

Data is collected and gathered into an inventory document which will

become the factual basis for the plan. An analysis of the data is then undertaken. This becomes a complex consideration of the physical, social, economic, energy, and environmental data with respect to future land use. Goals and policies, to accommodate data analysis and the direction of the area's future, are then made. The plan is adopted through a hearings process, and the zoning and subdivision ordinances reflect the comprehensive plan. The plan must also be submitted to the Land Conservation and Development Commission for compliance with the state-wide goals. Citizen advisory groups, the Planning Commission, and a variety of governmental agencies are involved throughout the process. The comprehensive plan is not a static document but can be revised and updated as needed.

Planning Intent

The intent of the plan is to establish a single, coordinated set of policies which will act to provide for orderly development of Wasco County. These policies will give a direction to planning, establish priorities for action, serve as a basis for future decisions, provide a standard by which progress can be measured, and promote a sense of community for an improved quality of life. It will also help all levels of government and private enterprise to understand the wants and needs of Wasco County citizens.

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Comprehensive Plan Definition (Oregon Revised Statute 197.015)

"Comprehensive plan" means a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county, or special district that inter-relates all functional and natural systems and activities relating to the use of lands, including but not limited to, sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs.

"Comprehensive" means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan.

"General nature" means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use. A plan is "coordinated" when the needs of all levels of governments, semi-public and private agencies and the citizens of Oregon have been considered and accommodated as much as possible.

"Land" includes water, both surface and subsurface, and the air.

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Citizen Involvement

Citizen involvement is an integral part of the over-all planning process. It encompasses not only the review and acceptance of the comprehensive plan, but requires citizens to be involved in each phase of plan development.

To insure citizen involvement and influence in the development of the various plans and ordinances, the County organized citizen advisory groups for each of the planning units. These groups, which consisted of concerned citizens from within the planning units, worked in connection with the staff and the general public through a series of public hearings and workshops. Together, the citizens of the area reviewed the data and inventories which were accumulated by the staff and from these formed goals and policies which provide the framework of the comprehensive plan. The planning area approach will be maintained in connection with the citizen involvement program. Each of the former planning areas will be represented by a citizen advisory group.

The following pages list the individuals in each of the area citizen advisory groups that participated in the development of the resource elements and the Goals and Policies portion of the Wasco County Comprehensive Plan.

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I. HISTORY

Wasco County derives its name from the Wasco tribe of Indians. These early Indians were attracted by the abundance of the Columbia River fishing grounds. Indians existed continuously in this area from 10,000 B.C., until the 1800's.

In 1805, Meriwether Lewis and William Clark became the first white men to enter the region. Fur trappers, traders, and other expeditions also had occasion to pass through the area in the early 1800's. The first white people to settle permanently in Wasco County were the missionaries in 1838. A survey of lands in eastern Oregon was made by John Fremont of the Army Engineers in 1843. Little was known about rural Wasco County before this time.

Overland migrations on the Oregon Trail began in the 1840's. These large migrations greatly increased the populations of Oregon, which had been inhabited by only a few traders, trappers, and missionaries. At The Dalles, a natural barrier was created by the cliffs of the Columbia Gorge. From The Dalles, the travelers were forced to raft the treacherous Columbia River, or go inland across the Cascade Mountains. The Barlow Road was established as the route over the mountain range. During the late 1840's and 1850's, thousands of immigrants used this road.

The county of Wasco was organized by the territorial legislature in 1854. This 250,000 square mile county was the largest ever established in the United States. It included all the land between the Cascade and Rocky Mountains, south of the Columbia River and north of the California-Nevada borders. Wasco County was reduced in 1859 to the land in Oregon east of the Cascades. The county was eventually broken into the eighteen counties which now exist.

The discovery of gold in the 1860's in eastern Oregon and Idaho attracted prospectors. This influx of people created a market for cattle and sheep. The grasses of the county were conducive to cattle and sheep production. Gradually, the range operations gave way to wheat farming. Wheat production began when wheat seed accidentally got mixed with other seeds in a field near Dufur. Today, wheat is a major product of Wasco County.

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The fruit industry began production in Mill Creek Valley; the first fruit being shipped in 1890. The lower valley bottoms south of The Dalles and Mosier became productive fruit districts. By 1897, about 6,000 acres of land were in orchard use. The success of the area as a fruit district-inspired numerous land development schemes at the 'turn of the century. Subdivisions were platted and sold to eastern purchasers as prime orchard lots. Numerous old plats on record at the County Courthouse evidence the enthusiasm generated for these projects. The most extensive development of the time was the town of Ortley. At one time, this town contained over 300 residents and a developed commercial district.

The early 1900's saw the coming of the railroad. A major line up the Columbia and extensions into the forests of Western Wasco County and

south along the Deschutes River allowed the forest industry to become an important part of the local economy. In addition, equipment and agricultural produce was also more easily transported.

The mid-1900's was an era of large government dam projects. Over 4,000 people were employed at the height of construction in the 1960's. This number was greatly reduced upon completion of The Dalles Dam. Approximately 150 people are employed at The Dalles and John Day Dams at present. Many of them reside in The Dalles and other parts of Wasco County.

II. PHYSICAL CHARACTERISTICS

A. GENERAL LOCATION

Wasco County lies east of the Cascade Range along the Columbia River. It is bounded on the west by the forests of Mt. Hood National Forest, on the north by the Columbia River, and on the east by the Deschutes and John Day Rivers. A large portion of the southern half of the county lies within the Warm Springs Indian Reservation. The line between Township 8 and 9 South forms the southern boundary of the county.

B. TOPOGRAPHY

Steep rolling hills and sharp cliffs and canyons are characteristic landforms in Wasco County. Elevations vary from 5,700 feet at Flag Point in the western part of the county to 150 feet on the Columbia River. A general slope occurs to the north and east from the higher elevations of the Cascade range. Tributary streams dissect steep canyons as they make their way to the Columbia, Deschutes and John Day Rivers.

C. CLIMATE

Wasco County lies in a transitional zone between western and eastern Oregon climates. Maritime air patterns are characteristic of western Oregon, while the drier continental air patterns dominate eastern Oregon. The Cascade Mountain Range forms a barrier which creates the climatic difference. The transition between these two major climates can be evidenced within the county.

The western portions of the county have higher amounts of precipitation with lower temperatures. Snowfalls as great as 14 to 20 feet can be found at the higher elevations near the Cascade Mountains. Rainfall amounts are also higher in the western portions of the county. The Cascade Mountains create this "rain shadow" effect, making the climate drier progressively to the east. (See Figure 1). The growing season in the western elevations is only thirty days. Temperatures are cooler, with a 43 degree Fahrenheit annual average at Friend.

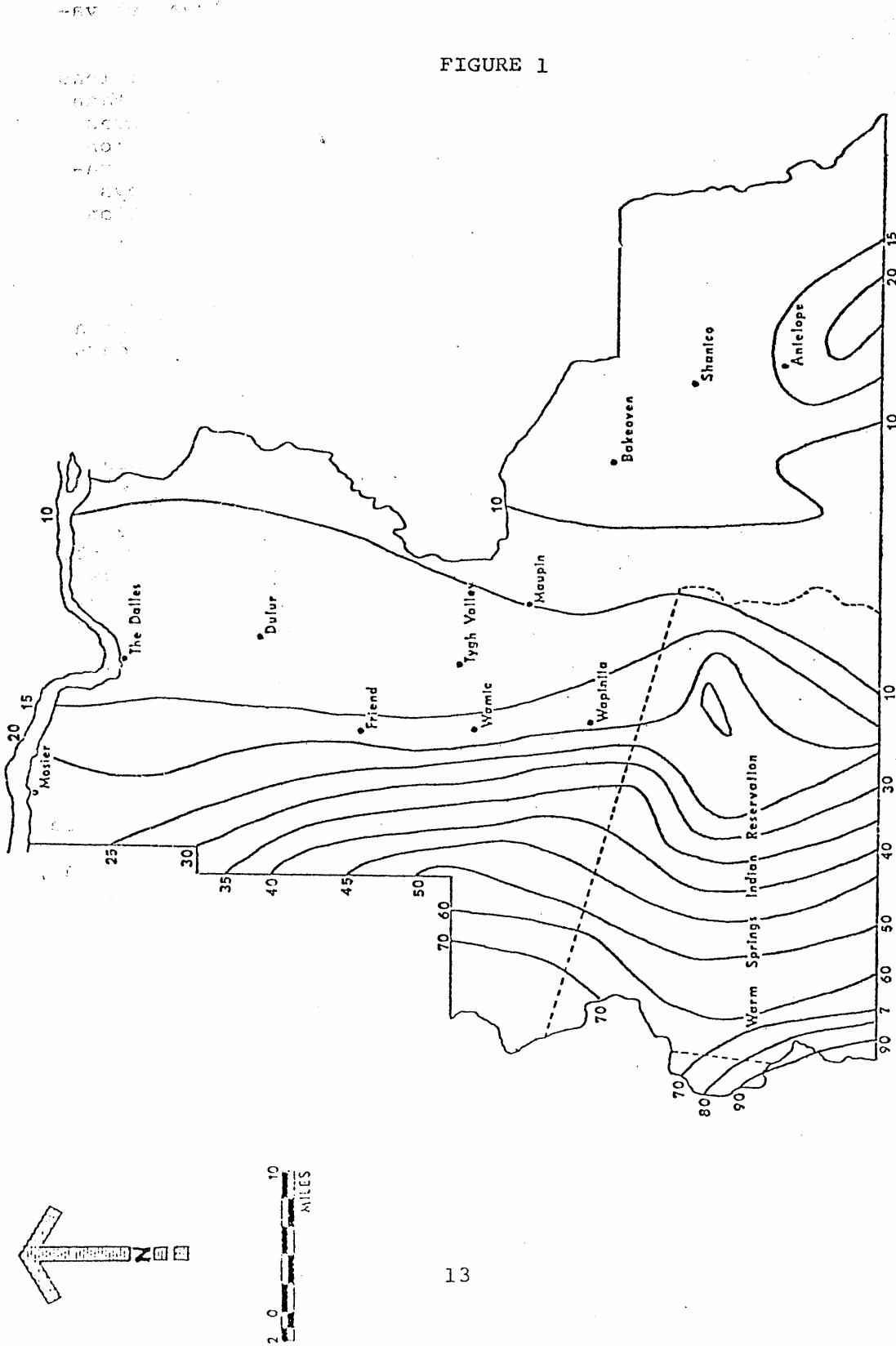


FIGURE 1

AVERAGE ANNUAL PRECIPITATION
(IN INCHES)

Warmer temperature averages can be found at lower elevations.

A drier, warmer climate is found in the eastern portions of the county. Precipitation amounts average less than fourteen inches per year. Average annual temperatures are greater than 50 degrees Fahrenheit. Precipitation decreases and temperatures increase at the lower elevations near the Columbia River and other river valleys.. Table 1 shows the annual temperature and precipitation ranges and growing season for several areas in Wasco County.

The eastern and lower portions of the county have a longer growing season. The average number of days with-out killing frost in Antelope is approximately 130 days. The normal frost-free season is from early May to late September.

Highly unstable climatic conditions are found in the Columbia Gorge and nearby areas. The contact between continental and maritime air masses produces strong wind patterns. The Dalles receives wind over fifty percent of the time. Sustained westerly winds above 65 miles per hour have been recorded. Prevailing winds are north-westerly in summer and northeasterly in winter. Winds are less dominant away from the Columbia Gorge. Western Wasco County is generally protected from winds by mountains in the west. The rolling topography makes local differences in wind patterns. Wind patterns are shown

The topography of the county forms microclimates. The higher portions of rolling hills have higher soil temperatures because they are exposed to the sun and drying winds. The creek bottoms and canyons have lower soil temperatures and retain a greater amount of moisture. Differences in microclimates can be seen in the changes of vegetation. Trees and bushes are found in the canyons, while bunchgrass dominates the tops of rolling hills.

Over-all, the climate in Wasco County is temperate and semi-arid. Low annual precipitation, low winter temperatures, and high summer temperatures are typical. Seasonal differences in temperature are greater than daily changes. However, daily differences are usually greater than those in western Oregon. Extremes of temperature most often occur when a continental air mass dominates the area with an east wind.

Page Break

TABLE 1
ANNUAL TEMPERATURES, PRECIPITATION & GROWING SEASONS

	<u>Temperature</u>				
	Annual				
	<u>The Dalles</u>	<u>Friend</u>	<u>Dufur</u>	<u>Big Eddy</u>	<u>Antelope</u>
Avg. Max	64	58	63	64	63
Avg. Min	43	33	37	43	35
Mean	54	43	50	54	48
Highest	115	109	110	115	109
Lowest	-30	-28	-28	-26	-27

Precipitation

Annual

	<u>The Dalles</u>	<u>Friend</u>	<u>Dufur</u>	<u>Big Eddy</u>	<u>Antelope</u>
Least	6	9	5	7	7
Greatest	44	23	19	24	18
Mean	14	17	12	14	13

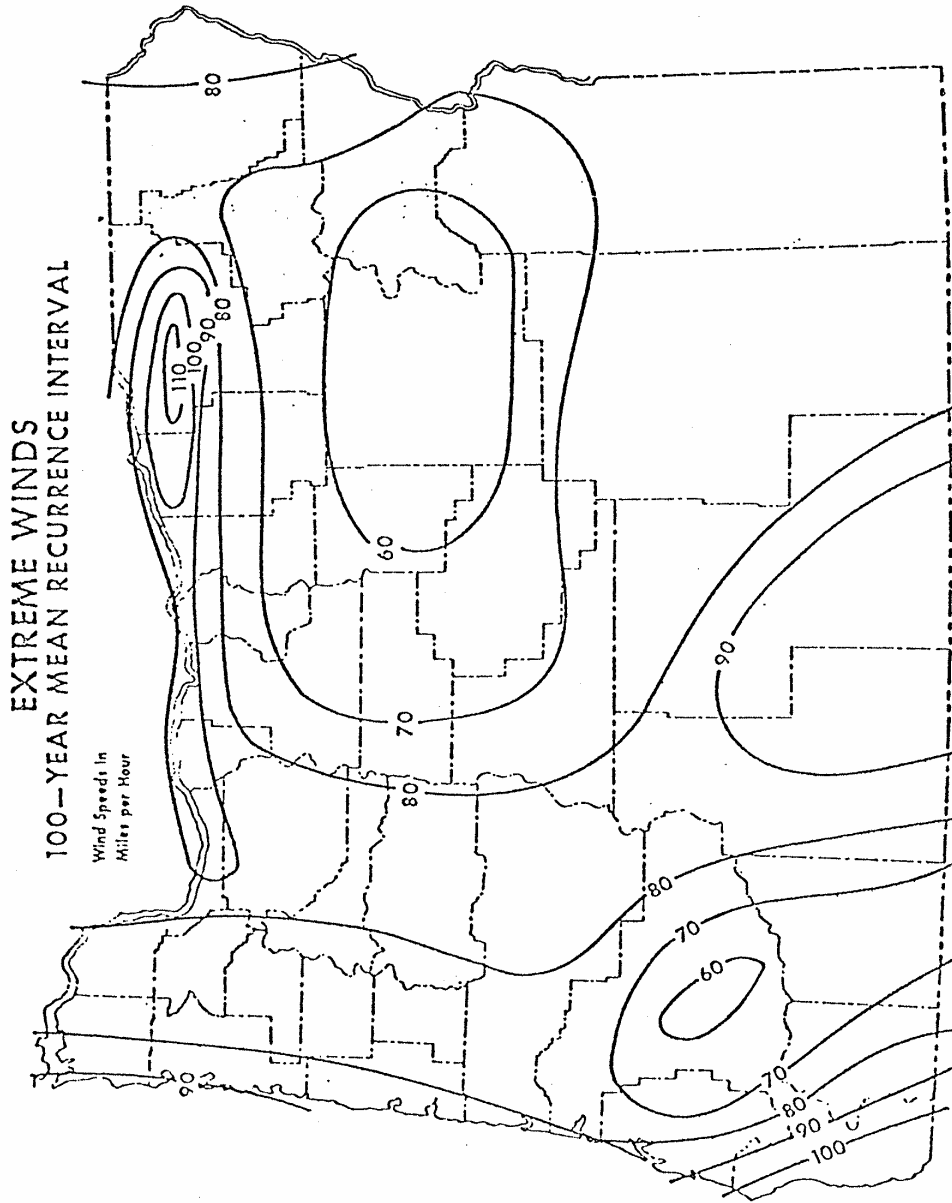
Growing Season

Location

Average Number of Days
without Killing Frost

Wasco Co. overall	100 to 217 (depending upon location and elevation)
Western Wasco Co. (higher elevations)	30
The Dalles	180
Wamic	110
Antelope	130

FIGURE 2



SOURCE: "Distribution of Extreme Winds in the BPA Service Area" (Portland: U.S. Department of the Interior, Bonneville Power Administration). (mimeographed)

1. Surface Water

Surface water resources are important in Wasco County. The county does not have an over abundance of these resources. Therefore, they must be utilized properly.

Wasco County lies within three major drainage basins, the Hood, Deschutes River and John Day River Basins. These are shown in Figure 3. The major rivers which drain these areas include the Columbia, Deschutes and John Day Rivers.

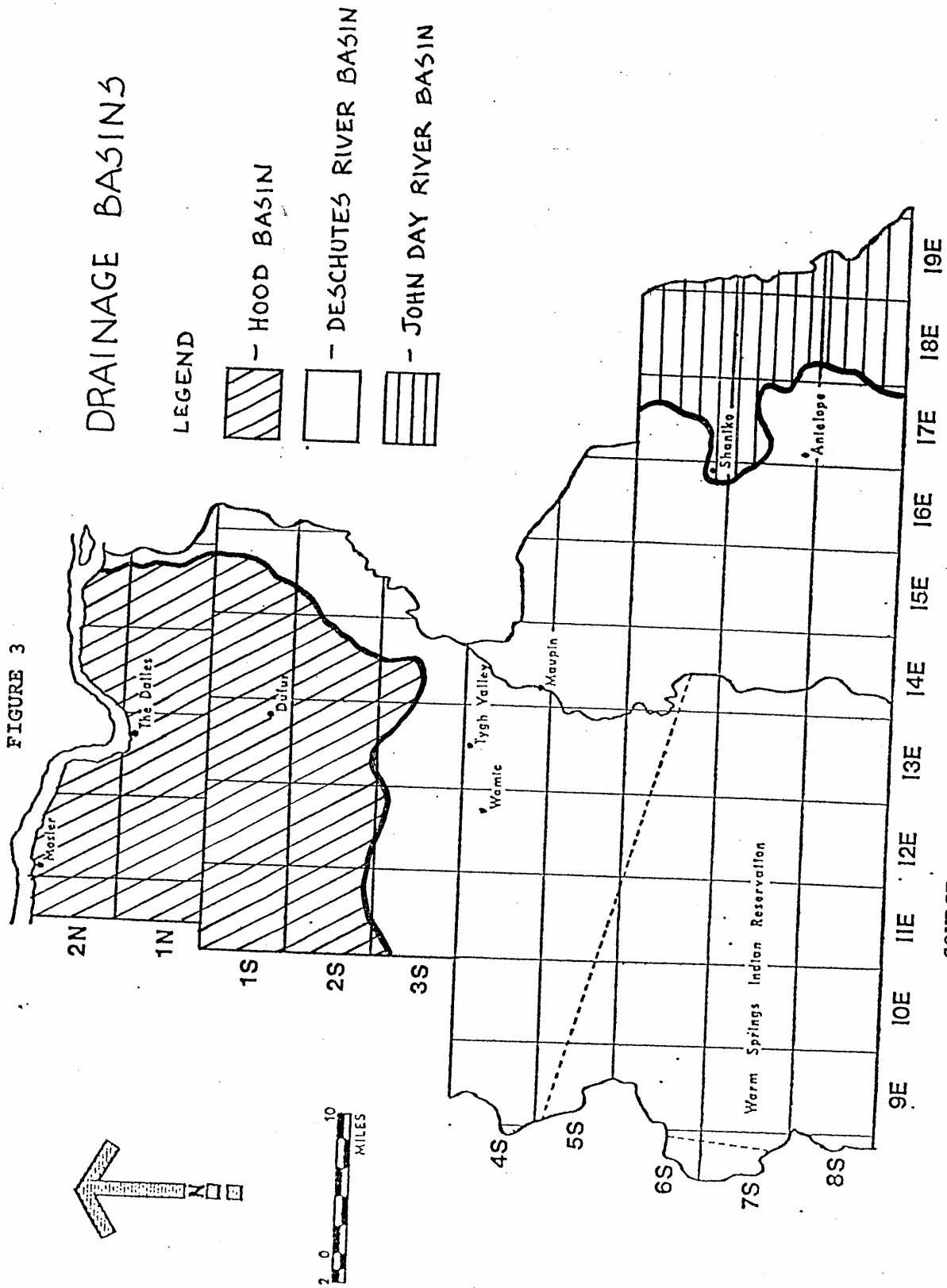
Table 2 lists surface water resources within Wasco County and give their yearly average quantity. In addition to those named, there are many unnamed seasonal streams and small reservoirs. Table 3 shows the annual run-off in the Hood Basin. It is interesting to compare the amounts of run-off in the Hood and Wasco County portions of this basin.

TABLE 3
ESTIMATED AVERAGE ANNUAL
SURFACE OUTFLOW BY AREAS
1932-1961

AREA	AVERAGE ANNUAL OUTFLOW		
	Sq. Mi.	Acre-feet	Inches Per Acre
Hood	482	1,250,000	48.6
Wasco	540	130,000	4.5
TOTAL OR AVERAGE	1,022	1,380,000	26.6

Data Source: USGS records and SWRB
correlations

Many of the streams in Wasco County (those in the Hood and Deschutes River Basins), begin in the Cascades and run northeasterly with relatively steep profiles. Mosier Creek, for example, descends 3,000 feet in approximately eleven miles. Drainage patterns in these areas are characteristic of a youthful stage or early mature stage of stream development, with large, flat erosion surfaces incised by narrow stream channels. Topographic relief is quite pronounced.



SURFACE WATER RESOURCES IN WASCO COUNTY

<u>Lakes</u>	<u>Average Quantity</u>
Tooley Lake *	35 surface acres
Hog Lake (McClure)*	60 surface acres
Lake Camp Baldwin	4 surface acres
Salisbury Slough *	120 surface acres
Pullen- Pond	---
Wassen Pond	---
Ketchum Pond	---
Badger Lake	45 surface acres
Boulder Lake	2 surface acres
Clear Lake	555 surface acres
Cody Ponds	10 surface acres
Frog Lake	20 surface acres
Green Lake	2 surface acres
Little Boulder Lake	7 surface acres
Twin Lakes (2)	63 surface acres
 <u>Reservoirs</u> (over three acres in size)	 <u>Average Quantity</u>
Evans Reservoir	25 surface acres
Wicks Reservoir	The Dalles City Water Supply
Dufur City Reservoir	Dufur City Water Supply
Ketchum Reservoir	14 surface acres
Crow Creek Reservoir	31 surface acres-Municipal Water Supply
Gray Reservoir	3 surface acres
Merrel Reservoir	12 surface acres
Miller Reservoir	11 surface acres
Pine Hollow Reservoir	235 surface acres
Robert Reservoir No. 1-3	9 surface acres
Rock Creek Reservoir	105 surface acres
Smarts Reservoir	1 surface acres
Tygh Valley Log Pond	16 surface acres
Chase Reservoir	4 surface acres
 <u>Streams</u>	 <u>Average Quantity</u>
Mosier Creek and Tributaries	16,000 acre feet/year
Mill Creek and Tributaries	20,000 acre feet/year
Threemile Creek	3,000 acre feet/year
Fivemile Creek	12,000 acre feet/year
Eightmile Creek	12,800 acre feet/year - near Boyd
Fifteenmile Creek	20,900 acre feet/year - near Dufur

* These are actually parts of the Columbia River.

(Table 2 - con.)

Rock Creek	*Annual Stream
Chenowith Creek	Annual Stream
Brown Creek	Annual Stream
Rowena Dell	Annual Stream
Rowena Creek	Annual Stream
Jap Hollow	Annual Stream
Ramsey Creek	Annual Stream
Larch Creek	Annual Stream
Barlow Creek	Annual Stream
Frog Creek	Annual Stream
Clear Creek	Annual Stream
Crane Creek	Annual Stream
Badger Creek	Annual Stream
Tygh Creek	Annual Stream
Gate Creek	Annual Stream
Wapinitia Creek	Annual Stream
Nena Creek	Annual Stream

* Annual streams flow during periods of high runoff, normally in the Spring and Fall. Measurement on these streams is difficult because of flow differences.

<u>Rivers</u>	<u>Average Quantity</u>
Columbia River	Average discharge 194,600 cubic feet per second-- 141,000,000 acre feet/year
Deschutes River	Average discharge 4,213,000 acre feet/year
John Day River	Average discharge 1,410,000 acre feet/year
White River	Average discharge 315,230 acre feet/year

Stream flows are rapid during early winter rain-storms, before the heavy snowfall and freezing conditions prevail. This is the case with all streams in the county. Spring run-off due to snow melt greatly increases stream flow. Again, Mosier Creek can be used as an example. The maximum discharge on this creek has varied from a maximum of 4,790 cubic feet per second (cfs) in 1964, to a minimum of 0.60 cfs in the summer of 1968.

There are several gauging stations on rivers in Wasco County. Stations on the John Day River are maintained by the United States Geological Survey at Service Creek, Wheeler County, at river mile 156.7, approximately thirty-six miles upstream from the county border, and at McDonald Ferry, Sherman County, at river mile 20.9, approximately 125 miles downstream from Maupin.

The average discharge recorded at Service Creek for forty-six years was 1,327,000 acre/feet per year (Geological Survey, 1974). The estimated average discharge of the John Day River at its mouth for thirty-three

years was 1,410,000 acre/feet per year (State Water Resources Board, 1962).

Gauging stations on the Deschutes River are maintained by the United States Geological Survey near Madras, Jefferson County, at river mile 100.1, approximately ninety miles upstream of Wasco/Jefferson County line; and at Moody, Sherman County, at mile 1.4, approximately eighty-five miles downstream of Maupin.

The average discharge recorded near Madras for fifty-one years was 3,225,000 acre/feet per year. The average discharge recorded at Moody for seventy years was 4,218,000 acre/feet per year (Geological Survey, 1974).

The Deschutes and John Day Rivers, as with most streams that drain arid basins, are subject to extreme flow variations. The John Day River has had periods when no flow was recorded. Seasonal variations are quite pronounced. The high water months normally are March, April, May, and June during snow melt.

A partial record station has been maintained within Wasco County on a small tributary stream of the

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John Day since 1969. The station is located approximately five miles west of Clarno along State Highway 218. In 1970, the gauge recorded an annual maximum discharge of thirty-seven cubic feet per second. In 1971, an annual maximum discharge of sixty-five cubic feet per second was recorded. In 1972, the recorded annual maximum discharge was fifty-four cubic feet per second. No flow was observed in 1973 (Geological Survey, 1970, 1971, 1972, 1973).

The White River is a major watershed in Wasco County. It is a tributary of the Deschutes River and has a drainage area of 238,080 acres in Wasco and Hood River Counties. It drops 830 feet per mile in its upper four miles, 96 feet per mile between miles 45 and 20, and averages 48 feet per mile between river mile 20 and its mouth. The White River originates at the White River Glacier on the east side of Mt. Hood and flows in an easterly direction through Tygh Valley to the Deschutes River. The river often carries heavy loads of glacial silt, making the water a chalky, white color. This material is emptied into the Deschutes as the White River joins it just north of Maupin.

2. Ground Water

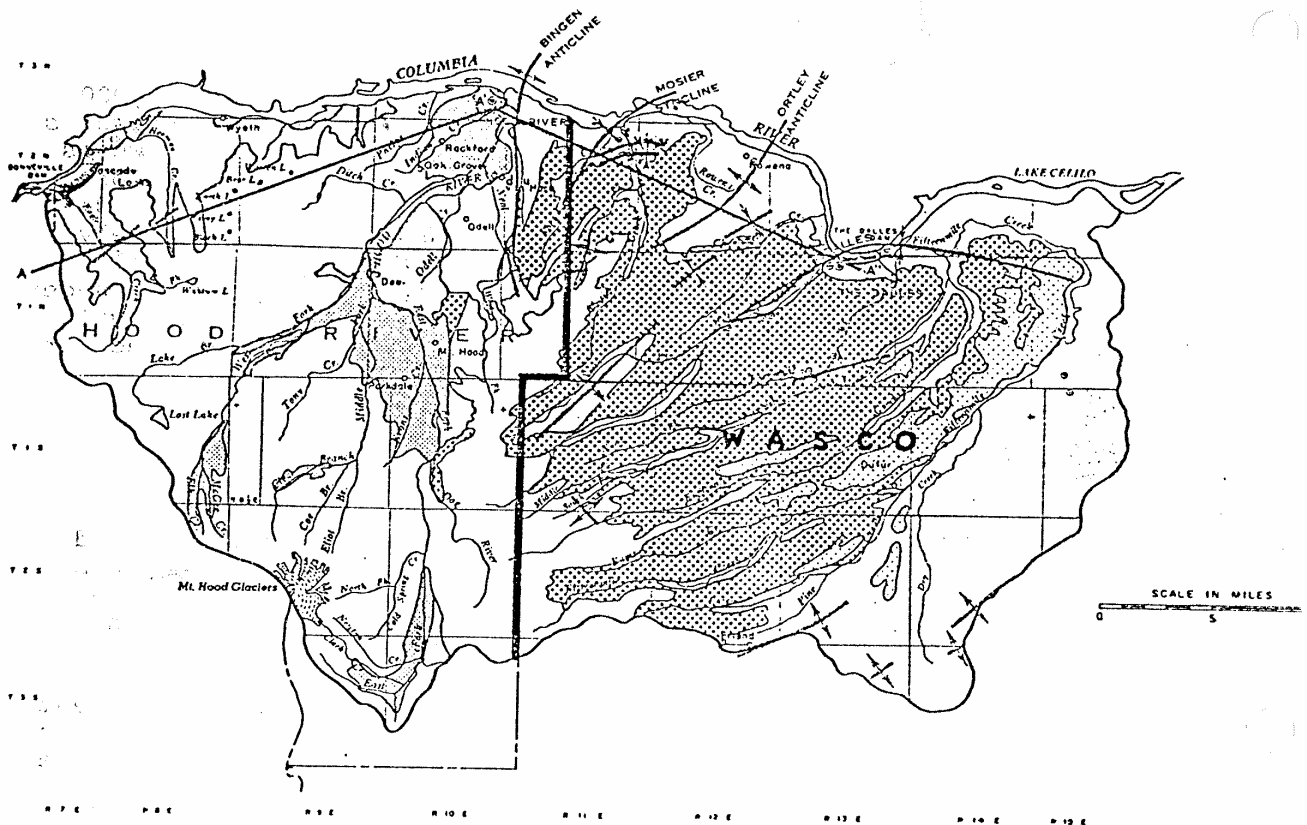
Hood Basin:

The Dalles Ground Water Reservoir, or "The Dalles Pool", extends slightly beyond The Dalles Urban Area. This reservoir has been declared a Critical Ground Water Area by the State Engineer, because of declining water levels. It has been shown; however, that artificial recharge of this ground water source is practical by diverting surface water. Artificial re-charge means that a stream was diverted into the ground water reservoir

to raise its level. A secondary ground water reservoir exists in lower Three-mile Creek Valley and is also a Critical Ground Water Area. There are no other Critical Ground Water Areas in Wasco County. Declines have been so severe in these areas that it is estimated the water supplies are near exhaustion. Fault impounded ground water reservoirs also exist in upper Mosier Creek Valley and along the North Fork of Mill Creek.

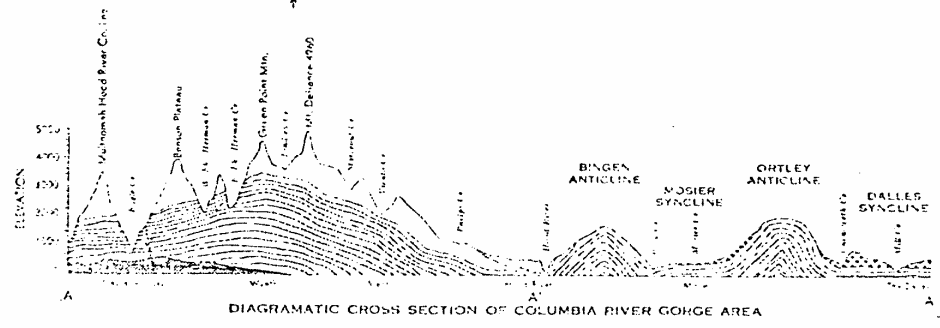
Figure 4

FIGURE 4
GENERALIZED GROUND WATER GEOLOGY



LEGEND

GEOLOGIC UNIT	YIELD CAPABILITY
Gravel, sand, silt, mudflows, glacial and terrace deposits	Moderate to Low (gpm unknown)
Silt and fine sand of Palouse formation	Low (gpm unknown)
Andesite, basalt, and pyroclastics	Unknown
Sandstone, shale, conglomerate, tuff and mudflows of Dalles fm.	Moderate to Low (less than 200 gpm)
Columbia River basalt formations	High to Low (up to 2,500 gpm)
Pyroclastics, mudflows and conglomerate of Eagle Cr. fm.	Very Low (less than 3 gpm)
Anticlinal Axis	Fault
Synclinal Axis	Flowing Wells



DATA SOURCE: U.S. Geological Survey
Oregon State Engineer
Geological Section of the Department of Geology

shows the generalized ground water geology and the groundwater yield capabilities of each geologic unit.

Well depths in the Hood Basin vary from 50 to 1,000 feet. The average well depth for all completed wells is approximately 270 feet. The yield of these wells is highly variable. Some produce enough water for irrigation, while others barely supply water for domestic uses. Minimum well spacing of approximately', 1,500 feet has been found advisable for deep wells tapping the aquifer in the Columbia River basalt under steady pumping conditions. Five to ten million gallons per day is the maximum depletion recommended for a two square mile area. Large industrial users like Martin Marietta Aluminum in The Dalles use twenty million gallons of water per day. Average use users Dalles City residents equals 233 gallons per household.

Tests indicate that a range of flows between 1½ and 300 gallons per minute are derived from these wells that are not artesian. Average well flows are approximately 100 gallons per minute, with artesian wells to 300 gallons per minute and greater.

Ground water is used in varying amounts to supplement surface irrigation supplies along parts of Mosier, Chenowith, Mill, Threemile, Fivemile, and Fifteenmile Creeks. Around Friend, ground water is insufficient to supply even domestic needs. Most wells drilled in this area are dry.

The Dalles geologic formation, overlying much of this area, has low permeability and is a source of domes-tic water only. Moderate supplies of ground water are furnished along Chenowith Creek by gravel zones at the base of this formation. Wells show no indication of declining water levels.

Analysis of the quality of the ground water of selected wells of the area has been studied in Geological Survey Water-Supply Paper 1999-N (see Literature Cited). This publication reveals that ground water of the basalt is satisfactory without treatment for most ordinary uses of water. The water varies from moderately hard to hard, and has a slightly basic pH composition. Other chemical factors do not greatly affect the quality of the water.

One of the principal ground water problems is that much of the plateau land in the northwestern part of

the county lies above the regional water table and necessitates high pumping lifts. Wells over 1,000 feet in depth have been drilled in this area. In the upper areas of Threemile, Fivemile, and Eight-mile Creeks, however, geologic fault barriers in the basalt cause ground water to accumulate at higher elevations than it would otherwise.

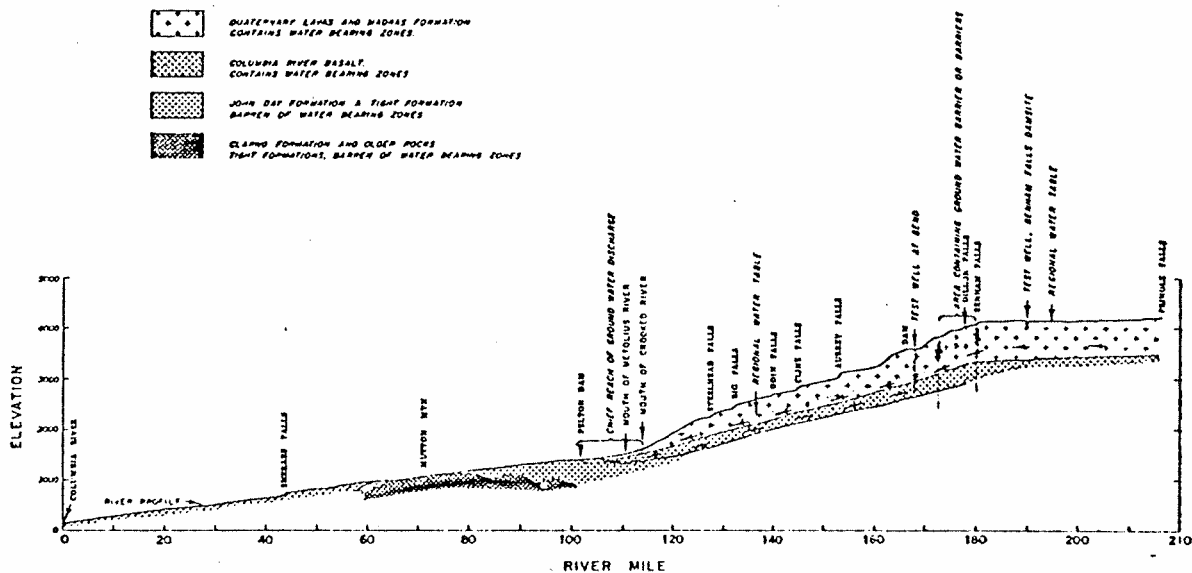
Deschutes Basin:

According to the report titled, Deschutes River Basin, (State Water Resources Board, 1961), very little is known about ground water resources in the northern part of the Deschutes Basin. Existing well logs are inadequate in number and coverage to determine ground water characteristics or occurrence. Figure 5 gives a general overview of ground water supplies for this portion of Wasco County.

Based on the location of springs identified by the U.S. Geological Survey on topographic quadrangles, it would appear that most springs occur between the elevation of 3,400 feet and 3,700 feet. Many springs are located at the contact between the John Day Formation and the Basalts of the Columbia River Group.

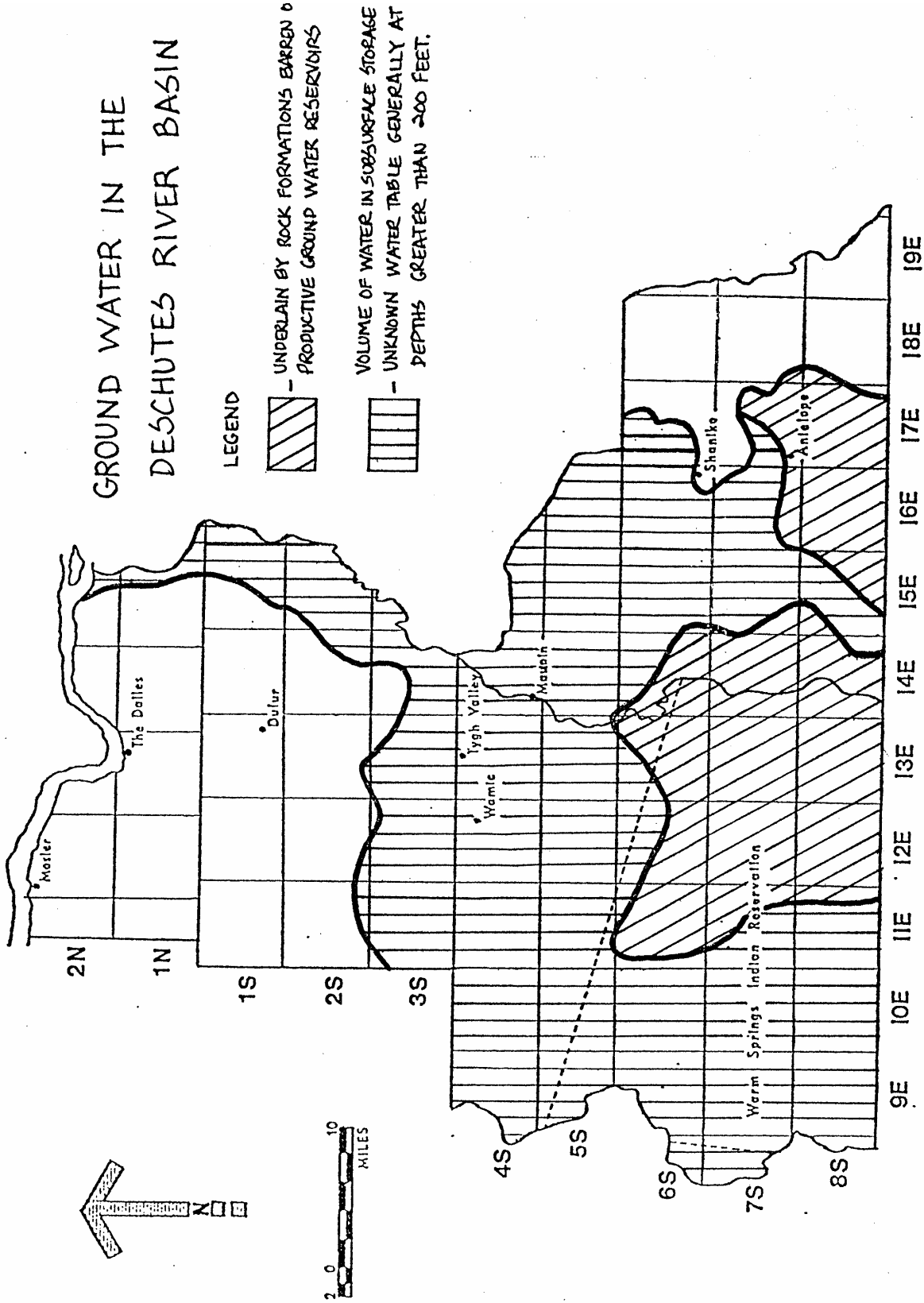
Figure 6 shows a cross section of the Deschutes River from Pringle Falls to the Columbia. The river cuts through layers of Columbia River basalt, which is generally a good water-bearing formation.

FIGURE 6
GENERALIZED GEOLOGIC CROSS-SECTION
ALONG THE DESCHUTES RIVER



(Source: Deschutes River Basin, State Water Resources Board, January, 1961)

FIGURE 5



SOURCE: State Water Resources Board

No ground water studies have been made in the John Day River Basin. Existing well logs are inadequate in number and coverage to determine specific ground water characteristics and occurrence. Figure 7 shows generalized ground water geology and corresponding yield capabilities.

3. Water Rights and Usage

The following Tables (4-6) show water rights for the Wasco County portions of the Hood and Deschutes River Basins. This information could not be extracted for the small portion of the county that lies within the John Day River Basin.

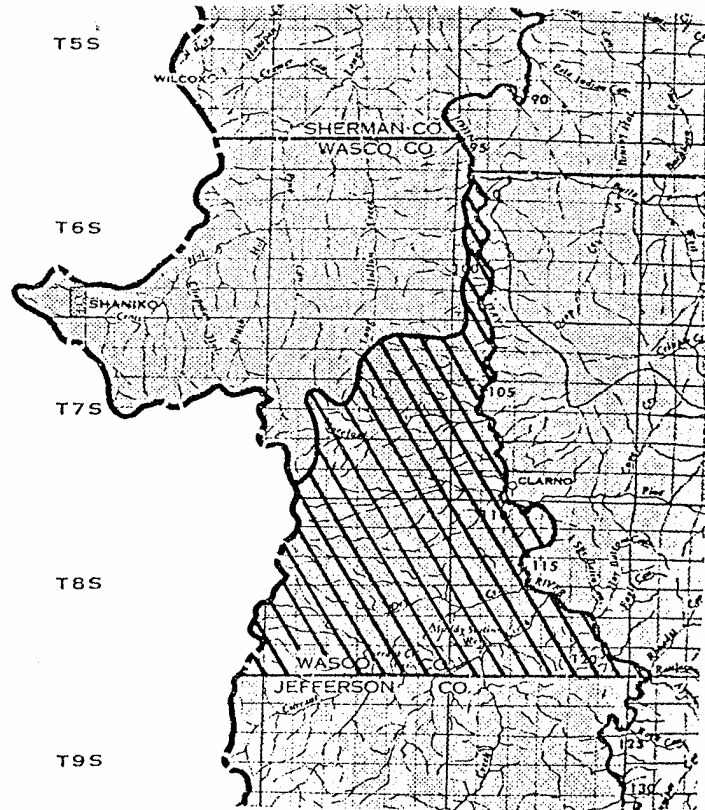
SURFACE WATER RIGHTS SUMMARY
SUB-BASIN 3 - LOWER DESCHUTES RIVER

TABLE 4


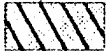
USE	STREAM	CFS	TOTAL RIGHTS
Domestic	Antelope Creek	0.2	
	Badger Creek	0.4	
	Clear Creek	1.0	
	Deschutes River	1.2	
	Hay Creek	0.6	
	Rock Creek	0.1	
	Threemile Creek	0.2	
	Trout Creek	0.3	
	Tygh Creek	0.1	
	Wapinitia Creek		
			4.6
Irrigation	Antelope Creek	6.2	
	Badger Creek	55.8	
	Buck Hollow Creek	1.6	
	Clear Creek	52.7	
	Columbia River	1.0	
	Deschutes River	8.1	
	Hay Creek	43.7	
	Rock Creek	12.0	
	Threemile Creek	26.6	
	TOTAL		
			338.2
Municipal	Antelope Creek	0.2	
	Badger Creek	1.0	
	Deschutes River	6.5	
	Threemile Creek	1.0	
	TOTAL		
			8.7
Industrial	Columbia River	0.1	
	Deschutes River	2.5	
	Tygh Creek	1.0	
	White River	0.2	
	TOTAL		
			4.8
Recreation	Warm Springs River	0.5	
	TOTAL		
			0.5
Power	Badger Creek	1.3	
	Clear Creek	0.1	
	Deschutes River	20.0	
	White River	262.0	
	TOTAL		
			283.4
Mining	Deschutes River	51.0	
	TOTAL		
			51.0
Fish	Deschutes River	71.4	
TOTAL	1		71.4

Source: State Water Resources Board

FIGURE 7
 GENERALIZED GROUND WATER GEOLOGY IN THE
 JOHN DAY RIVER BASIN



LEGEND

	GEOLOGIC UNIT	YIELD CAPABILITY
	Columbia River Basalt	Medium to Low
	Lava, Ash, Tuff, etc.	Very low

SOURCE: John Day River Basin,
 State Water Resources Board, 1962.

TABLE 5

SURFACE WATER RIGHTS SUMMARY FOR HOOD BASIN
As of January 1, 1964

AREA AND STREAM	CONSUMPTIVE					NONCONSUMPTIVE					TOTAL RIGHTS Cfs	
	DOMESTIC Cfs	MUNICIPAL Cfs	IRRIGATION Cfs	INDUSTRIAL Cfs	TOTAL Cfs	POWER Cfs	FISH Cfs	RECREATION Cfs	TOTAL Cfs			
WASCO AREA												
Fifteemile Area	2.09	1.58	47.32		50.99	16.69			16.69	67.68		
Fifteenmile Creek	0.01		2.76		2.77					2.77		
Rumsey Creek												
Eightmile Area	1.45		13.95	0.28	15.68				0.10	15.78		
Eightmile Creek	0.19		2.47	0.50	3.16					3.16		
Fivenile Creek												
The Dalles Area												
Threemile Creek and Misc.	1.04	2.00**	11.29		12.33	0.10			0.10	12.43		
Mill Creek and Misc.	3.78		13.47		19.25**					19.25**		
Chenoweth Creek and Misc.	1.37		2.72		4.09					4.09		
Columbia River Misc.	0.43		42.49	13.50	56.42					56.42		
Mosier Area												
Mosier Creek and Misc.	4.43	*	5.62		10.05	1.88	0.10		1.98	12.03		
TOTAL	14.79	3.58*	142.09	14.28	174.24**	18.67	0.10	0.10	18.87	193.61**		
GRAND TOTAL	25.25	51.68*	710.50	60.08	847.49**	215.62	193.15	0.16	408.93	1,256.42**		

Note: *Excludes two springs for municipal to the City of Mosier with no amount given.

**Excludes 4.55 cfs for ground water recharge of The Dalles Ground Water Pool.

Data Source: Oregon State Engineer and USGS

TABLE 6
GROUND WATER RIGHTS SUMMARY - HOOD BASIN
As of January 1, 1964

AREA	USE	CLAIMED Cfs	INCHARGE Cfs	PERFECTED Cfs	AREA TOTAL Cfs
WASCO	Domestic Municipal Industrial Irrigation (acres)	1.77 5.10 0.37 1.83 (170)	0.28 34.41 14.33 15.58 (1277)	0 2.68 0.53 25.30 (2350)	2.05 42.19 15.28 42.77 (3797)
SUBTOTAL		9.13	64.65	28.51	102.29
BASIN TOTAL		9.13	64.65	29.00	102.78

Note: Cfs for irrigation is based on a rate of 1/80 cfs per acre and 3 acre-feet per acre per irrigation season.

Data Source: Oregon State Engineer

Table 7 shows the estimated use of water in the Hood Basin (in 1964). This information was not available for the other basins.

TABLE 7

ESTIMATED CONSUMPTION

AREA	SURFACE WATER Ac.-ft.	GROUND WATER Ac.-ft.	TOTAL CONSUMED Ac.-ft.
Hood	46,000	0	46,000
Wasco	10,000	8,000	18,000
TOTAL	56,000	8,000	64,000

Source: SWRB estimates

Further information on water and its uses in Wasco County can be found in the following publications: Hood Basin, (1965); Deschutes River Basin, (1961); and, John Day River Basin, (1962), (State Water Resources Board).

4. Municipal Watersheds

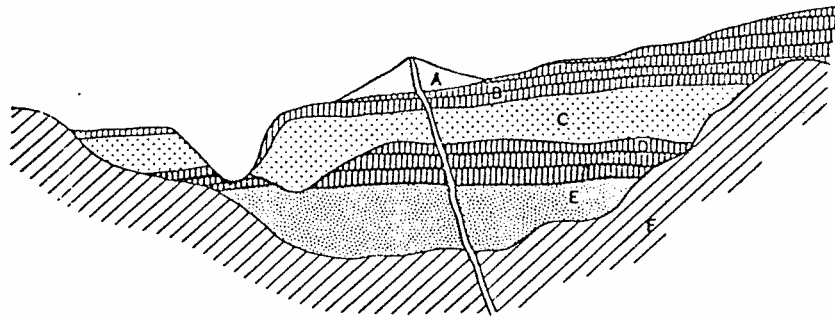
The Dalles Watershed: "The Comprehensive Management' Plan for The Dalles Municipal Watershed", December, 1972, is the guiding document for planning in this area. This document will be considered as the inventories, analysis, and policies for this watershed..

Dufur Watershed: This watershed supplies domestic water for the city of Dufur. This water from Fifteenmile Creek is the main source of domestic water, supplemented by two wells located inside the city limits. The wells, producing approximately 350 and 1080 gallons per minute, respectively, supplement low summer flows in Fifteenmile Creek. The water-shed is utilized at approximately 300 to 900 g.p.m. depending on the season. Turbidity is the major water quality problem, with occasional fecal coliform contamination due to grazing.

E. GEOLOGY

Figures 4, 5, and 7 have shown the basic geologic formations in the Wasco County portions of the Hood, Deschutes River and John Day River Basins. Figure 8 (below) shows the major rock units in the Deschutes River Basin.

Figure 8. Diagrammatic section showing the major rock units of the Deschutes River Basin



Designation in Figure	Unit Name	Character	Water-bearing Characteristics
A	Quaternary pyroclastic deposits	Chiefly cinders associated with cinder cones.	Rocks of this unit are generally well drained and not sources of ground water. Where saturated they are capable of yielding large supplies of ground water.
B	Quaternary lavas	Chiefly basaltic lava flows associated with Newberry Crater, and volcanic eruptions in the Cascade Range.	Contains numerous porous lava flows. At most places are well drained and are unproductive. Where they are saturated, they are capable of yielding moderate to large supplies of ground water.
C	Madras formation	Chiefly stratified layers of sand, silt, ash, pumice with some gravel lenses. Contains some interbedded lava flows.	This formation is in large part fine grained and not a productive aquifer. At places it contains permeable lenses of gravel that are capable of yielding moderate supplies of ground water. Some of the interbedded volcanic rocks are permeable and are capable of yielding large supplies of ground water.
D	Columbia River basalt	Series of basaltic lava flows.	Contact zones between individual lava flows serve as aquifers. This formation is generally capable of yielding moderate to large supplies of ground water.
E	John Day formation	A sedimentary formation composed of silt, sand, and volcanic ash.	The fine grained character of this formation precludes it from being a productive source of ground water.
F	Clarno formation and older rocks undifferentiated	Chiefly consolidated sedimentary rocks, volcanic rocks and associated pyroclastics.	All of these rocks are believed to be of low permeability and not capable of furnishing more than meager supplies of ground water.

Generally, the county is underlain with expansive flows of Columbia River Basalt. Layers of ash, tuff, and other volcanic material have been deposited in many areas as have erosional materials from the Cascades, such as sand and silt. The flows of Columbia River Basalt are very obvious in the cliffs along the Columbia River Gorge and other parts of the county.

Page Break

F. NATURAL HAZARDS

Natural hazards include phenomena such as floods, earth-quakes, high winds, erosion, etc., which may be detrimental to human health and/or property values. There has only been a limited amount of study of natural hazards within Wasco County.

Slopes, slide and slump areas, erosion areas, fault lines, and geologic units have been identified by the Oregon Department of Geology and Mineral Industries. Reference is made to Geologic Hazards of Parts of Northern Hood River, Wasco and Sherman Counties, Oregon, 1977. A complete explanation and maps showing the natural hazards and geologic units can be found in this document; however, this document should not be mistaken as a site-specific study. It shows generalized first approximations of actual conditions as they occur on specific parcels of land. Engineering solutions to problems should be considered in any of the identified hazard areas.

Following is a list of the specific types of areas identified as geologic hazards. Figure 9 shows the slide and slump areas that have been identified in the county.

Average regional slopes - slopes of varying degrees are identified; hazards increase with slope.

Deep bedrock slides - possible hazards include continued sliding, variable foundation strength, variable cutbank stability, poor drainage, and others; potential for development variable.

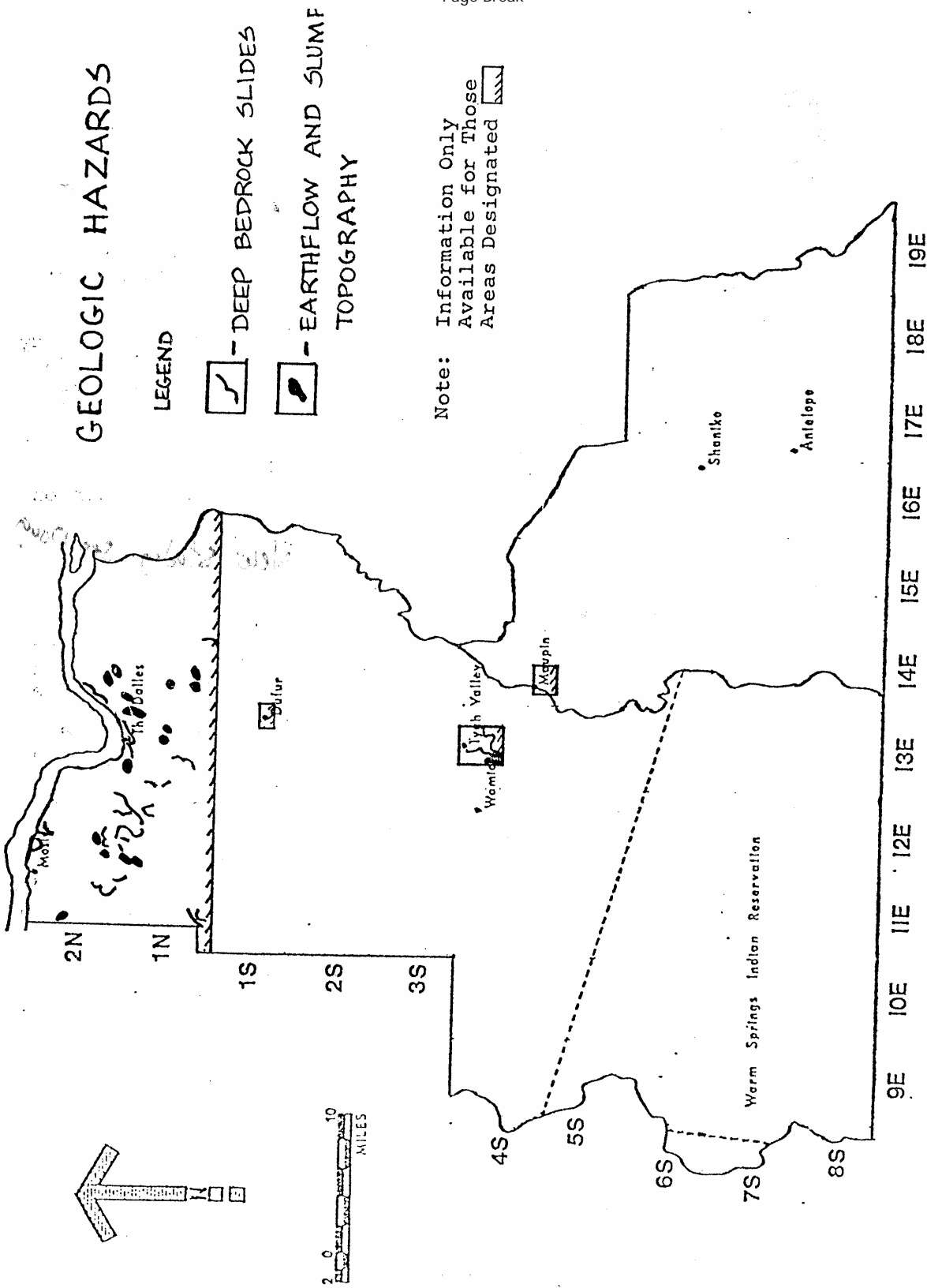
Earthflow and slump topography - (areas greater than ten to twenty acres) possible hazards may include continued movement, low cutbank stability, poor drainage, and others; development possible locally, but generally may reactivate or accelerate sliding.

Steep slope mass movement - areas subject to localized debris flow, rock fall or rockslide.

Thick talus - associated hazards include shallow sub-surface run-off, low cutbank stability especially in wet season, and debris flows either in talus or emanating from upslope canyons; deep cuts and development generally not recommended.

Critical stream-bank erosion - (not including torrential flood channels) - mitigation may include riprap, channel modification, and land use restriction depending on local hydraulics, desired land use, and erosion rates.

FIGURE 9



Lowland and torrential flooding - areas of historic or probable flooding shown in a generalized manner.

Potential future mass movement - certain areas have potential for future hazards based on known occurrences; delineation requires detailed mapping.

Faults - There appear to be no active faults in the Study area. It must be remembered that these geologic hazards have been identified in a general manner and boundaries are approximate. Evaluations of development require on-site investigation by a geologist.

Slope erosion - loss of soil material by moving water on slopes.

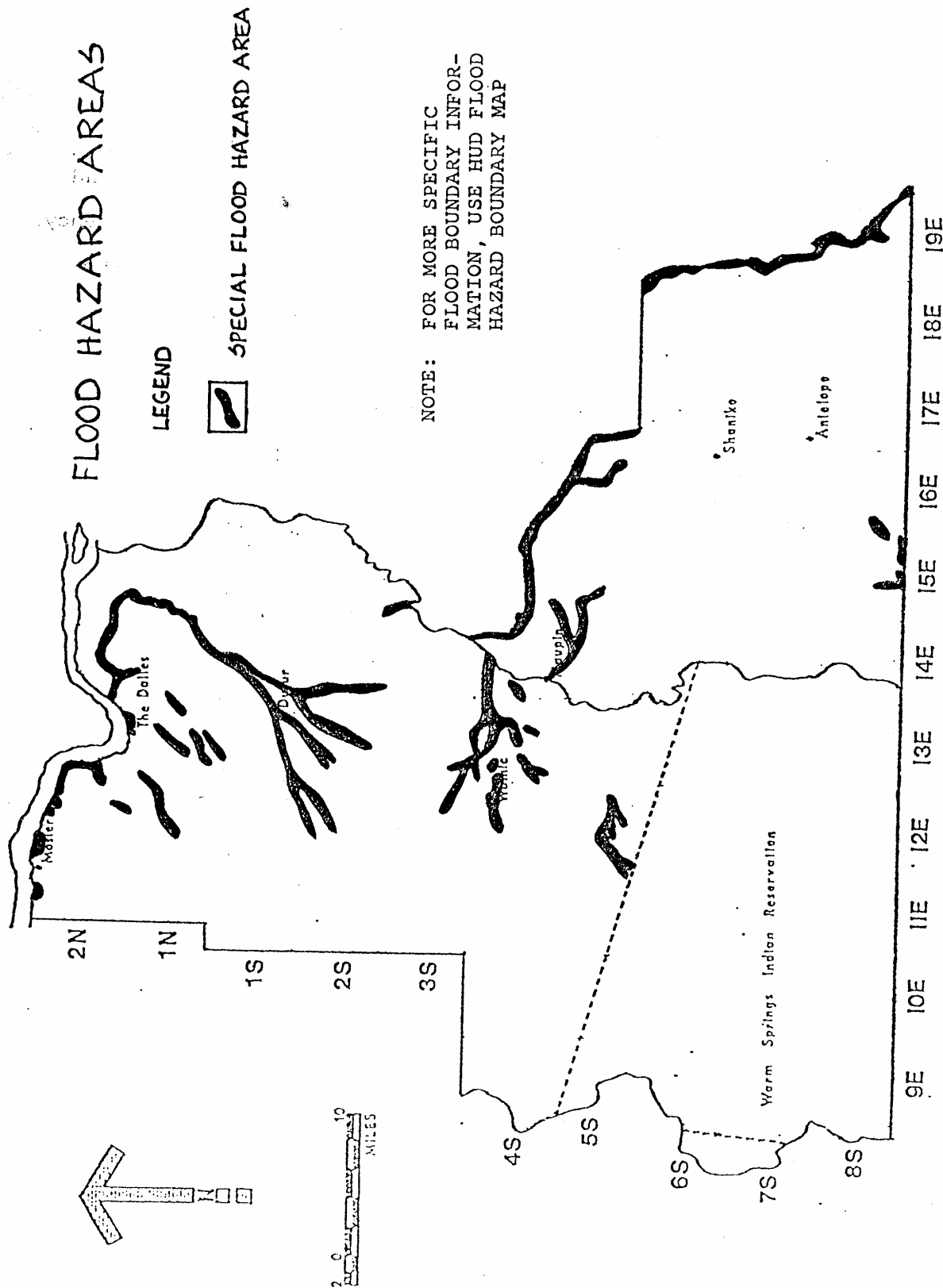
A flood hazard study of selected areas within Wasco County was completed by the Department of Housing and Urban Development for implementation of the National Flood Insurance Act. The maps are on a scale of one inch equals 2,000 feet (1:24,000), and are revised and/or modified as needed. The current maps have a revision date of November 1, 1977. Figure 10 indicates areas within Wasco County that are designated as "special flood hazard areas". The detailed HUD maps are available at the Wasco County Planning Office. They are referred to when decisions are made concerning development near creeks, streams or rivers.

No slope studies have been initiated for the entire county. However, "7h - minute" (1:24,000) topographic maps are available from the United States Geologic Survey. These maps can be used to determine areas of excessive slope which may have high erosion potential or other geologic hazards. A map showing areas of excessive slope, (20% and over), should be prepared and included in the Plan during the updating process.

Neither of the above sources of natural hazard information should be mistaken as site-specific proof of incidence or non-incidence of a natural hazard. They only indicate generalized first approximations of actual conditions on specific parcels of land.

The summer of 1980 has brought another type of natural hazard sharply into focus; volcanic eruption and the resulting ash fall-out, flooding, debris flows and fires.

FIGURE 10



SOURCE: H.U.D. FLOOD BOUNDARY MAPS

Although ash fall-out in Wasco County from the eruptions - of Mount St.

Helens has been minor, an eruption of Mount Jefferson or Mount Hood could cause vast destruction. The County Sheriff's Department would cooperate with state and local police, the National Guard and the Civil Defense (A Commission in case of national or widespread local emergency).

Local radio stations test the National Warning System frequently. In case of an actual emergency, these stations would broadcast pertinent information and instructions.

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G. MINERAL RESOURCES

Wasco County has very few economically important mineral deposits. Some limited mining activity has occurred in the past, but is of little importance. There are no active mineral mines presently in the county.

Most of the county is underlain with recent basalt flows (Miocene or Pliocene geologic epoch) which precludes the possibility of extensive mineral resources. The highest potential for minerals would be in the older geologic formations, found in other parts of Oregon, or areas bordering the county. The aggregate resources potential is almost unlimited, however, and is discussed below.

1. Metallic Mineral Resources

There are no economically important metallic mineral deposits in Wasco County. The basalt flows of the county are remarkably unmineralized.

Evidence suggests that there may be some potential low grade bauxite (aluminous raw material) found in the Columbia River basalt group of the area, but no investigations have been undertaken in the county. Valuable bauxite deposits occur in the Willamette Valley near Portland and Salem in basalt flows.

Copper and lead have been mined in the Ashwood-Oregon King Mine in Jefferson County. It borders Wasco County on the south, and some deposits may occur in the county. No recent interest has been shown in these potential deposits.

Mercury and molybdenum also occur adjacent to Wasco County. However, no economically important deposits are located within the county.

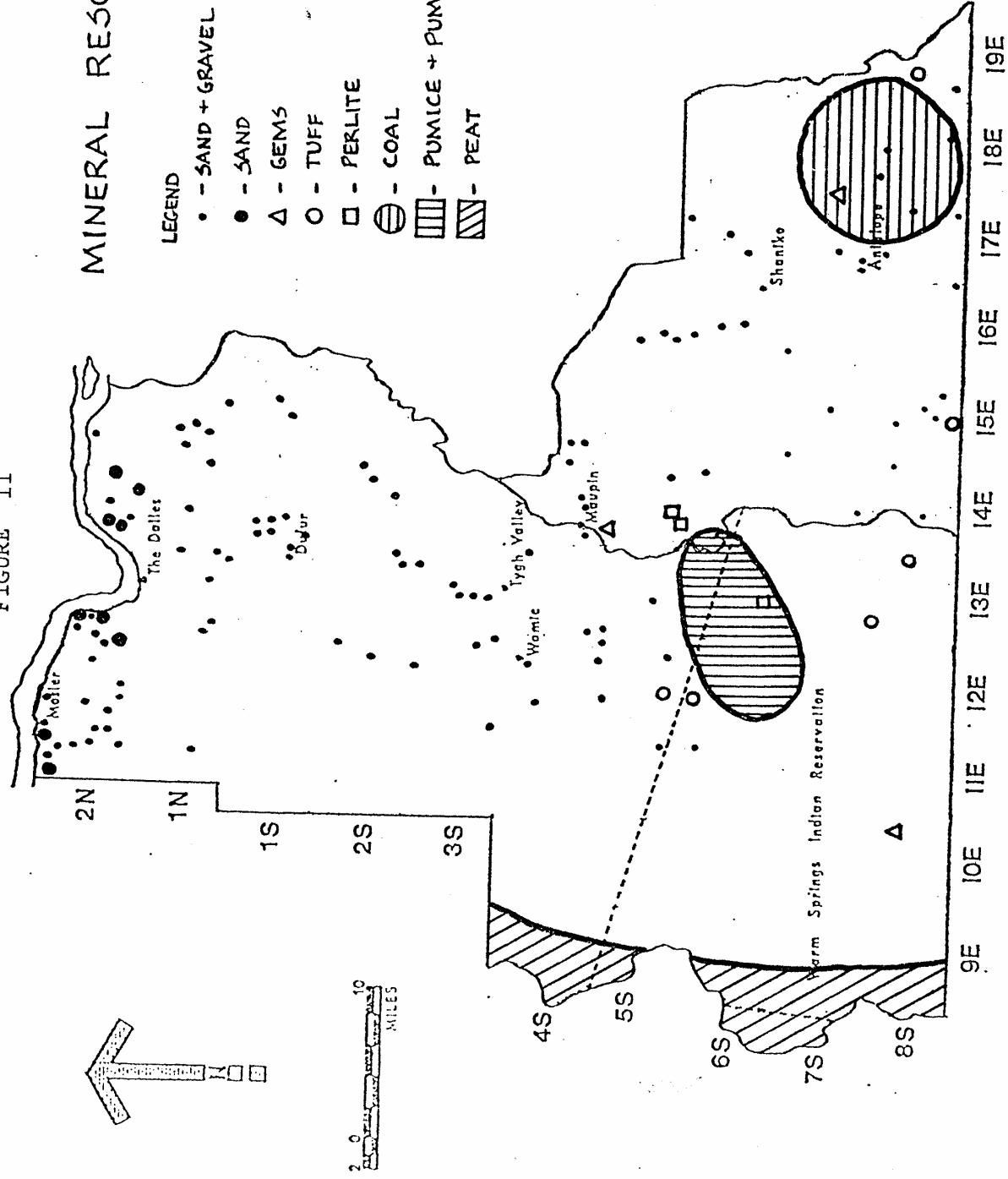
2. Non-Metallic Mineral Resources

Semi-precious gem stones and fossils are located throughout the county. The highest concentrations of these quartz family stones (agate, chalcedony, jasper, and opal), fossils, agatized fruits, seeds and nuts are shown on the accompanying map. They are economically valuable for their ability to attract amateur "rock-hounds" to the area, rather than their mineral value. Rock

collecting has become a major outdoor recreation activity in Oregon.

FIGURE 11

MINERAL RESOURCES



SOURCE: U.S. GEOLOGICAL SURVEY

Perlite mining was undertaken south of Maupin near the Deschutes River between 1945 and 1950. Fine, high-quality acoustic and insulating tile was produced for a number of years from this perlite. It became unprofitable to mine and expand the perlite at the same location, so the operation was disbanded. A large deposit still exists in the area, and may become important in the future. (See Figure 11).

Volcanic tuffs are utilized for decorative building stone and ceramic art. The Rainbow Rock Quarry, about five miles south of Pine Grove, has been producing brightly colored and banded tuff since 1949. Rock of similar appearance has been uncovered but not developed on a nearby flat, east of the quarry.

The Kah-Nee-Ta Stone Quarry on the Warm Springs Indian Reservation produces rough pieces of rhyolite. The stone is multi-colored and valuable for decoration. Other building stone quarries include the Indian Candy and Sorenson Quarry. The locations of these quarries are shown on the accompanying map.

According to the U.S. Geological Survey, (Mineral and Water Resources of Oregon, 1969), there are widely scattered minor deposits of peat in the Cascade region of Wasco County and coal in the southeastern region. They have never been mined commercially. (Figure 11 shows where these deposits are generally located).

3. Aggregate Resources

Fortunately, sufficient data to satisfy the new Goal 5 Administrative Rule on mineral and aggregate sites including location, quantity and quality were available in Wasco County. A study completed in 1976 by a consultant through a grant from the Land Conservation and Development Commission provides the basis for the following analysis. Included in the plan inventory is a map showing the locations of aggregate sites. Locations of sites as shown on the map are only approximate because of the limitations of map scale.

¹Montagne and Associates. Wasco County Aggregate Sites and Aggregate Demand Analysis. (1976)

The exact location of any site would be determined whenever a use was proposed within the proximity of a mapped site. Information on the quality and quantity of each aggregate site and the specific analysis of the demand forecast can be reviewed in the study which is available in the Planning Office.

Wasco County's cumulative demand projection for all aggregate material by the year 1995 will be between four and six million tons.² Total resources as inventoried will be 6.3 million tons. The demand projection is based on a per capita average and does not include any provision for major construction projects. If a major construction project occurs during that time, more aggregate will be needed. One such project may be the new locks at the Bonneville Dam. It is expected that all resources identified will be needed by the year 2000.

The potential for conflict involving mineral and aggregate sites does exist in the overlay zone for the Columbia River Gorge. Mineral and aggregate sites within this overlay zone could conflict with the zone's scenic protection provisions. Goal #5, Policy 2 (F) requires that no new surface mining sites or the expansion of existing sites be allowed in the overlay zone area unless the site is not clearly visible from either Highway 14 or Inter-state Highway 84. This provision will eliminate potential conflicts with the scenic preservation provisions within the Gorge boundaries.

The operation of only one aggregate site within the last five years has caused specific problems with nearby residential uses. This site is located in the Mosier Urban Growth area. The conflict was resolved by all parties involved (Mosier, Wasco County and the pit owner) through an agreement which has no termination date, dated December 12, 1977. (Mosier's plan was acknowledged in December, 1978). No serious problems have occurred with pit operations and nearby residential uses since the agreement was signed.

Most of the mineral and aggregate sites are located in the forest and agricultural zones.

²ibid.

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All sites in these zones are subject to conditional use procedures as established in the Zoning Ordinance. In the comprehensive plan, additional protection and guidance in limiting conflicting uses are provided through Goal #5, Policy 1, (A-F) and Policy 2, (A-F). All sites will be protected by placement in the Environmental Protection District 5 overlay zone. This zone requires that any use proposed within 200 feet of an identified or potential mineral or aggregate site would be a conditional use whether permitted outright or not in the primary zone.

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H. SOILS

The soils in Wasco County have formed in a variety of parent materials. In the northeastern part of the county soils have developed from loess deposits. These deposits range from a few inches to more than fifteen feet in thickness. In a southerly direction, the deposits become finer textured and thinner. Where a thin deposit of loess occurs, the soils developed from a mixture of loess and basalt. In the western part of the area, soils have developed from volcanic ash deposited over sediments. Soils in the southern part of the area have developed in fine textured sediments. These soils are predominantly fine textured with high percentages of coarse fragments. Water deposited soils formed in recent alluvium also occur along the major drainages in the county. Small amounts of volcanic ash occur throughout the county. ¹

The Soil Conservation Service has prepared a general soils map showing soil associations. A soil association is a group of soils that are geographically associated in a repeating pattern on the landscape. It consists of one or more major soils and at least one minor, often contrasting, soil and is named for the major soils. The soils in one association may occur in another but in a different pattern and proportion. ²

These maps depict not only soil associations, but their suitability for agriculture and their limitations for septic tank absorption field and as building sites. These maps may be seen at the Wasco County Planning Office or at the Soil Conservation Service office in The Dalles.

Table 9 lists the various soil associations that occur in Wasco County and gives a brief description of each one. Table 10 rates the various soil associations on their suitability and limitations for various types of uses.

Soils have been classified into eight capability groupings by the Soil Conservation Service. These classifications show in a general way the suitability of soils for most kinds of field crops. The soils are grouped (a) according to their limitations when used for field crops;

¹General Soil Map with Soil Interpretations for Land Use Planning, Wasco County, Oregon, Soil Conservation Service, U.S.D.A., June, 1972; (pp. 1 & 2).

²Ibid

TABLE 9
SOIL ASSOCIATIONS

AREAS DOMINATED BY WELL DRAINED SOILS FORMED IN LACUSTRINE

MATERIAL WITH 1 TO 20 PERCENT SLOPES

1. Chenoweth-Cherryhill association.

Very deep loam soils with 1 to 20 percent slopes; and deep soils with a silt loam surface layer, loam subsoil and sandy clay loam substratum over semi-consolidated sediments and with 1 to 20 percent slopes.

AREAS DOMINATED BY WELL DRAINED SOILS FORMED IN LOESS AND
WELL DRAINED, VERY SHALLOW, STONY SOILS
WITH 0 TO 35 PERCENT SLOPES

2. Walla Walla association.

Very deep silt loam soils over basalt with 3 to 35 percent slopes.

3. Cantala-Condon association.

Deep silt loam soils over basalt with 1 to 35 percent slopes; and moderately deep silt loam soils over basalt with 1 to 7 percent slopes.

4. Wapinitia-Stony land association.

Moderately deep soils with a silt loam surface layer and heavy loam to silty clay loam subsoil over basalt and 0 to 12 percent slopes; and outcrops of basalt with 0 to 12 percent slopes.

5. Maupin-Stony land association.

Moderately deep loam soils over basalt with 0 to 12 percent slopes; and outcrops of basalt with 0 to 12 percent slopes.

6. Bakeoven-Condon association.

Very shallow soils with a very cobbly loam surface layer and very gravelly clay loam subsoil over basalt and 2 to 20 percent slopes; and moderately deep silt loam soils over basalt and with 1 to 20 percent slopes.

AREAS DOMINATED BY WELL DRAINED, VERY STONY OR ROCKY,
SHALLOW OR MODERATELY DEEP SOILS OVER BASALT

7. Lickskillet-Wrentham association.

Shallow soils with a very to extremely stony loam surface layer and very to extremely cobbly heavy loam or clay loam subsoil and with 15 to 70 percent south slopes; and moderately deep soils with a silt loam surface layer and very cobbly silt loam, clay loam or silty clay loam subsoil and with 35 to 70 percent north slopes.

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AREAS DOMINATED BY WELL DRAINED SOILS FORMED IN FINE SEDIMENTS WITH 1 TO
70 PERCENT SLOPES

8. Simas-Tub association.

Moderately deep soils with a cobbly silty clay loam surface layer and calcareous silty clay subsoil over sediments and with 8 to 40 percent slopes; and moderately deep soils with a gravelly clay loam surface layer and gravelly clay subsoil over sediments and with 1 to 40 percent slopes.

9. McNeen association.

Moderately deep soils with a silt loam surface layer and silty clay loam subsoil over very cobbly hardpan and with 1 to 12 percent slopes.

10. Simas-Curant-Tub association.

Moderately deep soils with a very stony silty clay loam surface layer and calcareous silty clay subsoil over sediments and with 35 to 70 percent slopes; deep soils with a silt loam surface layer, heavy silt loam subsoil and loam substratum and 40 to 70 percent slopes; and moderately deep soils with a very stony clay loam surface layer and gravelly clay subsoil over sediments and with 40 to 70 percent slopes.

AREAS DOMINATED BY WELL DRAINED SOILS FORMED IN MATERIALS HIGH IN VOLCANIC ASH WITH 1 TO 70 PERCENT SLOPES

11. Hesslan-Frailey-Skyline association.

Moderately deep soils with a stony loam surface layer and cobbly loam subsoil over semi-consolidated sediments and with 40 to 65 percent slopes; deep soils with a loam or stony loam surface layer and loam or cobbly loam subsoil over semi-consolidated sediments and with 30 to 70 percent north slopes; shallow very cobbly loam surface layer and cobbly loam subsoil over semi-consolidated sediments and with 40 to 65 percent slopes.

12. Wamic-Ortley association.

Deep loam soils over basalt bedrock and with 1 to 20 percent slopes; and deep soils with a loam surface layer and silt loam subsoil and with 1 to 20 percent slopes.

13. Ketchly-Bins association.

Deep soils with a loam surface layer and clay loam subsoil and sub-stratum and with 3 to 30 percent slopes; and deep soils with a very friable gravelly loam surface layer, firm, clay loam subsoil and heavy loam substratum and with 1 to 30 percent slopes.

(Source: Soil Conservation Service)

TABLE 10
SOIL SUITABILITIES AND LIMITATIONS

SOIL ASSOCIATIONS	AREA		LAND CAPABILITY	SOIL SUITABILITY FOR:		
	%	ACRES		TOPSOIL	SAND & GRAVEL	ROAD FILL
1 Chenoweth-Cherryhill	2	16,000	II, III, IV and VI	Good to Fair	Unsuitable	Fair
2 Walla Walla	6	63,000	II, III, IV, VI, VII and VIII	Good to Poor	Unsuitable	Fair
3 Cantala-Condon	14	140,000	I, II, III, IV, VI and VII	Good	Unsuitable	Fair
4 Wapinitia-Bakeoven	4	39,000	II, III, IV and VII	Fair to Poor	Poor	Poor
5 Maupin-Bakeoven	3	33,000	I, II, III, IV, VI and VII	Good	Unsuitable	Fair
6 Bakeoven-Condon	16	153,000	I, II, III, IV, VI and VII	Fair	Unsuitable	Poor
7 Licksillet-Wrentham	20	195,000	I, II, III, IV, VI, VII, & VIII	Poor	Unsuitable	Poor
8 Simas-Tub	13	127,000	I, II, III, IV, VI, VII, & VIII	Poor	Unsuitable	Poor
9 McKeen	1	7,000	I, II, III, IV, VI, VII, & VIII	Fair	Unsuitable	Poor
0 Simas-Curant-Tub	3	33,000	I, II, III, IV, VI, VII, & VIII	Poor	Unsuitable	Poor
1 Hessleran-Frailey-Skyline	5	45,000	III, VI and VII	Poor	Unsuitable	Poor
2 Wamic-Ortley	10	98,000	III, IV, VI, and VII	Good	Unsuitable	Poor
3 Ketchley-Bins	3	30,000	III, VI, and VII	Poor	Unsuitable	Poor

Source: Soil Conservation Service

TABLE 10 (con.)

SOIL LIMITATIONS FOR:

SOIL ASSOCIATIONS	Pond Embankment & Dikes	Terraces & Diversions	Playgrounds	Camp Areas	Picnic Areas	Paths & Trails
Chenowith-Cherryhill	MOD	MOD	SEV	SEV to MOD	SEV to SLIGHT	SLIGHT
Walla Walla	MOD	SLIGHT	SEV	SEV to SLIGHT	SEV to SLIGHT	SLIGHT
Cantala-Condon	MOD	SLIGHT	MOD	SLIGHT	SLIGHT	SLIGHT
Wapinitia-Bakeoven	MOD	MOD	SEV	MOD	SEV	SLIGHT
Maupin-Bakeoven	MOD	MOD	SEV to MOD	SLIGHT	SLIGHT	SLIGHT
Bakeoven-Condon	SEV	SEV	SEV	SEV	SEV	SEV
Licksillet-Wrentham	SEV	Not Applicable	SEV	SEV	SEV	SEV
Simas-Tub	SEV	SEV	SEV	SEV	SEV	MOD
McKeen	MOD	MOD	SEV	MOD	MOD	SLIGHT
Simas-Curant-Tub	SEV	SEV	SEV	SEV	SEV	SEV
Hesslan-Frailey-Skyline	SEV	Not Applicable	SEV	SEV	SEV	SEV
Wamic-Ortley	MOD	SEV	MOD to SEV	MOD	SLIGHT	SLIGHT
Ketchley-Bins	SEV	Not Applicable	SEV	MOD	MOD	MOD

SEV = SEVERE MOD = MODERATE

TABLE 10 (con.)

SOIL LIMITATIONS FOR:

SOIL ASSOCIATIONS	Dwellings Without Basements	Septic Tank Absorption Fields	Sewage Lagoons	Sanitary Landfills (Trench Type)	Local Roads & Streets	Pond Reservoir
1 Chenowith-Cherryhill	MOD	SEV	SEV	MOD	MOD	SEV
2 Walla Walla	MOD	SEV	SEV	SLIGHT	MOD	SEV
3 Cantala-Condon	MOD to SLIGHT	SEV	SEV	SLIGHT	MOD	SEV
4 Wapinitia-Bakeoven	MOD	SEV	SEV	SEV	SEV	SEV
5 Maupin-Bakeoven	MOD	SEV	SEV	SEV	MOD	SEV
6 Bakeoven-Condon	SEV	SEV	SEV	SEV	SEV	SEV
7 Lickskillet-Wrentham	SEV	SEV	SEV	SEV	SEV	SEV
8 Simas-Tub	SEV	SEV	SEV	SEV	SEV	SEV
9 McKeen	MOD	SEV	SEV	MOD	MOD	SEV
10 Simas-Curant-Tub	SEV	SEV	SEV	SEV	SEV	SEV
11 Hesslan-Frailley-Skyline	SEV	SEV	SEV	SEV	SEV	SEV
12 Wamic-Ortley	MOD	SEV	MOD to SEV	MOD	MOD	MOD to SEV
13 Ketchley-Bins	MOD	SEV	SEV	MOD	MOD to SEV	SEV

SEV = SEVERE

MOD = MODERATE

(b) the risk of damage when they are so used; and (c) the way they respond to treatment. The grouping does not take into account major and generally expensive land-forming that would change slope, depth, or other characteristics of the soils; does not take into consideration possible major reclamation projects; and does not apply to rice, cranberries, horticultural crops, or other crops that require special management.

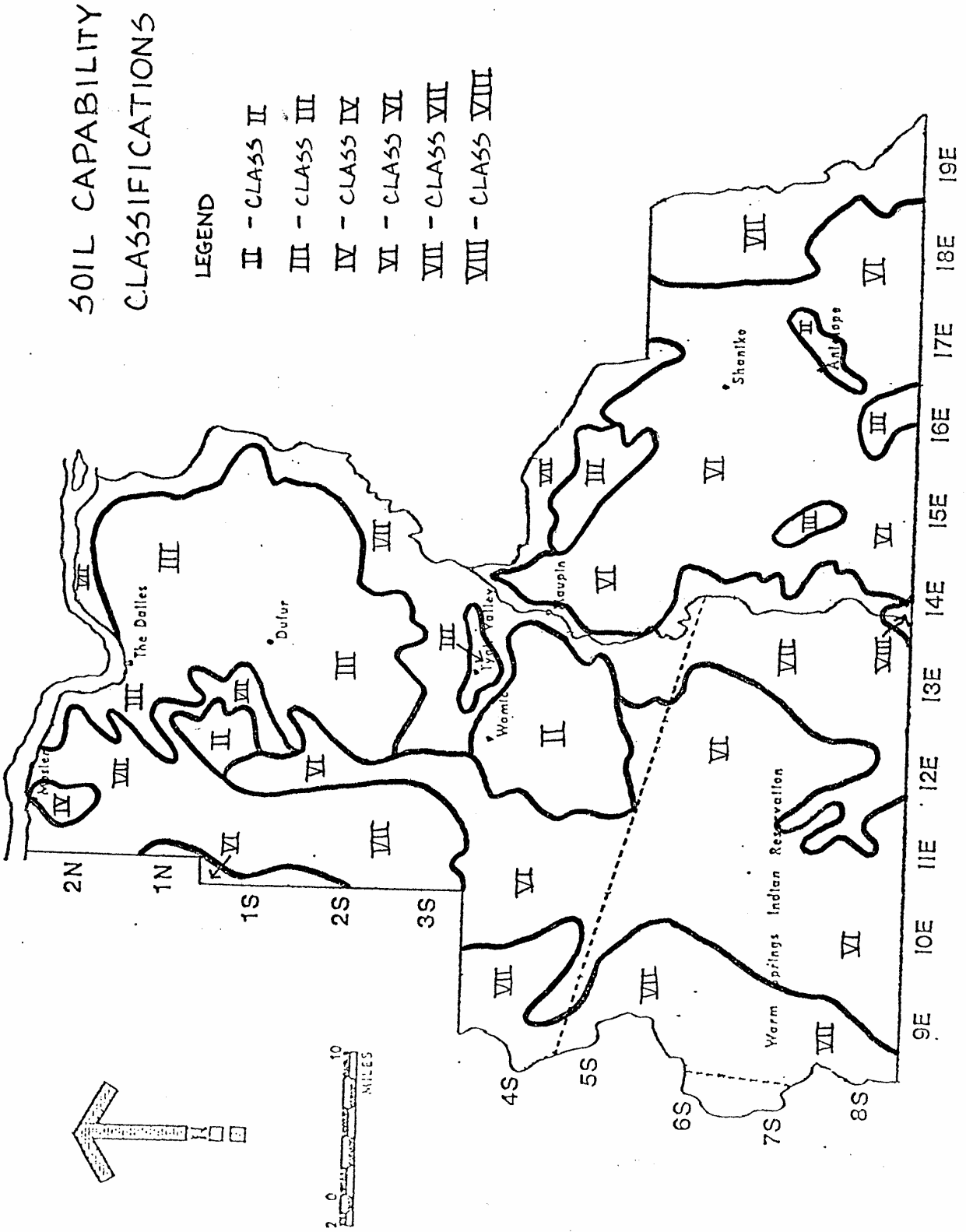
Statewide Goals and Guidelines as adopted by the Land Conservation and Development Commission mandate the retention of areas which are predominantly Class I, II, III, IV, V, and VI soils, in farm use. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as agricultural land. Areas which are predominantly class VII and VIII soils are generally unsuited to intensive agricultural production.

Figure 12 shows the soil capability classifications for soils in Wasco County. These are general classifications; more detailed information may be necessary when making site-specific decisions on land use. This information is available from the Soil Conservation Service.

I. VEGETATION

The major vegetation species in each association are listed on the following page. The plant associations from east to west are grass-land communities, chaparral-oak associations, ponderosa pine-white oak associations, Douglas fir-ponderosa pine association and forest land in higher elevations. These generalized categories have transitional zones between them which varies with topography, soil moisture, etc., and man's influences. Understory vegetation could occur in any of the tree covered areas as secondary vegetation. The main types of commercial vegetation are also listed.

FIGURE 12



Natural Vegetation

Grassland Communities:

Bluebunch wheatgrass
Bitterbrush
Idaho fescue

Sandberg's bluegrass
Cheatgrass

Shrub-Oak Association:

Oregon white oak
Elk sedge
Common snowberry
Oceanspray
Heartleaf arnica
Ceanothus
Woods rose

Wild strawberry
Blue wildrye
Bluebunch wheatgrass
Cheatgrass
Needlegrass
Saskatoon serviceberry

Ponderosa Pine - White Oak Association:

White oak
Ponderosa pine
Douglas fir
Elk sedge
Common snowberry
Oceanspray
Heartleaf arnica
Ceanothus

Woods rose
Wild strawberry
Blue wildrye
Hairy lupine
Woolly lupine
Ornate lupine
Poison oak

Douglas fir - Ponderosa Pine Association:

Douglas fir
Ponderosa pine
Grand fir
Western hemlock
Western red cedar
Willows

Black cottonwood
Bigleaf maple
Western larch
Incense cedar
Western white pine

Higher Elevation Forest:

Sub-Alpine fir
Noble fir
Pacific silver fir
Engelmann spruce

Mountain hemlock
Lodgepole pine
Whitebark pine

Understory Vegetation:

Small golden chinkapin
Vine maple

Redstem ceanothus
Deerbrush

Understory Vegetation:

Big Huckleberry
 Wild rose
 Columbia brome
 Bedstraw
 Twinflower
 White trillium
 Poison oak

Queencup beadlilly
 Hawkweeds Arnicas
 Common thistle
 Bracken fern
 Pacific rhododendron
 Beargrass

Introduced Vegetation

Commercial:

Sweet cherries -
 Cultivars include:
 Lambert
 Bing
 Royal Anne
 Black Republican
 Apples

Pears
 Peaches
 Apricots
 Alfalfa
 Clover
 White wheats

Other

Cheatgrass
 Yellow star thistle
 Diffuse knapweed
 Whitetop
 Canada thistle
 Puncture vine
 Sand bur
 St. Johnswort
 Crested wheatgrass
 Intermediate wheatgrass
 Bluestem wheatgrass
 Slender wheatgrass
 Pubescent wheatgrass
 Alta fescue
 Western fescue
 Pacific fescue
 Big bluegrass
 Bulbus bluegrass
 Canada bluegrass
 Kentucky bluegrass
 Prairie junegrass
 Orchardgrass
 Redtop
 Mountain brome
 Soft brome

Velvetgrass
 Alaska oniongrass
 Timothy
 Sagebrush
 Scab-land sagebrush
 Hoary sagebrush
 Wild onions
 Yarrow
 Locoweed
 Balsamroot
 Rattlesnake grass
 Russian knapweed
 Rabbit brush
 Golden cleome
 Meadow larkspur
 Fleabone
 Tarweed
 Western iris
 Western juniper
 Biscuitroot
 Prairie clover
 Lewis mockorange
 Phlox
 Smooth sumac
 Tumbling mustard
 Thurber needlegrass

Many vegetative associations in the rangelands of the county, especially in the southern part, have been disturbed by fire, grazing, trampling, and the effects of some types of introduced plants. For example, species such as sagebrush and bitterbrush are sensitive to fire, while many grasses are not as sensitive. A range fire will usually kill the brush without destroying the grass understory. This results in almost pure stands of bunch-grass. Overgrazing in rangelands and along streams have caused the reduction of vegetation in these areas, and has allowed new types of vegetation to become established. These new species of vegetation may greatly alter the ecology of the affected area, often in a detrimental way.

J. NATURAL AREAS

Areas in Wasco County which appear to have ecological and scientific value have been identified by the Oregon Natural Heritage Program, Nature Conservancy. Personal interviews, extensive literature search, field investigations, and aerial photography were the basis of this inventory list of natural areas. The list does include some areas which have not yet been verified by research or field study, but are considered potentially significant. Table 11-A gives the list of natural areas in Wasco County as identified by the Nature Conservancy. These areas are shown in Figure 12.5.

A "site" as it appears in Table 11-A is the geographic location of one or more noteworthy element occurrences. An element is any one natural feature of the landscape; for example, a bald eagle nest or an age-old forest, and the site is where it occurs. A site may have only one feature, such as a nest, or it may include several features, such as a stretch of river surrounded by an old growth forest with a rare plant species and nesting areas for endangered bird species. Descriptions accompanying the site on the inventory list have been written to point out features at the site.

Not all lands identified by the Nature Conservancy are being considered as natural areas. Many of the elements have not been verified. Many of the ones that have been verified have not been located specifically. The attempt has been made to locate the most significant natural areas and identify them with specific

WASCO COUNTY

NATURAL AREAS AS IDENTIFIED BY THE NATURE CONSERVANCY

REF. NO.	SR	REFERENCE NAME	LOCATION T-R-S	PS	ELEMENT NO.	VO	ELEMENT NAME
WC-4	+	Oak Springs (B)	4S, 14E SE $\frac{1}{4}$ 17,	3	1.18.986 2.02.402 2.02.431 4.11.110	V V V V	Wetland shrubland Rough-skinned newt Pacific giant salamander Cold spring
WC-6	+	Confluence of White River and Tygh Creek to Deschutes River (B)	4S, 13E 1, 2, 11, 12 4S, 14E 5-8	3	1.08.912 4.04.120 4.04.450 4.04.460 5.14.596	V V V V V	Wetland forest Low stream segment, low gradient reach River island Waterfalls Great blue heron rookery
WC-8	+	Lawrence Memorial Grassland Preserve (The Nature Conservancy) (B)	7S, 16E 15, 22	2	1.18.931 1.28.910 1.28.911 1.28.920 3.01.049 6.01.000	V V V V V V	Stiff sage/Sandberg's bluegrass Bluebunch wheatgrass-Idaho fescue Bluebunch wheatgrass-Sandberg's bluegrass Sandberg's bluegrass communities Lomatium minus Geologic feature
WC-11		Tygh Ridge Summit (C)	3S, 14E 16, 17, 20	3	1.28.910	V	Bluebunch wheatgrass-Idaho fescue
WC-13		Hollow Creek Area (A)	7S, 18E NW $\frac{1}{4}$ 33 8S, 17E NE $\frac{1}{4}$ 1	3	2.02.642	V	Golden eagle (2 nests)
WC-14		Mission Hollow (A)	2S, 15E 6	3	2.02.642	NV	Golden eagle
WC-15		Butler Canyon (B)	3S, 13E 14, 23	3	2.02.642	V	Golden eagle
WC-20		Buck Hollow Creek (C)	6S, 17E W $\frac{1}{2}$ 16	3	1.18.931 1.28.910 1.28.911	V V V	Stiff sage/Sandberg's bluegrass Bluebunch wheatgrass-Idaho fescue Bluebunch wheatgrass-Sandberg's bluegrass

KEY: SR=Site Report

Source: Oregon Natural Areas

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PS=Protection Status
 1-preserved
 2-legally protected
 3-unprotected
 VO=Verification of Occurrence
 V-verified
 NV-not verified

WASCO COUNTY

REF. NO.	SR	REFERENCE NAME	LOCATION T-R-S	PS	ELEMENT NO.	VO	ELEMENT NAME
WC-28		Black Rock/Rotten Lake Basin (B)	7S, 18E 1-3, 10-15 7S, 19E 5-8, 18	3	2.02.642 4.07.110 4.10.100 6.01.000 6.02.000	NV NV NV NV NV	Golden eagle Low lake, permanent Lowland pond Geologic feature Paleontologic feature
WC-30		White River Canyon (B)	4, 5S, 11-13E	3	3.04.800	V	Isolated population, Douglas fir
WC-34		Camas Prairie (C)	5S, 10E 16, 17	3	1.25.118 3.04.000	V V	Marshland Wildflower area
WC-37		Mill Creek Falls (C)	1S, 12E NW $\frac{1}{4}$ 5, NE $\frac{1}{4}$ 6	3	1.05.620 4.04.460	NV V	Douglas fir forests Waterfalls
WC-38		Mill Creek Drainage (C)	1S, 11E NW $\frac{1}{4}$ 3	3	3.01.037 3.02.000	V V	<i>Hydrophyllum capitatum</i> var. <i>thompsonii</i> <i>Lomatium columbianum</i>
WC-40		Nena Ranch (B)	6S, 13E 1, 12	3	1.05.913	NV	Wetland forest
WC-44		Oak Canyon (C)	2S, 14E 35, 36	3	1.05.621 1.05.911 1.25.114	V V V	Douglas fir-ponderosa pine Oregon white oak/grassland Bluebunch wheatgrass-Idaho fescue
WC-47		Boulder Creek Drainage (C)	8, 9S, 9-11E	3	1.05.600	V	Old growth Douglas fir forests
WC-50	+	Rowena Dell (The Nature Conservancy Preserve, part) (B)	2N, 12E 3, 4	2, 3	2.02.636 3.01.037 3.02.000 3.04.700 4.10.110 4.10.120 6.01.000 6.04.000	NV NV V V V V V V	Osprey <i>Hydrophyllum capitatum</i> var. <i>thompsonii</i> <i>Lomatium columbianum</i> Wildflower area Lowland pond/wetland, permanent Lowland pond/wetland, intermittent Geologic feature Historic feature

KEY: SR=Site Report PS=Protection Status VO=Verification of Occurrence
 1-preserved V-verified
 2-legally protected NV=not verified
 3-unprotected

WASCO COUNTY

WASCO COUNTY

REF. NO.	SR	REFERENCE NAME	LOCATION T-R-S	PS	ELEMENT NO.	VO	ELEMENT NAME
WC-51		Mosier Area (C)	2N, 11E 2	3	1.05.912 3.04.700	NV V	East Columbia Gorge rockfall with forest complex Wildflower area
WC-52		Seven Mile Hill Area (A)	2N, 12E 11	3	1.05.912 1.25.110	V V	East Columbia Gorge rockfall with forest complex East slopes Cascades grassland
WC-56		Memaloose Island (B)	3N, 12E 32	3	2.02.636	V	American osprey
WC-61		Mill Creek Research Natural Area (B)	1S, 11E 4, 8, 9, 16, 17	2	1.05.621 1.05.911 1.25.114	V V V	Ponderosa pine-Douglas fir Oregon white oak/grassland Bluebunch wheatgrass-Idaho fescue
WC-62		Persia M. Robinson Research Natural Area (C)	6S, 10E 10, 11	2	1.05.621 1.05.630 4.04.120	V V V	Ponderosa pine-Douglas fir Mixed conifers Lowland stream segment, low gradient reach
WC-65		Wapanitia Warm Springs (C)	6S, 12E 2, 11	3	4.11.120	V	Hot spring
WC-67		Deschutes Island (C)	2S, 16E 5	3	5.14.596	V	Great blue heron rookery
WC-69		Antelope Creek (A)	8S, 15E 25, NW $\frac{1}{4}$ 35 8S, 16E NE $\frac{1}{4}$ 4	3	2.02.642	V	Golden eagle (7 nests)
WC-70		Antelope Valley (C)	S $\frac{1}{2}$ 7S, 17E N $\frac{1}{2}$ 8S, 17E	3	2.02.640	V	Swainson's hawk (8 nests)
WC-71		Tygh Creek (C)	3S, 12E 26	3	2.02.643	V	Northern bald eagle

KEY: SR=Site Report

PS=Protection Status
 1-preserved
 2-legally protected
 3-unprotected

VO=Verification of Occurrence
 V-verified
 NV-not verified

WASCO COUNTY

REF. NO.	SR	REFERENCE NAME	LOCATION T-R-S	PS	ELEMENT NO.	VO	ELEMENT NAME
WC-72		White River Wildlife Management Area (B)	4, 5S, 11, 12E 2		2.02.643 2.02.510 2.02.513 2.02.641 2.02.642 2.02.654 2.02.752 2.02.881 2.02.902 5.14.621 5.17.806	V V V V V V V V V V V	Northern bald eagle Ring-necked duck Bufflehead Ferruginous hawk Golden eagle Western burrowing owl Gray-crowned rosy finch White-tailed jackrabbit Sagebrush vole Band-tailed pigeon mineral springs Elk critical winter range
WC-74		Sunflower Flat (C)	6S, 11E SW 2, S 3, NW 11	3	1.05.710 1.05.810 1.05.911	NV NV NV	Ponderosa pine Western juniper woodland Oregon white oak/grassland
WC-75		Abbot Pass (proposed Research Natural Area) (C)	5S, 9E 17	3	1.05.310	NV	Mountain hemlock
WC-76		Four Hills Grassland (C)	8S, 17E 2, 3, 10, 11	3	1.28.910 3.04.700	V NV	Bluebunch wheatgrass-Idaho fescue Wildflower area
WC-77		Antelope Watershed (C)	7S, 17E 30	3	1.08.814	V	Western juniper/big sage/bitterbrush
WC-80		Unnamed (C)	7S, 17E 18	3	3.01.049	V	Lomatium minus
WC-81		Unnamed (C)	7S, 16E 5	3	3.01.049 3.02.000 3.02.000 3.02.000	V V V V	Lomatium minus Allium macrum Allium tolmiei var. tolmiei Claytonia minus
WC-82		Unnamed (B)	4S, 14E 20, SW 29	3	3.02.000	V	Mimulus jungermannioides

KEY: SR=Site Report

PS=Protection Status
 1-preserved
 2-legally protected
 3-unprotected

VO=Verification of Occurrence
 V-verified
 NV-not verified

WASCO COUNTY

REF. NO.	SR	REFERENCE NAME	LOCATION T-R-S	PS	ELEMENT NO.	VO	ELEMENT NAME
WC-83		Dinger/Clear Lake proposed Research Natural Areas (A)	5S, 8½E W½ 1 5S, 9E 2-4, 6	3	1.05.310	V	Western hemlock zone
WC-84		Wasco Lookout (C)	2N, 12E SE¼ 32	3	3.01.037	V	<i>Hydrophyllum capitatum</i> var. <i>thompsonii</i>

*Areas marked with an "A" have been designated as natural areas using the locational description given.

Areas marked with a "B" have been designated as natural areas, although the area descriptions have been altered.

Areas marked with a "C" have been removed from the list because they are not considered unique or significant natural areas.

KEY: SR=Site Report

PS=Protection Status VO=Verification of Occurrence
 1-preserved V--verified
 2-legally protected NV-not verified
 3-unprotected

boundaries. Ownerships, conflicts of use, location, surrounding uses, size of the area and citizen input were taken into account when designating natural areas: Additional sites not listed by the Nature Conservancy have been included as natural areas. Table 11-B lists these sites.

All natural areas have been identified on the zoning map by placement of an environmental protection district overlay zone, (Division 4). This zone is described in the Wasco County Zoning Ordinance in Section' ; 3.700.

K. FOREST RESOURCES

In accordance with Goal #4, lands suitable for forest uses have been inventoried by forest site class. The site class inventory is an estimate of the productive potential of forest land for wood growth. It is de-fined as the "height of a freely growing tree at age 100". The site class can be translated to cubic feet/acre/year. Generally, forest site classes less than VII are considered to be of commercial quality. (Refer to "Field Instructions for Integrated Forest Survey and Timber Management Inventories", United States Forest Service Manual; Oregon, Washington and California, 1974). Figure 13 shows the timber site productivity ratings for forest lands in Wasco County. A more detailed site class map can be found in the Planning' Office; the map on page 60 is highly generalized.

The following tables illustrate the land area and timber volume for forest land in Wasco County.

LAND AREA

Forest:

Commercial	414,000	Acres	27%
Unproductive Reserve	135,000	Acres	9%
	1,000	Acres	0
Non-Forest:	974,000	Acres	64%
TOTAL:	1,524,000	Acres	

TABLE 11-B
NATURAL AREAS

#	SITE NAME	LOCATION	VERIFICATION OF OCCURRENCE		ELEMENT NAME
1	Cedar Island	T3S, R15E, Sec. 4	UV		River island with a distinct population of incense cedars. (B.L.M.)
2	Sharps Island	T1S, R16E, Sec. 5	UV		Great Blue Heron rookery and riparian habitat.
3	Fall Creek Island	T1N, R16E, Sec. 31	UV		Great Blue Heron rookery.
4	Underhill Site	T2S, R11E, Sec. 15	UU		Environmental education site for children. Natural vegetation and habitats, trails, and historic sites are preserved. (U.S. Forest Service)
5	Postage Stamp Lookout	T3S, R13E, Sec. 18, 19, & 20	UV		Laboratory research site. (State of Oregon)

Verification of Occurrence:

UV = Unsurveyed, verified
UU = Unsurveyed, unverified

COMMERCIAL FOREST - By Ownership (1973)

National Forest	153,000	Acres	37%
Other Public	199,000	Acres	48%
Forest Industry	15,000	Acres	4%
Other Private	47,000	Acres	11%
TOTAL:	414,000	Acres	100%

COMMERCIAL FOREST - Net Volumes by Ownership (1973)

Million Cubic Feet)




National Forest	3,521	53%	
Other Public	2,855	42%	
Forest Industry	78	,1%	The U.S.
Other Private	266		Forest
TOTAL:	6,720	100%	Service
			and other
			public

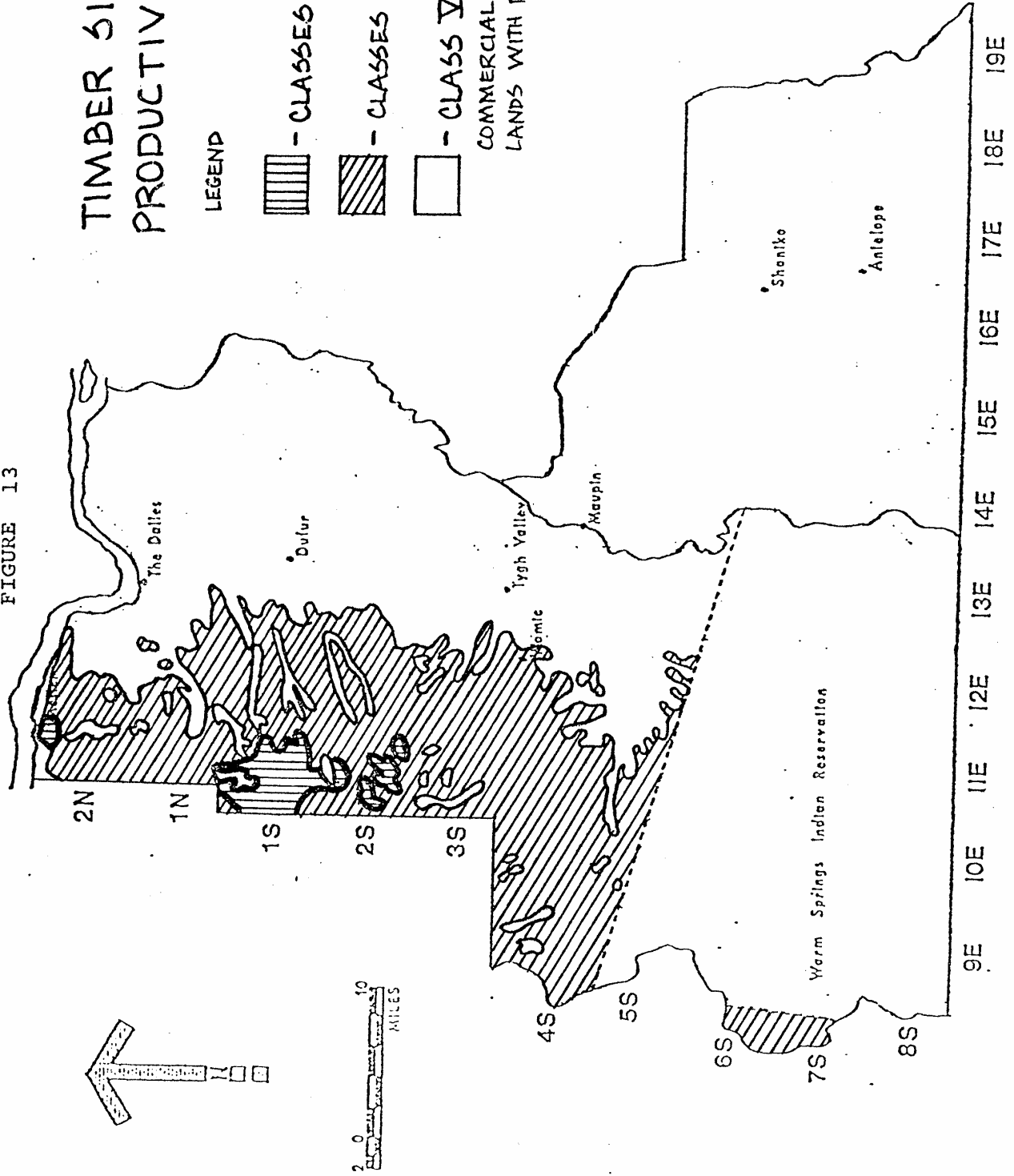
agencies administer about 95 percent of the commercial timber volume. These public lands are characterized by large inventories of old growth timber. On the other hand, private lands contain a considerable amount of timber in the younger classes (less than 40 years old). These; stocking characteristics indicate that the public lands must absorb future timber supply demands. Intensified management of all timber lands may increase yields in eastern Oregon in the long run.

FIGURE 13

TIMBER SITE PRODUCTIVITY

LEGEND

-  - CLASSES II + III
-  - CLASSES IV, V + VI
-  - CLASS VII - INCLUDES NC COMMERCIAL FOREST LANDS AND LANDS WITH NO RATING AVAILABLE



SOURCE: S.C.S. AERIAL PHOTOS
MT. HOOD NATIONAL FOREST-SOIL RESOURCE INVENTORY

Land use information for Wasco County was obtained from aerial photographs and by field surveys. Figure 14 shows the generalized existing land use in Wasco County.* Most of the county is in agricultural and, forestry uses, and urban development is concentrated in the Dalles Urban Area.

Existing land use is not shown within the boundaries of the Warm Springs Indian Reservation, nor are specific ownerships given. Due to their status as a nation, separate and independent from the jurisdictions of Wasco County, the State of Oregon or the U.S. Federal Government, the Warm Springs Reservation is included in this plan only briefly. Further information on the Confederated Tribes of Warm Springs Indians may be obtained through the Tribal Council and in the "Comprehensive Plan - Warm Springs Reservation, (1970)".

The exact boundaries of the Warm Springs Reservation had been disputed from 1871 until 1972 when Congress finally passed Public Law 92-427 ending the controversy. Following is a list of important dates describing the legal actions which have occurred regarding the disputed land. Wasco County fully recognized the McQuinn Strip as part of the Warm Springs Reservation.

1855 - The Warm Springs Reservation was established by treaty.

1871 - T.B. Handley made the first survey; the Tribes protested that the northern line of the survey was further south than agreed.

1886 - Congress authorized a resurvey.

1887 - John A. McQuinn completed the resurvey, establishing a line farther north than the Handley line.

1888 - The Commissioner of Indian Affairs approved the McQuinn line.

1890 - A commission appointed at the request of white settlers recommended the Handley line.

* See Chapter XII for legend definitions.

Page Break

1894 - Congress approved the Handley line and established it as the reservation's boundary.

1917 - Fred Mensch made a study in response to continuing Indian protests, found the McQuinn line correct, but recommended revision with cash compensation to the Tribes in lieu of lands on which settlers had located.

- 1919 - The General Land Office approved the Handley line.
- 1921 - The Tribes refused to approve the Mensch Report.
- 1930 - Congress authorized the Tribes to sue in the Court of Claims.
- 1941 - The court accepted the McQuinn line except for a small triangle at the extreme northeast but said the Tribes should re-cover the value of the land and not the land itself.
- 1943 - Sen. Charles McNary and Rep. Lowell Stockman introduced a bill fixing the modified McQuinn line as the boundary; the bill failed.
- 1945 - The Court of Claims, setting the value under its 1941 decision, said the Tribes should get \$80,925 as the 1855 value of the 80,000 acres plus \$160,159. interest. However it applied an "offset" rule, said the government had expended more than that on the Tribes. It said this wiped out the claim, and it dismissed the suit.
- 1948 - Congress passed a bill by Sen. Guy Cordon providing that the Tribes should receive the net revenues from the 61,360 acres of government land within the disputed area.
- 1971 - Rep. Al Ullman introduced in the House and Sens. Mark Hatfield and Bob Packwood in the Senate a bill establishing the McQuinn line, as modified by the Court of Claims, as the north and west boundary of the reservation.

Page Break

- 1972 - The bill ending the McQuinn Strip dispute became law.

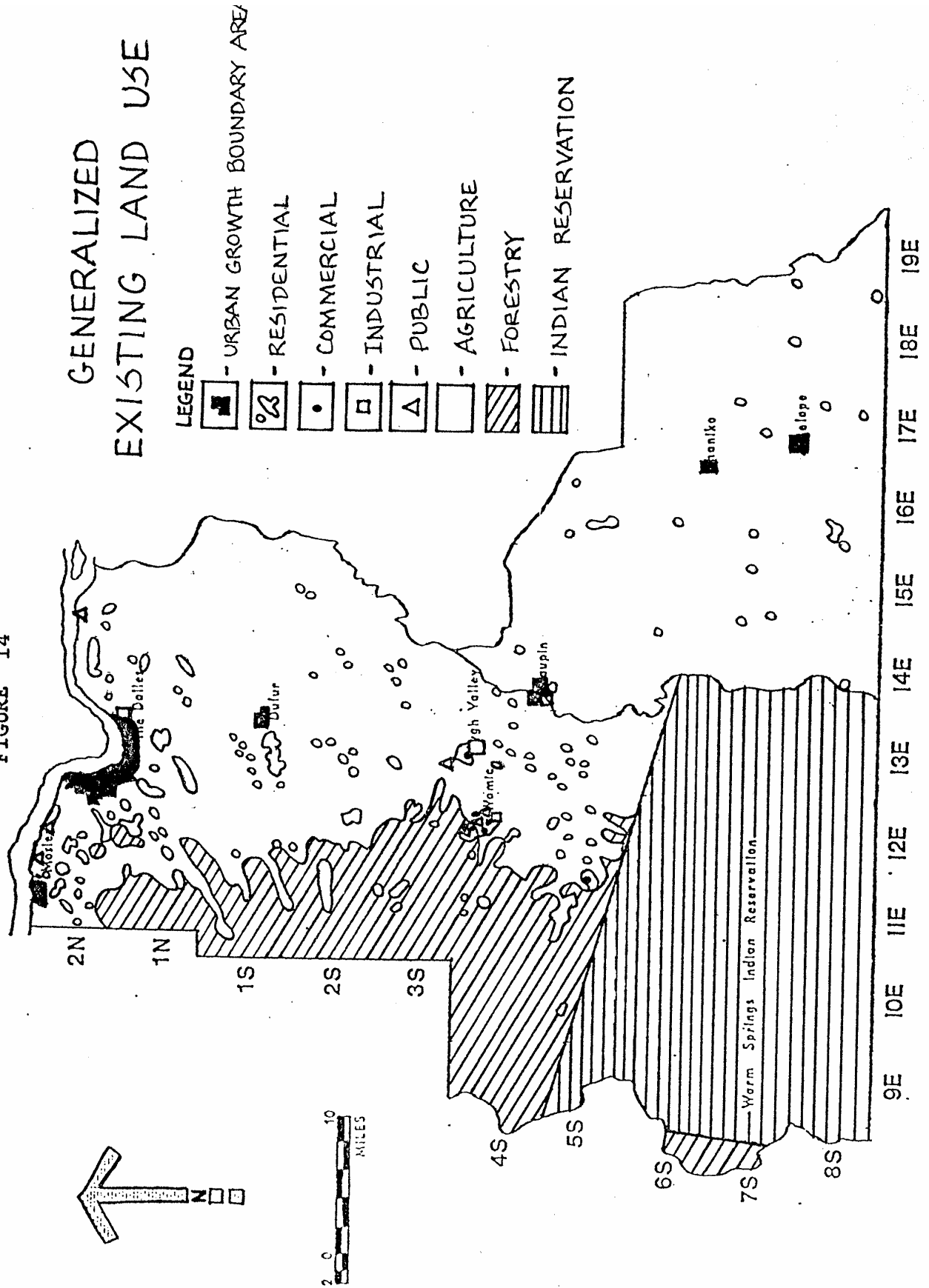
Table 12 gives a listing of public and private land ownerships in Wasco County. The Assessor's records were the major source of information. Federal agencies were contacted for current ownerships.

It must be taken into account that ownerships, both public and private, are constantly changing. Figure 15 shows the ownerships in Wasco County as of July, 1980.

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FIGURE 14

GENERALIZED EXISTING LAND USE



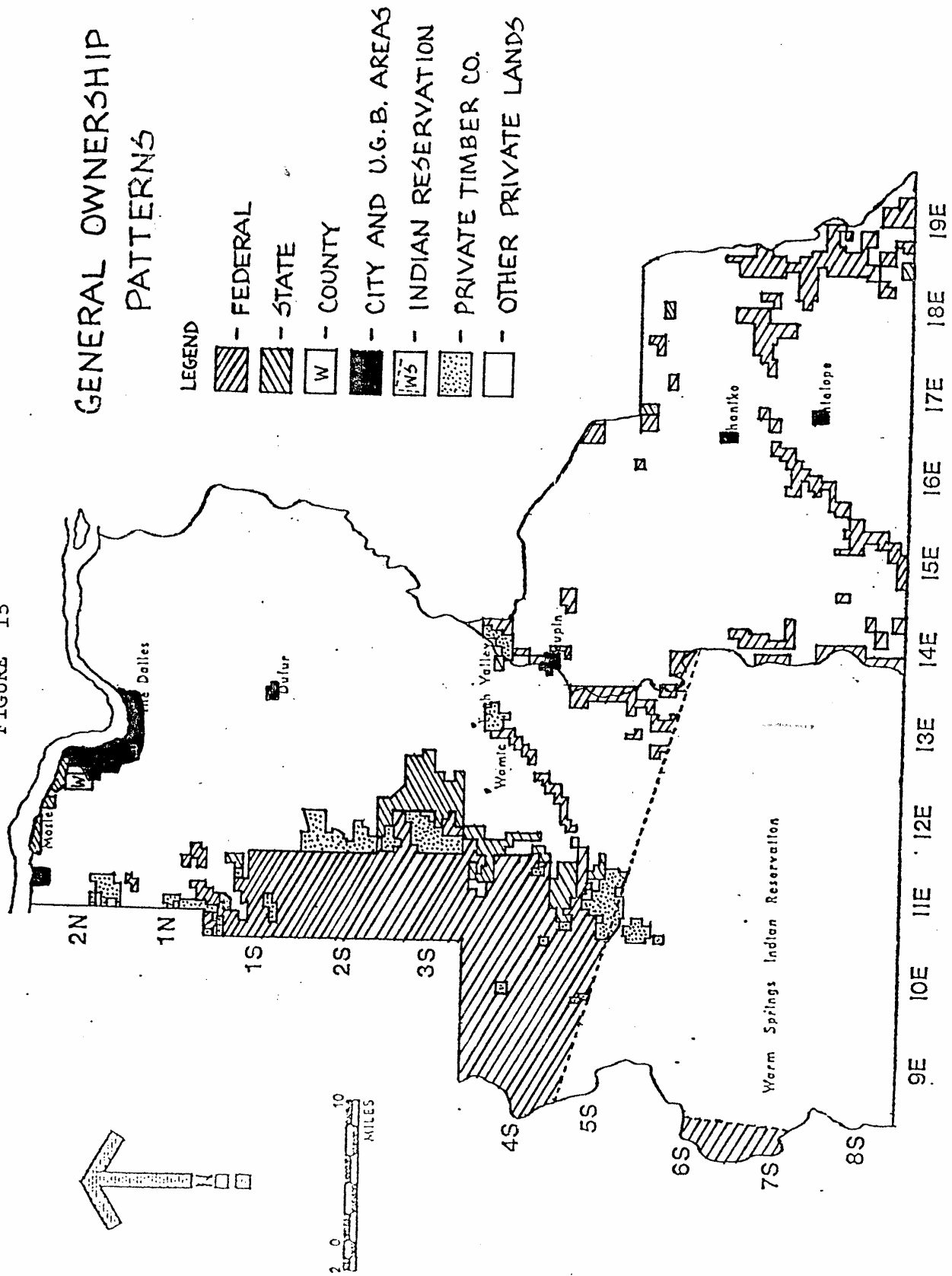
Source: S.C.S. Soil Maps, Wasco County Planning Office

TABLE 12
COUNTY OWNERSHIP

OWNERSHIP	# ACRES	% of TOTAL
Federal:	177,888	
U.S. Forest Service		
Bureau of Land Management	20,476	
Army Corps of Engineers	2,656	
Bonneville Power Administration	786	
	<hr/>	
	201,806	13.2
State:	1,566	
State of Oregon		
Highway Commission	1,285	
Forestry Department	3	
Fish and Wildlife	21,979	
State Parks	1,296	
State Land Board	1,760	
	<hr/>	
	27,889	1.8
County: Wasco County	200	
	<hr/>	
	200	
Incorporated Cities:	288	
(Includes all lands within City Limits)		
Antelope		
Dufur	367	
Maupin	795	
Mosier	401	
Shaniko	320	
The Dalles	3,300	
	<hr/>	
	5,471	0.4
School Districts:	1	
Hood River # 1		
Chenoweth # 9	38	
The Dalles # 12	81	
Petersburg # 14	155	
Dufur # 29	2	
Tygh Valley # 40	5	
# 42	2	
# 48	17	
Antelope # 50	1	
# 53	1	
	<hr/>	
	303	
Utilities:	5	
Telephone		
Water	8	
Electric	1,611	
Gas	1	
Railroad	17	
	<hr/>	
	1,642	0.1
Other Semi-Public and Public:	80	
Hood River Port		
Land Bank	10.	
Boy Scouts of America	793	
Cemetery	10	
The Dalles General Hospital	14	
	<hr/>	
	907	0.1
Private Lands:	151	
Union Pacific		
O.W.P. & N. Company	8,270	
Boy Scouts of America	793	
Warm Springs Indian Reservation	387,113	
Mountain Fir Lumber Company	16,284	
Champion International	4,309	

Other Privately Owned Lands	<u>871,533</u>	
	1,289,462	84.4
TOTAL PUBLIC AND SEMI-PUBLIC LANDS	238,218	15.6
TOTAL PRIVATELY OWNED LANDS	<u>1,289,462</u>	<u>84.4</u>
TOTAL COUNTY LANDS	<u>1,527,680</u>	<u>100.0</u>

FIGURE 15



SOURCE: APPROPRIATE STATE AND FEDERAL AGENCIES
 COUNTY ASSESSOR'S RECORDS

The variety of vegetation and the abundance of streams and lakes in Wasco County provide good habitat for many types of fish and wildlife. These animals are an integral part of the environment and provide enjoyment for both wildlife enthusiasts and sportsmen. Their populations can only be maintained if their habitats are not greatly disturbed or destroyed. Careful management of these habitats can maintain and even improve wildlife populations.

Wildlife Habitat

Wildlife species are a product of vegetative community's water, and cover afforded by vegetation and geological features. Within the County each species of wildlife has its own habitat which is a complex and specific set of conditions to which it is adapted and without it, cannot survive. Destruction of the habitat need not be total to exclude a species from a given area. Loss of only one element which fills a critical need within the habitat is enough to render it inhospitable. Table 13 outlines the major habitat types found in the county, their general location and their relative importance to wildlife.

Wildlife Species

There are up to an estimated 230 different species of mammals, birds, reptiles and amphibians in different parts of Wasco County. More species are generally found in the western portions of the county, where habitats are varied and more diverse. Table 14 is a list of species, their habitats and the periods of usage.

Sensitive Wildlife Habitat Areas

All wildlife habitats can be considered sensitive to some degree as they all are affected by the impacts of man's use of the land. Changes brought about through soil tillage, livestock grazing, clear-cutting, and development have produced new landscapes, and with few exceptions, original vegetative cover has been altered.

MAJOR HABITAT TYPES

HABITAT NAME	DESCRIPTION	WILDLIFE VALUE
Mixed Conifer	Dense cover, natural open space and mountain meadows (generally in public ownership). Located in higher elevation in western part of county.	Summer range, cover for rearing young. Deer, elk, black bear, cougar, migratory birds.
Mixed Conifer Oak	Dense cover--mixed locations and ownerships in northwestern part of county.	Summer range and cover for all big game species. Cover and nesting areas for migratory and game birds.
Pine Oak	Mid-elevation areas of central and southwestern portion of county. Grass and browse provides excellent cover for Merriam turkeys.	Winter range for big game, Merriam turkey, Lewis woodpecker, silver grey squirrel.
Oak	Ponderosa Pine, oak. Located generally in Township 1 South, 2 South, and 3 South, Range 12.	Deer, elk winter range. Year round habitat for wild turkey. Feeding and nesting areas for Lewis woodpecker.
Oak Grass	Located in Sevenmile Hill areas of northwestern Wasco County. Tall grass and scrub oak.	Provides cover and food for various types of big game animals, smaller animals, and birds.
Brush Grass	Occurs mainly on steep slopes and in dry drainage bottoms. Dominated by big sage-brush, rabbit brush, horsebrush, cheatgrass, with lesser amounts of bitterbrush, bluebunch, wheatgrass and Idaho fescue.	Brush areas provide important habitat for deer, upland game and non-game wildlife.

HABITAT NAME	DESCRIPTION	WILDLIFE VALUE
Grass Shrub	Cheatgrass, blue grass, bluebunch, wheatgrass, bitterbrush, sagebrush, snowberry, wild rose, sunflower, paintbrush, Balsamorhiza, Eriogonum, Lomatium and western Juniper; generally found in the southern portion of the County, east of the Deschutes River.	Deer range, bobcat, porcupine, packrat, cliff swallow, rock and canyon wrens, rattlesnakes, chukar partridge, bald and golden eagle, osprey.
Riparian	Vegetation along streams, streambeds and lakes. Found in all parts of the county. Consists of forbs and grasses, shrubs and trees.	Nesting, perching and feeding for many species of birds. Cover, feeding and shade for all types of wildlife. Water quality is dependent upon the condition of riparian vegetation.
Cultivated Agricultural Land	Wheatland, grazing, hay, alfalfa and other commercial agricultural crops.	Deer, upland birds, waterfowl, raptors, small birds and mammal species. Use occurs mainly around field edges near areas of more substantial cover.
Rural Residential and Abandoned Homestead	Old tree plantings.	Utilized by several bird species including scarce nesting areas for several species of hawks and owls.

TABLE # 14

ANIMAL SPECIES IN WASCO COUNTY

USE PERIOD*

Abundance Key:

= Abundant C = Common

= Few R = Rare

U = Unknown

SPECIES: BIRDS

HABITAT TYPES

SPECIES	HABITAT TYPES										USE PERIOD*			
	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER			
Killdeer					C	C		X	X	X	X			
Mallard Duck						C	C	X	X	X	X			
Wood Duck						F		X	X	X	X			
Turkey Vulture	C	C	C	C	C	C		X			X			
Bald Eagle	F	F	F	F	F	F			X	X	X			
Rough-legged Hawk	F	F	F	F	C	C		X	X	X	X			
American Kestrel	C	C	C	C		C		X	X	X	X			
Long-eared Owl	C	C	F	C	F	F		X	X	X	X			
Screech Owl	F	C	F	C	F	F		X	X	X	X			
Great-horned Owl	C	C	C	C	C	C		X	X	X	X			
Merriam's Turkey	C	C	C	C		C		X	X	X	X			
California Quail	C	C	C	C	C	C		X	X	X	X			
Ring-necked Pheasant		F	F	F	F	C		X	X	X	X			
Mourning Dove		C	C	C	C	C		X	X	X	X			
Rock Dove		C	C	C		C		X	X	X	X			
Common Nighthawk	C	C	C	C	C	C		X	X	X	X			
Belted Kingfisher					F	C		X	X	X	X			

SPECIES: BIRDS

- Lewis Woodpecker
- Downy Woodpecker
- Yellow Bellied Sapsucker
- Western Kingbird
- Western Flycatcher
- Ash-throated Flycatcher
- Western Wood Pewee
- Horned Lark
- House Wren
- Winter Wren
- Bewick's Wren
- Rock Wren
- Canyon Wren
- Hermit Thrush
- Fox Sparrow
- Song Sparrow
- Canada Goose
- Pintail

	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL		SPRING	SUMMER	FALL	WINTER
Lewis Woodpecker	C	C	C	C	F	C	C		X	X	X	X
Downy Woodpecker	C	C	C		F	C		X	X	X		
Yellow Bellied Sapsucker	F	F	F		F	F	F	X	X	X		
Western Kingbird	F	F	F		F	F	F	X	X	X		
Western Flycatcher	F	F	F		F	F	F	X	X	X		
Ash-throated Flycatcher	F	F	F		F	F	F	X	X	X		
Western Wood Pewee	F	F	F		F	F	F	X	X	X		
Horned Lark											X	X
House Wren	C	C	C		C	C	C	X	X	X		
Winter Wren	C	C	C		C	C	C	X	X	X		
Bewick's Wren	F	F	F					X	X	X		
Rock Wren	F	C	F		C	F	F	X	X	X		
Canyon Wren	F	C	F		C	F	F	X	X	X		
Hermit Thrush	C	C	F					X	X	X		
Fox Sparrow	F	C	C			C	C	X	X	X		
Song Sparrow	F	C	C			C	C	X	X	X		
Canada Goose								X	X	X		
Pintail								X	X	X		

SPECIES: BIRDS

	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER
Blue-winged Teal						F	F	X	X	X	X
Cinnamon Teal						F	F	X	X	X	X
Green-winged Teal						F	F	X	X	X	X
Common Goldeneye	F					F	F	X	X	X	X
Bufflehead						F	F	X	X	X	X
Harlequin Duck						F	F	X	X	X	X
Common Merganser						C	F	X	X	X	X
Hooded Merganser						F	F	X	X	X	X
Goshawk	F					F	F	X	X	X	X
Coopers Hawk	C		C			F	F	X	X	X	X
Sharp-skinned Hawk	C			F	F	C	F	X	X	X	X
Osprey						F	F	X	X	X	X
Ruffed Grouse	C		C			C	C	X	X	X	X
Blue Grouse	C		C			C	C	X	X	X	X
Spotted Owl	R							X	X	X	X
Great Blue Heron						C	C	X	X	X	X
American Coot						C	C	X	X	X	X
Common Snipe						F	F	X	X	X	X
Poor-will	F					F	F	X	X	X	X

SPECIES:	BIRDS	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER
Hairy Woodpecker	F	F	F						X	X	X	X
Alder Flycatcher	F						F	F	X	X		
Bank Swallow			C				C	C	X	X		
Clark's Nutcracker	F	F	F				F		X		X	X
Townsend's Solitaire	C						C	C	X	X	X	X
Loggerhead Shrike								F	X	X	X	X
House Finch		C	C				C	C	X	X	X	X
Western Grebe							C	C	X	X	X	X
Marsh Hawk								F	X	X	X	X
Hungarian Partridge							F	C	X	X	X	X
Ferruginous Hawk							F	R	X	X	X	X
Swainson's Hawk							R	R	X	X	X	X
Golden Eagle							F	F	X	X	X	X
Chukar Partridge	F						F	C	X	X	X	X
Prairie Falcon							F	F	X	X	X	X
Sparrow Hawk		F	C				C	C	X	X	X	X
Burrowing Owl							F	F	X	X	X	X
Red-shafted Flicker	F	C	C				C	F	X	X	X	X
Red-tailed Hawk	C	C	C				C	C	X	X	X	X

SEE THE LIST

SEE PERIOD

SPECIES: BIRDS

- Eastern Kingbird
- Say's Phoebe
- Sage Thrasher
- Yellow Warbler
- Common Yellowthroat
- MacGilvray's Warbler
- Wilson Warbler
- Nashville Warbler
- Yellow-rumped Warbler
- Black-throated Gray Warbler
- House Sparrow
- Western Meadowlark
- Red-winged Blackbird
- Brewer's Blackbird
- Brown-headed Cowbird
- Northern Oriole
- Western Tanager
- Evening Grosbeak
- Lazuli Bunting

	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER
Eastern Kingbird				F	F	F	F	X	X	X	X
Say's Phoebe				F	F	F	F	X	X	X	X
Sage Thrasher				F	F	F		X	X	X	X
Yellow Warbler	C	C	F			F	F	X	X	X	X
Common Yellowthroat	C	C				F	F	X	X	X	X
MacGilvray's Warbler	C	C				F	F	X	X	X	X
Wilson Warbler	C	C				F	F	X	X	X	X
Nashville Warbler	F					F	F	X	X	X	X
Yellow-rumped Warbler	F					F	F	X	X	X	X
Black-throated Gray Warbler	F					F	F	X	X	X	X
House Sparrow	C	C	C	C	C	C	C	X	X	X	X
Western Meadowlark		C	C	C	C	C	C	X	X	X	X
Red-winged Blackbird		C	F	F	C	C	C	X	X	X	X
Brewer's Blackbird	F	C	F	F	C	C	C	X	X	X	X
Brown-headed Cowbird		C	F	C	C	C	C	X	X	X	X
Northern Oriole		C	F			F	F	X	X	X	X
Western Tanager						F	F	X	X	X	X
Evening Grosbeak	C	F				C	C	X	X	X	X
Lazuli Bunting	F	F	F		F	F	F	X	X	X	X

USE PERIOD

SPECIES: BIRDS

	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER
Purple Finch	F	F	F	F		F	F	X	X		X
American Goldfinch	C	C	F	C	F	F	F	X	X		
Rufous-sided Towhee	C	C	C	C	C	C	C	X	X	X	X
Savannah Sparrow		C	F	C	C	F	F	X	X		
Vesper Sparrow		C	F	C	C	F	F	X	X	X	
Lark Sparrow		C	F	C	F	F	F	X	X	X	
Dark-eye Junco	C	C	C	C	F	F	F	X	X	X	X
Chipping Sparrow	F	C	F	C	F	F	C	X	X	X	
White-crowned Sparrow		C	C	C	C	C	C	X	X	X	X
Hummingbirds	C	C	C	F	F	C	C	X	X		X
Pine Siskin	C	C						X	X		
Mountain Quail	C	F	F	F	R	F		X	X		
Barn Swallow		C	C	C	F	C	C	X	X	X	
Violet-green Swallow	C	C	C	C	C	C	C	X	X	X	
Tree Swallow	C	C	F		F	F	F	X	X	X	
Stellars Jay	C	C	C	C	F	C	C	X	X	X	X
Scrub Jay	C	F	F	F	F	C	C	X	X	X	X
Black-billed Magpie	C	C	F	C	F	C	C	X	X	X	X
Common Raven	C	C	C	C	C	C	C	X	X	X	X

SPECIES: BIRDS

- Common Crow
- Black-capped Chickadee
- Common Bushtit
- Dipper
- White-breasted Nuthatch
- Brown Creeper
- Red-breasted Nuthatch
- Grasshopper Sparrow
- American Robin
- Varied Thrush
- Swainsons Thrush
- Western Bluebird
- Mountain Bluebird
- Golden-crowned Kinglet
- Ruby-crowned Kinglet
- Bohemian Waxwing
- Cedar Waxwing
- Starling
- Vaux's Swift

SPECIES	HABITAT										USE PERIOD			
	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL		SPRING	SUMMER	FALL	WINTER		
Common Crow	C	C	C	C	C	C	C		X	X	X	X		
Black-capped Chickadee	C	C	C	F	F	C	C		X	X	X	X		
Common Bushtit	C	C	F		F	F	C		X	X	X	X		
Dipper	C								X	X	X	X		
White-breasted Nuthatch	C		F		F	C	C		X	X	X	X		
Brown Creeper	C		F		F	C	C		X	X	X	X		
Red-breasted Nuthatch	C		F		F	C	C		X	X	X	X		
Grasshopper Sparrow	C				C	C			X	X	X	X		
American Robin	C		C		C	C	C		X	X	X	X		
Varied Thrush	C		C		C	C	C		X	X	X	X		
Swainsons Thrush	C		C		C	C	C		X	X	X	X		
Western Bluebird	C		C		F	C	C		X	X	X	X		
Mountain Bluebird	C		C		F	C	C		X	X	X	X		
Golden-crowned Kinglet	C		C			C	C		X	X	X	X		
Ruby-crowned Kinglet	C		C			C	C		X	X	X	X		
Bohemian Waxwing	C		C			F	F		X	X	X	X		
Cedar Waxwing	C		C			F	F		X	X	X	X		
Starling	C		C			C	C		X	X	X	X		
Vaux's Swift	F		C		F	F	C		X	X	X	X		

	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER
Solitary Vireo	C	C	F			F	F	X	X		
Orange-crowned Warbler	C	C	F			F	F	X	X		
Sage Sparrow					F			X	X		
Short-eared Owl	F	C	F	C	F	F	F	X	X		X
AMPHIBIANS:											
Northern Long-toed Salamander						U		X	X		X
Western Toad	F	F			F	F	X	X	X		X
Pacific Tree Frog	C					C		X	X		X
Rough-skinned Newt	C					C		X	X		X
Spotted Frog						F		X	X		X
Leopard Frog						F		X	X		X
REPTILES:											
Painted Turtle						F		X	X		X
Northwestern Fence Lizard	C	C	C	C	F	C	C	X	X		X
Western Shink	F	F	F		F	F	F	X	X		X
Oregon Alligator Lizard						U		X	X		X
Rubber Boa						U		X	X		X
Sharp-tailed Snake						U		X	X		X

DATE PERIOD

DATE PERIOD

DATE PERIOD

SPECIES:	HABITAT TYPES										USE PERIOD			
	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER			
Stripped Whipsnake		U	U		F	U		X	X	X	X			
Western Yellow-bellied Racer		U	U			U		X	X	X	X			
Great Basin Gopher Snake	U	U	U	U		U		X	X	X	X			
Pacific Gopher Snake		C	C	C		C	C	X	X	X	X			
Valley Garter Snake		C	C	C		C	C	X	X	X	X			
Wandering Garter Snake		C	C	C		C	C	X	X	X	X			
Northern Pacific Rattlesnake	F	F	F	F	U	U		X	X	X	X			
Western Ring-necked Snake	F	F	F	F	F	F		X	X	X	X			
Great Basin Fence Lizard								X	X	X	X			
Sagebrush Lizard	U	U	U	U	F	U	U	X	X	X	X			
Side-blotched Lizard	U	U	U	U	F	U	U	X	X	X	X			
Western Whiptail	U	U	U	U	U	U	U	X	X	X	X			
Rocky Mt. Rubber Boa	U	U	U	U	U	U	U	X	X	X	X			
Bullsnake			C	C	C	C	C	X	X	X	X			
Night Snake	U	U	U	U	U	U	U	X	X	X	X			

SPECIES:

REPTILES:

- Stripped Whipsnake
- Western Yellow-bellied Racer
- Great Basin Gopher Snake
- Pacific Gopher Snake
- Valley Garter Snake
- Wandering Garter Snake
- Northern Pacific Rattlesnake
- Western Ring-necked Snake
- Great Basin Fence Lizard
- Sagebrush Lizard
- Side-blotched Lizard
- Western Whiptail
- Rocky Mt. Rubber Boa
- Bullsnake
- Night Snake

SPECIES:

MAMMALS:

- Mule Deer
- Blacktail Deer
- Coyote
- Bobcat
- Raccoon
- Long-tailed Weasel
- Badger
- Striped Skunk
- River Otter
- Mink
- Beaver
- Muskrat
- Merriam Shrew
- Vagrant Shrew
- Water Shrew
- Pacific or Coast Mole
- Little Brown Myotis
- Fringed Myotis
- California Myotis

	MIXED CONIFER	MIXED CONIFER O	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL		SPRING	SUMMER	FALL	WINTER
Mule Deer	C				C	C	C		X	X	X	X
Blacktail Deer	C		C			C	C		X	X	X	X
Coyote	C		C	C	C	C	C		X	X	X	X
Bobcat	F			F	F	F		X	X	X	X	X
Raccoon	C		C		F	C	C	X	X	X	X	X
Long-tailed Weasel	F				F	F	F	X	X	X	X	X
Badger				F	C			X	X	X	X	X
Striped Skunk	C		C	C	F	C	C	X	X	X	X	X
River Otter					F	F		X	X	X	X	X
Mink					F	C		X	X	X	X	X
Beaver						C		X	X	X	X	X
Muskrat						C		X	X	X	X	X
Merriam Shrew						F		X	X	X	X	X
Vagrant Shrew							U	X	X	X	X	X
Water Shrew	U			U	U		U	X	X	X	X	X
Pacific or Coast Mole	U				U		F	X	X	X	X	X
Little Brown Myotis	U				U		U	X	X	U	U	U
Fringed Myotis	U				U		U	X	X	X	X	X
California Myotis	U				U		U	X	X	X	X	X

SPECIES: MAMMALS	HABITAT TYPES										USE PERIOD			
	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER			
Western Harvest Mouse					C			X	X	X	X			
Canyon Mouse					C			X	X	X	X			
Deer Mouse	F	C	C	C	C		C	X	X	X	X			
Northern Grasshopper Mouse					C		C	X	X	X	X			
Bushy-tailed Wood Rat					C		C	X	X	X	X			
Sagebrush Mole					C		C	X	X	X	X			
Montane Meadow Mouse					U			X	X	X	X			
Norway Rat					U			X	X	X	X			
House Mouse					F	C	C	X	X	X	X			
Western Jumping Mouse					F	C	C	X	X	X	X			
Opossum					F			X	X	X	X			
Dusky Shrew	U	F	U	U		F		X	X	X	X			
Trowbridge Shrew	U	U	U	U				X	X	X	X			
Pacific Mole	U	U	U	U				X	X	X	X			
Yuma Myotis	U	U	U	U				X	X	X	X			
Spotted Skunk	F	F	F	F				X	X	X	X			
California Ground Squirrel	C	C	C	C	R	F	C	X	X	X	X			
Yellow Pine Chipmunk	C	C	C	C	F	C	C	X	X	X	X			
Toundsend Chipmunk	C	C	C	C		C	C	X	X	X	X			

SPECIES:

MAMMALS:

- Small-footed Myotis
- Hairy-winged Myotis
- Long-eared Myotis
- Silvery-haired Bat
- Big Brown Bat
- Western Pipistrelle
- Pallid Bat
- Lump-nosed Bat
- Blacktailed Hare
- Whitetailed Hare
- Mountain Cottontail
- Pigmy Rabbit
- Yellow-bellied Marmot
- Belding Ground Squirrel
- Townsend Ground Squirrel
- Least Chipmunk
- Northern Pocket Gopher
- Great Basin Pocket Mouse
- Ord Kangaroo Rat

	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL	WINTER
Small-footed Myotis	U	U	U		U	U	U	X	X	U	U
Hairy-winged Myotis			U		U	U		X	X	X	X
Long-eared Myotis	U	U	U		U	U	U	X	X	U	U
Silvery-haired Bat	U	U	U		U	U	X	X	X	U	U
Big Brown Bat	U	U	U		U	U	X	X	X	U	U
Western Pipistrelle	U	U	U		U	U	X	X	X	U	U
Pallid Bat	U	U	U		U	U	X	X	X	X	X
Lump-nosed Bat					U		X	X	X		
Blacktailed Hare					R		X	X	X	X	X
Whitetailed Hare					F		X	X	X	X	X
Mountain Cottontail			C		C	C	X	X	X	X	X
Pigmy Rabbit					F	F	X	X	X	X	X
Yellow-bellied Marmot					F		X	X	X	X	X
Belding Ground Squirrel					C		X	X	X	X	X
Townsend Ground Squirrel					C		X	X	X	X	X
Least Chipmunk					F		X	X	X	X	X
Northern Pocket Gopher					C	C	X	X	X	X	X
Great Basin Pocket Mouse					U		X	X	X	X	X
Ord Kangaroo Rat					F		X	X	X	X	X

SPECIES: MAMMALS

- Western Gray Squirrel
- Chickaree
- Northern Flying Squirrel
- Longtail Vole
- Oregon Vole
- Norway Rat
- Black Rat
- Porcupine
- Snowshoe Hare
- Black Bear
- Mountain Lion
- Rocky Mountain Elk
- Pika
- Nuttall Cottontail

	MIXED CONIFER	MIXED CONIFER OAK	PINE-OAK	OAK-GRASS	GRASS-SHRUB JUNIPER	RIPARIAN	AGRI-CULTURAL	SPRING	SUMMER	FALL
Western Gray Squirrel	C	C	C			C	C	X	X	X
Chickaree	C	C				C		X	X	X
Northern Flying Squirrel	F	F				F		X	X	X
Longtail Vole	C	C		C		C		X	X	X
Oregon Vole	C	C		C		C		X	X	X
Norway Rat						C		X	X	X
Black Rat						C		X	X	X
Porcupine	C	C		C		C		X	X	X
Snowshoe Hare	C					C		X	X	X
Black Bear	C							X	X	X
Mountain Lion	F	F						X	X	X
Rocky Mountain Elk	C	C		C		C		X	X	X
Pika	C							X	X	X
Nuttall Cottontail	C	C		C		C		X	X	X

MAMMALS

The forested regions of the western portions of the county provide winter habitat for the deer and elk that range there from higher elevations. Migrational movements range from a few hundred feet to several miles. The winter range area varies in size depending on winter weather conditions and snow depth. Although much of the range area is in public ownership, many of the lower valley areas are now largely settled by private owners. Maintenance of the remaining big game winter range is necessary if viable herds of deer and elk are to remain in these portions of the county.

Also ranging in these forested areas are black bear, cougar; migratory birds, northern bald eagles and other species. Many of these species have large ranging requirements and feed on deer mortalities. Proper management and maintenance of these species includes maintaining road less areas and preserving key stands of old timber.

Timber management on forest land has both beneficial and detrimental effect on wildlife species. Clear-cutting methods have increased habitat for big game species but have at the same time eliminated habitat for some bird and mammal species. Consequently, proper timber management is essential.

In recent years, the productive pine-oak habitat has been undergoing development into recreational subdivisions. Road access, off road vehicles and free-ranging dogs can have detrimental effects on animals utilizing these areas. Harvesting of old growth pine will diminish necessary habitat for animals such as the introduced Merriam's turkey, which has a definite preference for pine as a food source and roosting area.

Riparian habitats are very sensitive to adverse impacts, as these areas serve a great number of wildlife species in a variety of ways. Not only does this vegetation provide habitat, but is instrumental in maintaining water quality and preventing soil erosion. In some parts of the county, particularly the eastern and southern portions, riparian habitat is scarce and must be protected.

Livestock grazing has had a tremendous effect on vegetative cover along streams. Intensive grazing has caused a decline of large native grasses, such as blue brush wheatgrass and Idaho fescue. The Columbian sharp-tailed grouse, which was associated with native bunchgrass and adjoining bushy areas, has disappeared. Heavy grazing of livestock and deer in the summer has an adverse impact on wintering deer and other wildlife species. Fires, as well as misuse and over-use of riparian habitats by man also have tremendous detrimental effects.

Figure 16 shows areas of sensitive big game winter range and riparian habitat. These areas were determined through research by the Oregon Department of Fish and Wildlife.

Unique Habitats

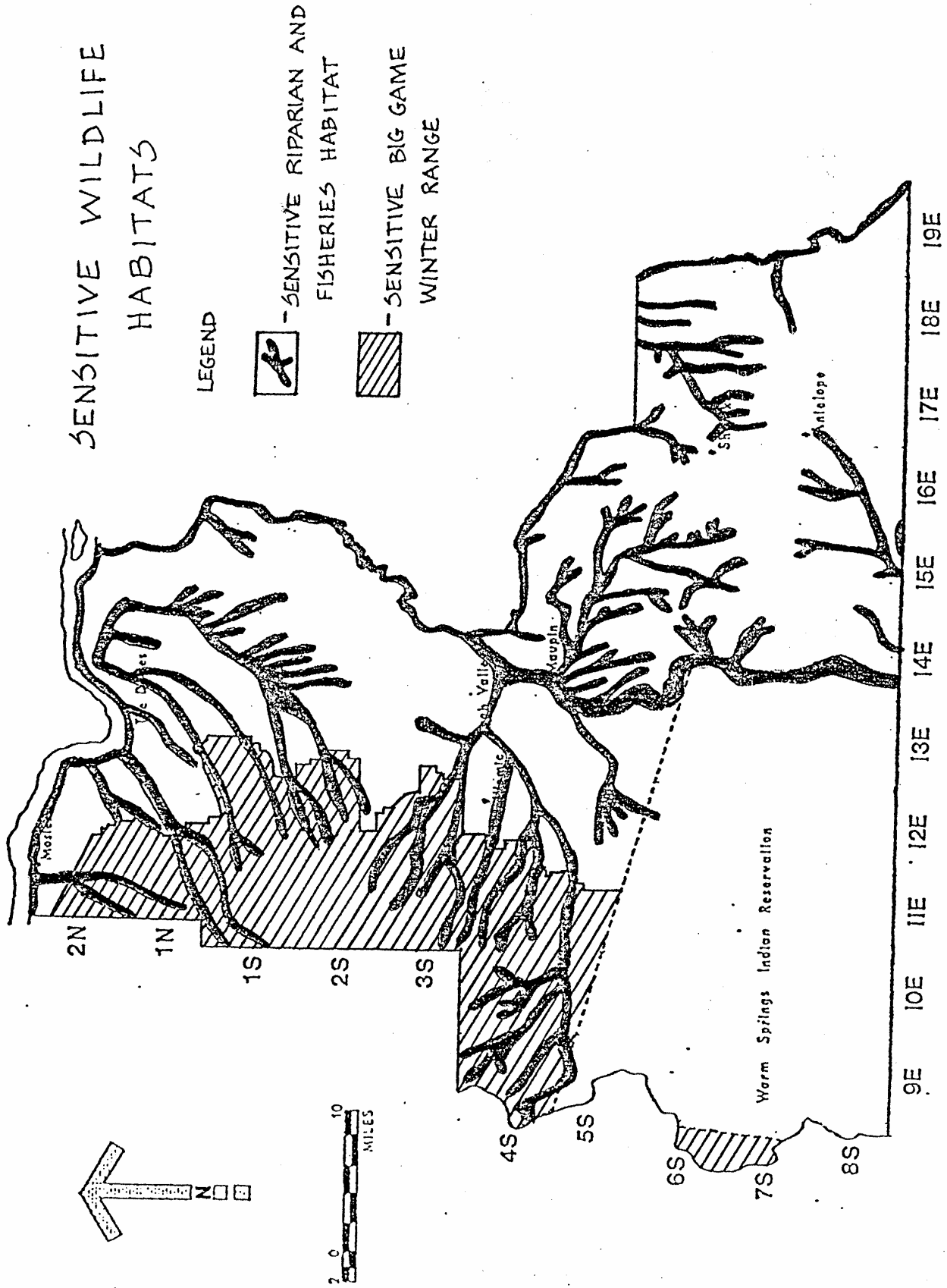
The unique rock formations, rock slides and over-all variable terrain features of the southern portion of the county and along the Deschutes, John Day and Columbia Rivers provide an important and unique wildlife habitat. Some wild-life species are directly associated with rock formations as a result of adaptation. An example is the chukar partridge. Rocky, steep terrain is an integral part of good chukar habitat, as these areas are utilized for shade, cover and escape routes. Other species closely associated with rock formations include bobcat, porcupine, wood rat, cliff swallow, rock and canyon wrens and the rattlesnake. Golden eagles and bald eagles nest in rock outcrops, cliffs and snags along the John Day and Deschutes Rivers, as do burrowing owls and the great blue heron. Osprey nest and feed along the Deschutes and Columbia.

Oregon white oak is a common deciduous tree species in central Wasco County, but it is considered to be a unique entity, as there is little in the remainder of eastern Oregon. Older age class oaks provide many nest cavities for a wide range of non-game wildlife species. Several species directly associated with Oregon white oak include the Lewis woodpecker, silver gray squirrel and Merriam turkey.

Land Use Conflicts and Resolutions

The type and severity of conflicts between wildlife and other land uses vary depending upon the habitats and land use involved. Conflicts to habitat frequently results in habitat loss or degradation and harassment which reduce animal numbers and correspondingly recreational opportunities. Land uses most compatible with Wasco County's fish and wildlife resources include open space, agriculture and forest. Land use designations which maintain large minimum lot size result in low residential densities and reduced conflicts between habitats and human activities. It is important to note that valuable habitat is found throughout the County, not just in those areas identified as sensitive.

FIGURE 6



SOURCE: DEPARTMENT OF FISH AND WILDLIFE

The conflicts with wildlife in sensitive habitat such as big game winter ranges, riparian, and salmonid spawning areas are identified and protected by various means. Special consideration will be given to fish and wildlife concerns in these areas when conflicting uses occur. Zoning and conditional uses will be used to further maintain or enhance fish and wildlife habitat.

Much of the sensitive winter range (see Map 16) is on, or adjacent to, private lands. Conflicts occur when wintering big game migrate to the lowlands and cause damage to fencing and agricultural crops. In an attempt to reduce damage from big game, the Department of Fish and Wildlife has been obtaining lands through purchase and lease agreements. Many big game now winter in the White River Wildlife Management Area shown in Figure 17.

The White River Management Area was initiated in 1953 by what was then the Oregon State Game Commission. It is a 25,000 acre project which not only provides big game winter range, but also recreational and agricultural uses such as fishing, hunting, picnicking, livestock grazing, timber harvest, fur-trapping, horseback riding, and share-crop wheat production.

A fence along the management area boundary has been partially constructed to restrict big game movement onto private lands. The Department's goal is to maintain deer populations on agricultural lands at levels that are compatible with agricultural and residential uses.

There are several means by which landowners can coordinate with the Department of Fish and Wildlife to achieve this goal. Each is briefly discussed below. This information was obtained by discussion with Department of Fish and Wildlife personnel, John Beck and Jim Torland, on September 2, 1980. Detailed information can be obtained from the local Department of Fish and Wildlife.

- 1) Damage control hunt: These hunts are tailored to meet the needs of landowners in specific areas. Farmers must agree to allow hunting on their properties. The duration of these hunts varies with the type of winter and population numbers in the area.
- 2) Kill permits: Landowners may be issued permits to kill a specified number of deer, or elk, as agreed upon by the Department of Fish and Wildlife prior to issuance.
- 3) Hazing permits: Allows the landowner to shoot to scare only. Fish and Wildlife Department personnel may use helicopters, cars, shotguns and even fire-crackers to scare wildlife from the area.

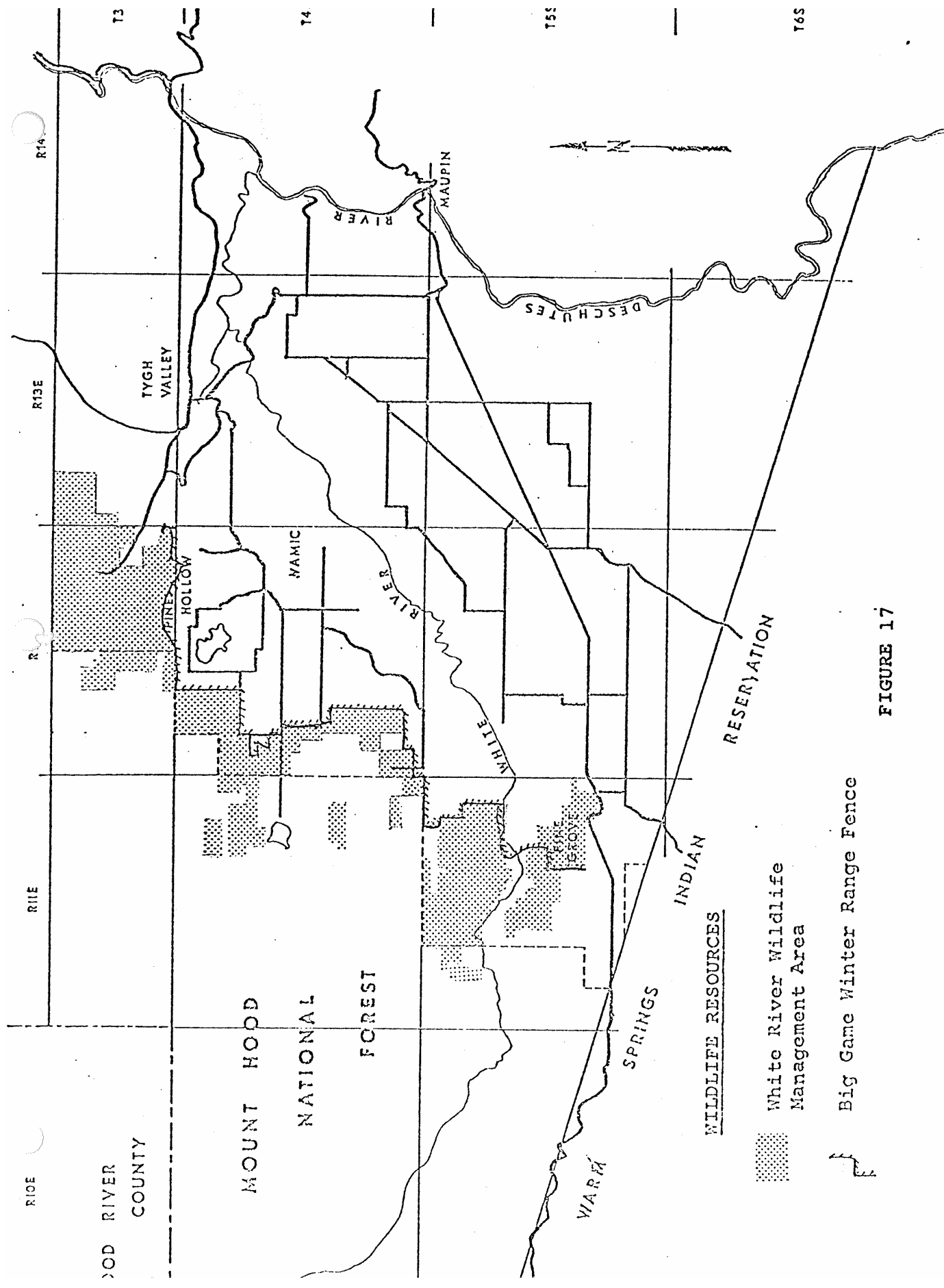


FIGURE 17

White River Wildlife Management Area

Big Game Winter Range Fence

- 4) Repellents: The Department of Fish & Wildlife may utilize or authorize the usage of odiferous repellents applied to trees, orchards and plants to repel big game.
- 5) Fencing: The Department will provide small amounts of fencing free of charge and will participate in a cost-share program to provide fencing for large acreages. The Department will currently pay up to \$7.50 per rod (one rod equals 16.5 feet) of fencing, with the landowner providing the additional cost and labor. The Department will also research and provide cost estimates for fencing supplies.

Fisheries Habitat

The fisheries resources in Wasco County can be broadly broken into six significant habitat types: the Columbia River, the backwater ponds of the Columbia, the Fifteenmile Creek drainage, the Deschutes River, the Deschutes River tributaries and lakes and reservoirs. The diversity of aquatic habitat provided by these water bodies supports an even wider variety of fish species. These species and their habitats are shown in Table 15, and discussed below.

The Columbia River:

The Columbia River is probably the single greatest fisheries resource in the Pacific Northwest. In recent years, the valuable anadromous salmonids in the Columbia River have been faced with increasing problems. At present, in the area between the Bonneville and the John Day dams, tens of thousands of adult salmonids are unaccounted for each year, probably largely due to mortalities from dam operations.

Juvenile fish suffer excessive delays during their down-stream migration through the numerous slow-moving Columbia River Reservoirs. Unscreened turbine intakes at most Columbia River dams allow a large percentage of the juvenile migration to pass through the turbines--often killing large numbers.

Adult salmon and steelhead trout migrating up the Columbia River continue to face delays in passing some dams.

TABLE 15
FISH SPECIES AND HABITATS

SPECIES	Columbia River	Deschutes River	White River	Fifteenmile Creek	Eightmile Creek	Fivesmile Creek	Dry Creek	7th Creek	Baker Creek	Jordan Creek	Little Auger Creek	Threemile Creek	Rock Creek	Clear Creek	Irish Creek	Crane Creek	Harlow Creek	Gate Creek	Wapinitz Creek	King Creek	Eagle Creek	Oak Brook Creek	Beechholm Creek	Deep Creek	Star Canyon	Cove Creek	Brooker Creek	Trout Creek	Hard Creek	Antelope Creek	Bakoven Creek	Columbia River	Gravette			
chinook Salmon	A	A	F																														R	C		
steelhead	A	A	C	C	F	R													F	F	F	F	A	C	F	R	F	C	F	F	A		C			
oho Salmon	A	C																																C		
hum Salmon	R																																			
ockeye Salmon	A	C																																F		
rainbow Trout	C	A	A	A	A	C	F	A	A	A	F	C	C	A	C	C	C	C	F	F	F	F	A	A	F	F	F	C	F	F	A		F			
utthroat Trout	F		R	R	R										C																					
ite Sturgeon	A																																			
reen Sturgeon	F																																			
ountain Whitefish	A	C	C																																	
erican Shad	A																																			
annel Catfish	C																																		C	
own Bullhead	A																																		A	
l	C																																		C	
llov Perch	C																																		C	
irgenmouth Bass	A																																		A	
mallmouth Bass	A																																		A	
uegill	C																																		C	
upkinseed	F																																		F	
ite Crappie	C																																		C	
ack Crappie	A																																		A	
ook Trout									C																										A	
lly Varden Trout	F																																			
ANE SPECIES																																				
rp	A	F																																	A	
rthern Squawfish	A	A	C																																	A
ne-scaled Sucker	A	A	A	C	C	C																A	A	F			C	A	C	C	A				A	
orse-scaled Sucker	A	A	A	F																		C	F	F				C	C	C	C				A	
ific Lamprey	A	A	C	C	C																															
ielmouth	A	A	C																																	
amouth	A	A	F																																	
d-sided Shiner	A	C																																		
etled Dace	A	A	C	A	A	A	A	C	C	C	F	C	C					C	C			A	A	C	F	F	A	A	A	A				A		
ng-nosed Dace	A	A	C	A	A	C	C	C	C	C	R	F	C					F	F			F	F				C	C	C	F						
lf	A																																		C	
slipin	A	A	F	C	C	C		C	C	C	R	C	C					C	C			A	C				C	M	F	C				C		

These delays can be critical to those fish that are exposed to excessive river temperatures for an extended period. The warming of the water in the slow-moving Columbia River Reservoirs is favorable to outbreaks of bacterial and fun-gal infections. These infections can result in the death of the fish before they are able to spawn.

To date, dams on the main stream Columbia and Snake Rivers and their tributaries, have reduced by one-half the natural habitat available to Columbia Basin salmon and steelhead. Fortunately, artificial propagation has compensated for some of this loss and now accounts for an estimated fifty percent of the salmon and steelhead produced in the Columbia Basin.

The utilization of the spillways cause nitrogen levels in .the water to reach 135 percent to 140 percent saturation, well above the critical thresholds for both adult and juvenile salmon and steelhead. Unscreened turbines account for significant mortalities ranging from eight to fifteen percent per dam.

Juvenile salmon and steelhead are faced with other threats in their downstream migration. Large predator populations, including the voracious Walleye Pike, which has recently found its way into the Columbia River, devour untold numbers.

The future of the anadromous fish species utilizing the Columbia River Basin will depend upon the efforts of numerous state (Idaho, Washington, and Oregon) fishery agencies, federal resource agencies, Army Corps of Engineers and the Bonneville Power Administration, and the coordination of these agencies with the private energy and fisheries sectors.

The outlook for summer steelhead, like that for spring and summer Chinook, is not good. The potential exists, however, for substantial recovery, if downstream migrant passage mortalities at main stream dams can be greatly reduced and additional mitigating measures provided.

Backwater Ponds of the Columbia River:

Production of warm water game fish in the Columbia River is affected by the fluctuating pool levels behind The Dalles and Bonneville Dams. Unfortunately, the backwater ponds adjacent to Interstate 84 are connected to the Columbia River with road culverts and, thus, fluctuate with the river. These fluctuations result in sporadic habitat change and reduction that may have detrimental effects on the resident fish populations.

Fifteenmile Creek Drainage:

Low summer stream flows, excessive water withdrawal, and extreme stream

temperatures during the summer months of the year, are the most limiting fish production factors in the Fifteenmile Creek watershed. The excessive silt loads often carried by streams in this portion of the Fifteenmile system have drastically reduced the amount of quality of gravel available for resident and anadromous trout spawning. This silt originates from cultivated fields and stream banks during periods of heavy precipitation and run-off.

Much of the silt movement in this portion of the watershed could be checked with proper soil conservation practices. Many of the smaller intermittent feeder drainages could reduce silt movement if the vegetation in the bottom of the drainage was permitted to recover from overgrazing.

Deep, fertile bottomland within the flood plains of this watershed are often cultivated and planted with crops that are poorly suited for soil stabilization. These deep soil areas are often extremely vulnerable to flood erosion. Great quantities of valuable top soil can be lost during a short period of high water.

Preservation and/or re-establishment of riparian vegetation is essential to help alleviate the problems plaguing the Fifteenmile Creek watershed. Riparian vegetation not only provides good stream bank erosion control, but it also improves stream water quality. Future water quality and fish production within this system will be dependent upon good stream corridor management.

Water storage for irrigation, flood control and minimum stream flow would be beneficial within the Fifteenmile Creek watershed where not in conflict with anadromous fish migrations. Studies will have to be made to determine where these sites could be located.

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Deschutes River:

The high quality water and stable flows of the Deschutes River provide optimum conditions for fish production. The river has a diverse fish population comprised of anadromous and resident game species, as well as non-game species.

Major salmon, steelhead and resident trout spawning grounds are located throughout the reach of the Deschutes River. Figure 18 is a periodicity chart for salmon, steelhead and trout in the river.

The aquatic habitat of the Deschutes River is in fairly good condition. It is imperative that the present flow of the river not be compromised. Any further reduction in stream flow can only have a detrimental effect on the stream's valuable fishery.

The riparian habitat along this portion of the river has been deteriorating for many years. In many areas, the dominant overstories of hackberry and alder have been unable to successfully reproduce as a result of excessive live-stock overgrazing. Many dead snags along the

river bear witness to the gradual demise of this segment of the riparian corridor.

Throughout this section of river there is evidence of stream bank erosion. In most instances, the erosion is a direct result of livestock trampling or wave action from passing power boats.

Fires, started by the railroad or negligent individuals, are a continual habitat threat along the Deschutes River. Valuable riparian habitat is destroyed each year by these remote blazes.

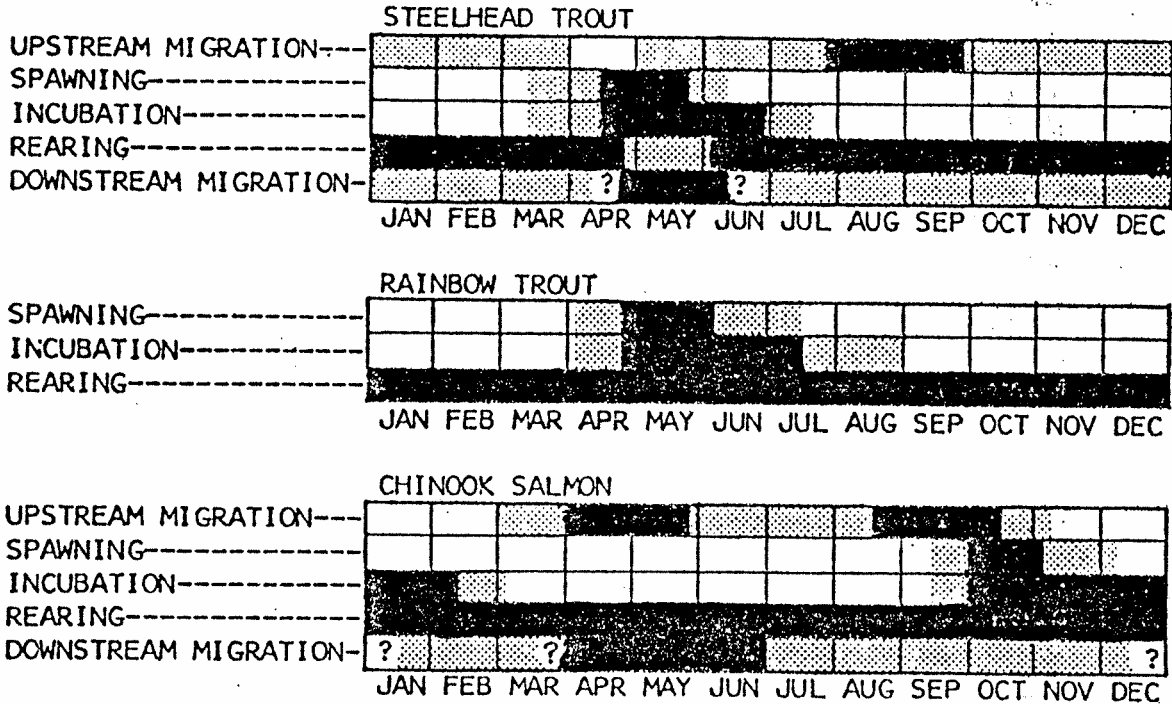
Reductions in flow of the Deschutes River would be detrimental to fish production. A report of a 1960's study, (Lower Deschutes River, Oregon: "Discharge and Fish Environment"), undertaken by the Oregon Game Commission, recommended a minimum Spring flow of 4,800 cubic feet per second, and a Fall flow of 4,500 cfs. The Federal Power Commission has directed the Portland General Electric Company to release a minimum of 3,000 cfs at Pelton Dam, which is below the recommended minimum flows.

Deschutes River Tributaries:

The tributary streams of the Deschutes include the following: Buck Hollow Creek, Bakeoven Creek, Trout Creek, Ward Creek, Antelope Creek, White River, Nena Creek, Wapinitia Creek, Oak Brook, Eagle Creek, and the streams that flow through Oak, Ferry and Fall Canyons. These streams support relatively small numbers of resident steelhead and trout.

Figure 18

PERIODICITY CHART, STEELHEAD TROUT, RAINBOW TROUT AND CHINOOK SALMON, LOWER DESCHUTES RIVER.



STREAM USE KEY:

- SOLID AREAS----PERIODS OF HEAVIEST USE
- SHADED AREAS---PERIODS OF MODERATE USE
- BLANK AREAS----PERIODS OF LITTLE OR NO USE

Fish production in the Buck Hollow, Bakeoven, and Trout Creek systems is limited by low summer flows and a general lack of good riparian vegetation. These streams may become intermittent during the summer months.

Migrations of fish from the Deschutes River into Nena Creek and White River are blocked by the impassable falls within two miles of the Deschutes River. White River and its tributaries above White River Falls support good numbers of resident trout. Good numbers of non-game fish are also found in the lower reaches of the streams, while trout are predominant in the upper reaches. Low summer stream flows, siltation and excessive summer water temperatures are factors most limiting fish

production in the streams that flow through the lower stretches of Oak, Ferry and Fall Canyons. These streams are commonly intermittent during the summer months. Fish production during this "pinch period" is limited to scattered potholes and short sections of flowing water.

These streams regularly transport large silt loads during periods of heavy precipitation. Wheat fields above the Deschutes Canyon rim are the primary sources of this silt.

Riparian vegetation is in poor condition along sections of these streams as a result of unregulated livestock grazing. Periodic flash flood conditions in these short drainages have damaged considerable riparian vegetation; however, regeneration of this stream cover is often impossible as a result of livestock "camping" on these stream bottoms.

Headwater storage projects that would release good minimum flows throughout the summer would be beneficial when not in direct conflict with anadromous fish. Good riparian vegetation, encouraged by the stable flows, would provide important stream cover and have a moderating effect on high summer water temperatures.

Lakes and Reservoirs:

The high mountain, walk-in lakes, such as Big Twin, Catalpa, and Little Boulder Lake, are stocked with trout annually or every other year. Clear Lake, Frog Lake, Pine Hollow Reservoir, and Rock Creek Reservoir, and other impoundments are stocked annually with trout.

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POLICY 7 Fish and Wildlife

- A. Encourage land use and land management practices which contribute to the preservation and enhancement of fish and wildlife resources, with consideration for private agricultural practices.
- B. To conserve and protect existing fish and wildlife areas.
- C. To maintain wildlife diversity and habitat so that it will support optimum numbers of game and nongame wildlife for recreation and aesthetic opportunities.

IMPLEMENTATION

- A. Identify and maintain all wildlife habitats by:
 1. Implementation of an Environmental Protection District overlay zone for significant fish and wildlife habitats and for the big game winter range.
 2. Designation of the Big Game Winter Range and Area of Voluntary Siting Standards (low elevation winter range) on the map contained in this plan's Resource Element.
- B. The winter range identified on the Big Game Habitat Map included in the Resource Element of this plan shall be protected by an overlay zone. The Rural Service Centers identified in the Comprehensive Plan which lie within the overlay zone shall be exempt from the provisions of the overlay zone.

- C. Consistent with the development standards of the land use ordinance, sensitive riparian areas of perennial and intermittent streams identified in the Resource Element, as well as to protect people and property from flood damage, the zoning ordinance shall prohibit development within 100 feet of the mean high water mark of perennial or intermittent stream or lake in a resource zone, and 50 feet of the mean high water mark of a perennial or intermittent stream or lake in residential zones.
- D. Sensitive bird habitat sites (bald eagle, golden eagle, osprey, great grey owl, great blue heron) and mammal habitat sites (Western pond turtle nesting sites) identified in the Resource Element of the plan shall be protected by a Sensitive Bird and Mammal Overlay Zone during periodic review pursuant to the current County approved work program.
- E. When site specific information is available to the County on the location, quality and quantity of threatened and endangered fish and wildlife species listed by State or Federal Wildlife agencies and the Oregon Department of Fish and Wildlife develops protection criteria for the species, the county shall proceed with a Goal 5 ESEE analysis in compliance with OAR 660 Div. 16.

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- F. The county shall review the Transition Land Study Area (TULSA) big game habitat areas and designated as "1-B" Goal 5 resources, during the next periodic review or as additional information on the location, quality and quantity of the habitat areas becomes available. (ORD. 3.180)
- G. County-owned land shall be managed to protect and enhance fish and wildlife habitat except where a conflicting public use outweighs the loss of habitat.
- H. The county shall notify the Oregon Division of State Lands and the Oregon Department of Fish and Wildlife of any development application for land within a wetland identified on the National Wetlands Inventory maps. (ORD. 3.180).
- I. An application for a destination resort, or any portion thereof, in a recognized big game habitat overlay zone shall not be accepted pending completion of the County's Goal 8 destination resort mapping process. (ORD 3.180)
- J. The county shall provide ODFW an annual record of development approvals within the areas designated as Area of Voluntary Siting Standards' on the plan map to allow ODFW to monitor and evaluate if there is a significant detrimental effect on habitat.

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October 27, 1997

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N. ENVIRONMENTAL CONSIDERATIONS

1. Air Quality

Wasco County's air quality is considered good by the Department of Environmental Quality, State of Oregon. It complies with all federal and state air quality guidelines. Air pollution rarely goes over the primary or secondary federal and state standards.

The major sources of air pollution in Wasco County and their yearly emissions are listed in Table 16. Particulate levels are found to be generally higher here than in the Willamette Valley. Wind entrained soil dust is the cause of the higher particulate levels. The nature of the soils in the county, the agricultural practices of dry plowing and disking, and

vehicular traffic on unimproved roads are all factors in this type of air pollution. Grain elevators are a source of more localized air quality problems. Table 16 lists the particulate level for: one such elevator in Wasco County.

Although specific data is lacking, observed climatic conditions indicate that conditions are often adverse for air quality management. Due to rapid heat loss during the night, atmospheric temperatures decline. The reduction of warm air stratification lowers the mixing level from several thousand feet to only a few hundred feet, resulting in early morning inversions. During an inversion particulates and contaminants could be trapped and concentrated within a few hundred feet off the ground.

The highest potential for temperature inversions and related pollution problems exists within The Dalles airshed, or "bowl". This "bowl" is centered at The Dalles (100 feet above sea level) and bounded by the surrounding topography (2,000 to 3,000 feet above sea level). This natural basin or "bowl" restricts lateral dispersion of air. Other areas in Wasco County have little potential for air pollution problems.

2. Water Quality

Surface Water Quality:

The Columbia, Deschutes, and John Day Rivers are the only streams that are monitored regularly for water quality. Generally, the state and federal standards for water quality are met.

TABLE 16
AIR POLLUTION SOURCES

<u>SOURCE</u>	<u>PARTICULATE</u>	<u>SULFUROUS OXIDES</u>
Tygh Valley Timber Co.	140.5	0.3
Martin Marietta Aluminum	806.5	528.5
Interior Elevator Co.	200.6	-0-
Light Duty Motor Vehicles	132.6	32.3
Heavy Duty Motor Vehicles	36.2	52.7
Railroads	17.4	39.6
Residential Space Heating	8.0	30.6
Commercial Space Heating	16.2	137.9
Slash Burning	396.1	-0-
Forest Fires	79.2	-0-
Orchard Prunings	29.2	-0-
	<u>1952.5 or</u> 12.7% of region total	<u>821.9 or</u> 23.1% of region* total

*region includes Crook, Deschutes, Hood River, Jefferson, Klamath, Lake, Sherman and Wasco Counties

<u>The Dalles Sampling Station</u>	<u>Days Exceeding Primary Air Standard</u>	<u>Days Exceeding Secondary Air Standard</u>
1970	0	6
1971	0	2
1972	0	2
1973	2	2
1974	0	0
1975	0	1

SOURCE: Department of Environmental Quality.

The water of the Columbia River is relatively high in dissolved solids. High concentrations of fluoride, sulfate, and calcium ions are also apparent from water quality comparisons. Surveillance of radioactive contamination from upstream nuclear plants has shown that the water has not exceeded acceptable levels for drinking purposes. Following are typical water quality measurements:

Turbidity	1-4 Jackson Turbidity Units.
Color	1-30 Units
Total Alkalinity	30-60 mg/L.
Total Hardness	40-80 mg./L.
Algae Content	0-150/100 ml.
Bacteria Content	5-150/100 ml.
Total Solids	60-90 mg/L.

The water quality in the lower Deschutes River generally met the established standards for ph and for concentrations of dissolved oxygen and total coliforms except on occasions when minor technical violations of the ph and total coil-form levels occurred. These minor deviations from the standards, however, are not known to affect the uses of water for beneficial use.

There are four monitoring stations on the John Day River, although none are within Wasco County. There is no problem with coliform or other pollutants from septic systems due to the lack of development along this river. There are some non-point source water quality problems which are discussed below.

The State of Oregon, Department of Environmental Quality, has completed an assessment of non-point source problems throughout Oregon. It is a response to the Federal Clean Water Act of 1972, and specifically, to Section 208.

Table 17 outlines the non-point source pollution problems on various streams and rivers in Wasco County.

TABLE 17
NON-POINT SOURCE POLLUTION

STREAM	Streambank Erosion	Sedimentation	Excessive Debris	Water Withdrawal Causing Stream Quality Problem	Elevated Water Temperature	Nuisance Algae or Aquatic Plant Growth
Mosier Creek	S/M			M	M	M
Mill Creek	S/M	M	M	M	M	
Mill Creek-South Fork	M	M	M	M		
Mill Creek-North Fork	M	M	M	M		
Threemile Creek	S	M		S/M	M	
Fivemile Creek	S/M	S/M		S/M	M	
Eightmile Creek	S/M	M	M	M	M	
Fifteenmile Creek	S/M	M		M	S/M	M
Browns Creek	S/M			M		
Ramsay Creek	S/M	M	S	M		
Pine Creek	S	S			M	
Dry Creek	S	S				
Jorden Creek	M	M				
Tygh Creek	M	M	M	M	M	
Badger Creek	M		M	M	M	
Wapinitia Creek	M	M		M	M	
Nena Creek	S/M	S/M			M	
Buck Hollow Creek	M	M			M	
Bakeoven Creek	M			M	M	
Coyote Creek	S	S			M	
Quartz Creek	S	M			M	
Mill Creek	S					
Ward Creek	S	M		M	M	
Deep Creek	M	M			M	
Antelope Creek		M		M	M	
Trout Creek		S		M		
Muddy Creek				S		
Deschutes River	S*	S*				
John Day River	S/M	M		M	M	
White River	M	M		S/M		
Warm Springs River		S			M	

(* the problem exists only on a very small stretch of this stream)

S = Severe
M = Moderate

Sewer and Water Systems:

Communities with public sewerage systems and large industries which discharge waste water must obtain discharge permits from the Department of Environmental Quality. Twelve point source discharge permits have been issued in Wasco County. These permits allow the discharge of waste water into either public waterways or into waste treatment facilities, such as holding ponds. The permit holders are regularly monitored by the Department of Environmental Quality and are continuing to stay within the discharge limits allowed by their permits.

According to the County Health Department, these are a few areas in Wasco County that have problems with septic or water systems. Pine Grove and Shaniko have very thin soils that cannot absorb large amounts of septic effluent. There is also some difficulty obtaining good wells in these areas. A study by the Health Department for the Environmental Protection Agency (EPA) has found that there may have been some pollution of one of the community water systems in Wamic by septic systems. The Environmental Protection Agency will analyze the extent of the problem and make a determination on how to resolve it. Misuse and over-use of septic systems is a problem in the Sevenmile Hill area, according to the Health Department. People who are used to city sewer and water systems may have a tendency to overload their drainfields with too much water at one time. The soils in this area allow for proper drainage and limiting the use of water would alleviate this problem. Other areas needing sanitary sewage disposal facilities in the near future include Tygh Valley and Pine Hollow.

All septic tank waste is handled by private pumpers under Department of Environmental Quality regulations for disposal. To date, no major problems exist.

Groundwater Quality:

According to the County Water master, groundwater quality in Wasco County is good. Wells are adequate and there does not appear to be any significant drawdown of water tables.⁴

³ Department of Environmental Quality, Bend, Oregon; (telephone conversation, Sept. 29, 1980).

⁴ Tom Paul, Wasco County Watermaster, Sept. 30, 1980.

There is a critical groundwater reservoir beneath The Dalles Urban Area that is currently being managed by the Water Resources Department. Excessive use of water from this pool in the 1950's prompted the placement of water restrictions. These restrictions limit the use of this water to residential use only and limit the amounts that can be used.⁵

3. Land Resources Quality

The quality of land resources can be adversely affected by the improper disposal of solid waste. Several dumping areas in the county that have caused problems in the past have since been corrected. There appears to be few environmental problems connected with solid waste disposal in the county at the present time.

Open burning is allowed twice a year, in the winter at the Northern Wasco County Sanitary Landfill, located three miles south of The Dalles. The burning is closely supervised by the Department of Environmental Quality and the Wasco Rural Fire Department and causes only minimal amounts of air pollution. As there is very little development in the area surrounding the landfill, the environmental impacts are minimal.

The landfill has had inadequate water supplies to meet its needs in the past. Water is needed for the operators who reside at the site, for dust control and for irrigating newly seeded areas. These water needs will increase as the size of the operation increases. The placement of new wells is currently being examined.

The Mid-Columbia Solid Waste Plan: Generation, Disposal and Management, (Mid-Columbia Economic Development District, November, 1975), outlines various other problems with solid waste disposal in Wasco County. Illegal and unsightly piles of refuse in alleys and streets and illegal burning of trash have been noted, possibly due to the fact that only 70 percent of the residents in The Dalles Urban area subscribe to garbage collection service. (pp. 40-41).

⁵Ibid

The other 30 percent must haul their own garbage to the landfill. Often refuse from private homes may be found in publicly and commercially owned garbage bins. One possible solution to these problems is mandatory garbage collection (p. 42). Re-cycling has also become a viable alternative, particularly in The Dalles area, where newspaper, glass, card board and metal are currently being recycled. (p. 43).

Other problems that plague proper rural area solid waste management are fire control, obtaining adequate revenues for operation and construction of new facilities and land acquisition, refuse collection and transfer to disposal sites and public participation in solid waste control. These difficulties may become more apparent as populations in rural areas increase.

4. Noise Pollution

Due to Wasco County's rural nature, noise pollution is not a serious problem. According to the County Sheriff's Office and The Dalles City Police, very few complaints about noise are received. Most complaints are received in the evening hours and are due to barking dogs or loud music and parties. More complaints (2-3 weekly), are received in the summer months, and are probably due to activities brought about by the longer summer days and the fact that students are out of school.

Additional noise sources that may be nuisances are agricultural equipment, especially large trucks and spray planes, industry and highway traffic; specifically Interstate Highway 84, Union Pacific Railroad, and lumber mills. Because agriculture is a common livelihood in Wasco County, the noise that accompanies it is generally accepted. Relatively few residential areas are affected by the noise from either highway traffic or industries. Generally, these uses are located away from residential neighborhoods.

There is presently no noise ordinance in effect for Wasco County. The City of The Dalles has a noise ordinance that specifies certain hours when noise must be kept at a minimum.

O. ENERGY

1. Sources

The continued development of energy sources will be important to supply increased energy consumption. The following is a brief discussion of the developed and potential sources of energy in Wasco County.

Hydroelectric:

Hydroelectric power will continue to be a major source of energy for the area. Use of dams and storage reservoirs has made it possible to serve virtually all electric power requirements in the past. Most of the hydro power in the region has been developed; therefore, in the future other sources of energy will have to handle increased energy consumption.

Wasco County is served by three electric companies: Northern Wasco County P.U.D., Wasco Electric Co-op, and Pacific Power and Light. All of these companies obtain 100% of their power from the Bonneville Power Administration. Much of this power is produced locally at The Dalles Dam.

Pumped Storage:

Pumped storage is basically a refinement of conventional hydro power. It involves storing energy by pumping water into a storage reservoir during off-peak periods, and releasing it when peaking power is most needed. Five potential sites in Wasco County have been inventoried by the Army Corps of Engineers. This includes three sites along the Deschutes River, one near White River, and one in the Sevenmile Hill area. No further investigation has been made of these sites.

Thermal:

Thermal generation includes both nuclear and coal-fired plants. It is estimated that by the year 1995, thermal plants will operate as the main source of electric energy, supplemented by hydro power for peak demands. Nuclear plant development is important because its energy source is almost inexhaustible, yet relatively economical. The potential risks to the public from accidents remain controversial and may hamper development and increase costs to consumers. Coal-fired plants have gained some attention after development of a plant near Boardman, Oregon. Coal sources in Wasco County include some low grade coal in the John Day Basin on Dry Creek (Township 8 South, Range 19 East). However, these sources are not presently of suitable quality or quantity for use for energy production.

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Geothermal:

The Columbia River basalt formation, which covers most of the county, has little potential for geothermal power. However, several areas on the Warm Springs Indian Reservation have some potential. No geothermal energy is presently being utilized in the county.

Oil and Gas:

Exploration for oil took place in 1952, west of Dufur and The Dalles. The four exploration wells were drilled by small independent companies, and were dry. No other explorations for oil or gas have taken place.

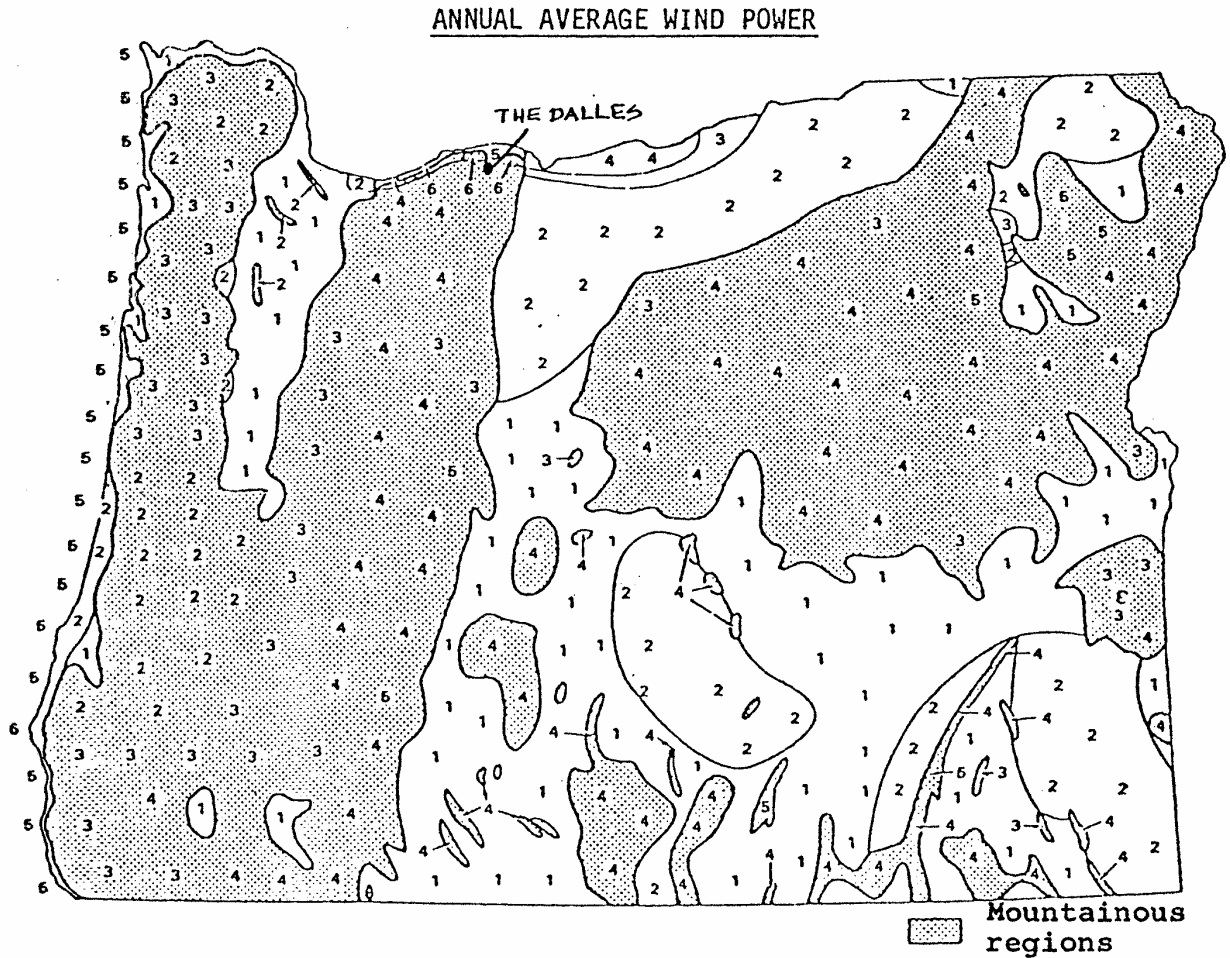
Suppliers of natural gas in Wasco County include the Northwest Natural Gas Company and the Petrolane-Columbia Gas Service Incorporated. These companies obtain most of their supplies from Canadian sources (60 to 70 percent for Northwest Natural Gas Co.). Additional gas comes from Utah and six wells in Mist, Oregon. The construction of the gas line from Alaska will provide an additional source in the future.

Wind:

The utilization of wind for energy in Wasco County appears to be very feasible. Figure 19, taken from the Wind Task Force Final Report to the Oregon Alternate Energy Development Commission, (June, 1980, p. 5), shows that the Columbia Gorge and particularly the hills around The Dalles are some of the best potential sites for wind energy production in Oregon.

the hills around The Dalles are some of the best potential sites for wind energy production in Oregon.

Figure 19



Source: Elliott, D.L. and W.R., Barchet. Wind Energy Resource Atlas
Volume 1 - Northwest Region, PNL-3195 WERA-1. Richland:
Battelle Pacific Northwest Laboratory, 1980.

Table 18 provides the scale for interpretation of the numbers given in figure 14 (p. 6).

TABLE 18

AVERAGE WIND POWER DENSITY AND SPEED CLASS(a)

Wind Power Class	Percent Land Area	33 ft (10 m) aloft		164 ft (50 m) aloft	
		Wind Power Density watts/m ² watts/m ²	Average Speed. (b) mph (m/s)	Wind Power Density ₂ watts/m	Average Speed(b) mph (m/s)
1	84.00	100	9.8 (4.4)	200	12.5 (5.5)
2	11.00	150	11.5		14.3 (6.4)
3		200	12.5 (5.6)	300	15.7 (7.0)
4	2.90	250	13.4 (6.0)	500	16.9 (7.5)
5	.17	300	14.3 (6.4)	600	17.8 (8.0)
6	.01	400	15.7 (7.0)	800	19.7 (8.8)
7		1000	21.1 (9.4)	2000	26.6 (11.9)

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(a) Mean wind speed is based on Rayleigh speed distribution of equivalent mean wind power density.

(b) Average wind speed is for standard sea-level conditions. To maintain the same power density, speed increases of 5 percent per 5000 ft (3 percent per 1000 m) of elevation are required.

Source: Elliot, D.L. and W.R. Barchet. Wind Ener, Resource Atlas Volume 1 - Northwest Region, PNL- • •A- . lc and: Battelle Pacific Northwest Laboratory, 1980.

According to the report, a wind speed of twelve miles per hour is sufficient for energy generation. This is equivalent Wind Power Class 3. The greater the wind speed, the greater the amounts of electricity that can be generated.

The environmental effects of energy production by wind turbine generators (WTG) are considered to be very minimal (p. 16). These effects are summarized below.

- ===== (1) Siting - WTG's must be placed far enough apart to effectively utilize the wind. This may require a substantial land area. In areas with little development, as little as .41 acres of dedicated land per 300 foot diameter WTG may be required (P. 17). Agricultural activities could occur all around the site right up to the tower. If towers were placed in developed or developing areas, as much as 3.66 acres would be required around each tower (P. 17). Land would also be required for utility lines, access roads, and maintenance buildings.
- (2) Electromagnetic interference - WTG's may cause interference with radio and television trans-missions. Television receiving antenna would have to be within three miles of the WTG for interference to occur.
- (3) Ecology - There is little impact to the flora and fauna of the immediate area. Only the areas altered by the construction of the towers, roads and maintenance facilities would be affected (P. 19).
- (4) Noise - The effects of the low-frequency noise emitted by the WTG is being studied by NASA. The effects are considered to be minimal (P. 20).
- (5) Aesthetics - Often WTG's are placed along ridges and hilltops. In Wasco County, the placement of wind turbines would probably be along cliffs that would make them visible from the Columbia River Gorge. It is doubtful, however, that their presence would be any more visually unappealing than the high tension electrical lines and towers that are already present. They may even become a tourist attraction as the beneficial economic and environmental effects of wind energy become more widely acknowledged and accepted.
- (6) Safety - Hazards could result from a fallen tower or thrown blade. It has been estimated that a blade could be thrown from 500 to 1500 feet. The danger is minimal if the area remains unimproved and has restricted access (P. 21).

The advantages and disadvantages to energy production using wind are many. They are listed in Table 19.

TABLE 19

Wind Energy Production
Advantages & Disadvantages

<u>Advantages</u>	<u>Disadvantages</u>
1. No air or water pollution.	1. Visually unappealing.
2. Produces more energy/acre than any other energy source except nuclear, but with far fewer negative externalities.	2. Wind is often inconsistent in speed and direction (and availability).
3. Has little effect on the surrounding land or the ecology of the area.	3. Conflicts of land use are likely as specific siting requirements must be met, due to nature of the areas wind resources.
4. Are safer than many other forms of energy production.	4. Initial development cost is high.
5. Provides local employment.	
6. Requires no waste disposal.	
7. Promotes conservation of non-renewable resources.	
8. Instills community pride in self sufficiency and promotes energy awareness.	

SOURCE: Wind Task Force Final Report to the Oregon Alternate Energy Development Commission, (June, 1980).

Solar:

The use of solar energy also has many advantages and disadvantages. Advantages include: simple access to a plentiful and free energy source, few environmental effects and conservation of non-renewable resources. Disadvantages include: the high initial installation cost; possibility of extended periods of cloudiness or shading of solar collection equipment by trees or other structures, and consequent need for back-up systems.

Use of solar power is a feasible energy alternative that has not had widespread application in Wasco County. This is often due to the high installation costs of solar equipment. These costs can be offset by the savings accrued through the use of this free and renewable energy source.

Waste Products:

Solid Waste - Incineration of solid waste to produce energy is not only expensive, but can produce large amounts of air pollution. This method is generally only feasible in areas where large amounts of solid waste must be disposed of in a small land area. This form of energy production is not currently being utilized in Wasco County.

Timber Production Wastes - Only one mill in the county that was contacted used timber production waste to produce energy. The pine mill in Tygh Valley uses chips, shavings and hog fuel to fire the boilers, which run the kiln to dry the lumber. Steam heat helps heat the plant also.⁶ Use of waste materials represents a substantial savings in electrical costs for the plant.?

Organic Wastes - Use of agricultural wastes to produce energy has been studied by farmers and ranchers in Wasco County. This type of energy production requires large amounts of cheap organic waste, a large initial investment for equipment, a substantial profit and stable market for producers and an assured supply of good standard quality fuel for 6 Mountain Fir Lumber Co., Tygh Valley, Oregon (October 3, 1980)

7 Ibid.

Section Break (Next Page)

consumers. None of these conditions can be realized at this time. Perhaps as fossil fuels continue to go up in price, production of energy from agricultural organic wastes will become a feasible alternative.

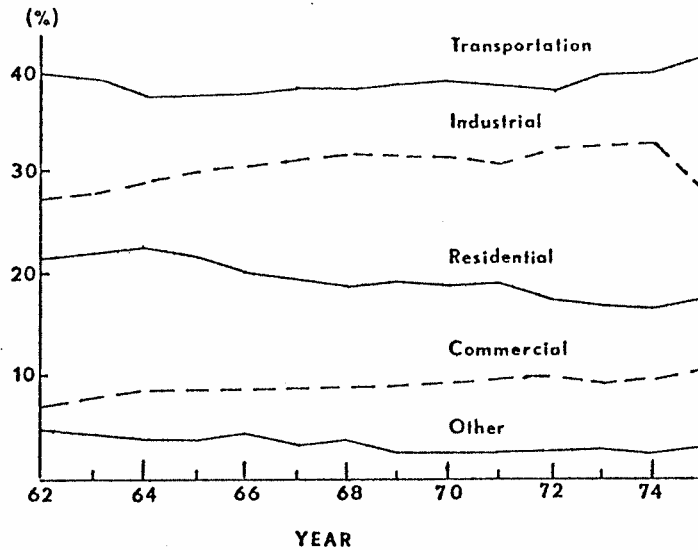
(4) ~~Sewage - The Dalles~~ Sewage Treatment Plant currently uses methane gas for a portion of its energy needs. The gas is produced during the treatment process and is used to run part of the equipment in the plant.

2. Consumption

It is important to understand trends in the consumption of energy so that adequate land use decisions can be made to affect these trends. Typical energy consumption in Oregon is shown in. Figure 20.

FIGURE 20

**HISTORICAL PERCENTAGE
OF TOTAL ENERGY
CONSUMPTION BY SECTOR**



Transportation	=	40%	(3/4 for autos)
Industrial	=	32%	
Residential	=	17%	
Commercial	=	9%	
Agricultural	=	1%	
Other	=	1%	

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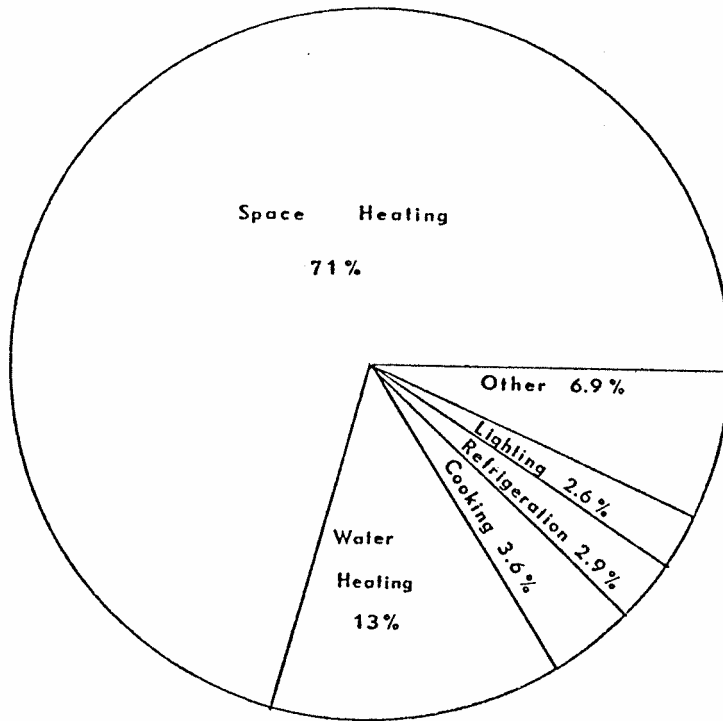
The transportation sector is the largest user of energy. Petroleum products account for almost all of the energy consumed. Growth in agricultural energy consumption will depend on trends in irrigation. There has been a slow increase in agricultural energy consumption in the past (1.6% annual growth rate).

Space and water heating dominate energy use in the residential sector. (See Figure 21.) There is an increase in the amount of electricity and natural gas consumed in residences, with a decrease in petroleum use. Single family residences consume more energy per square foot of floor area than multi-family buildings.

Figure 21

RESIDENTIAL ENERGY USES

Oregon 1970



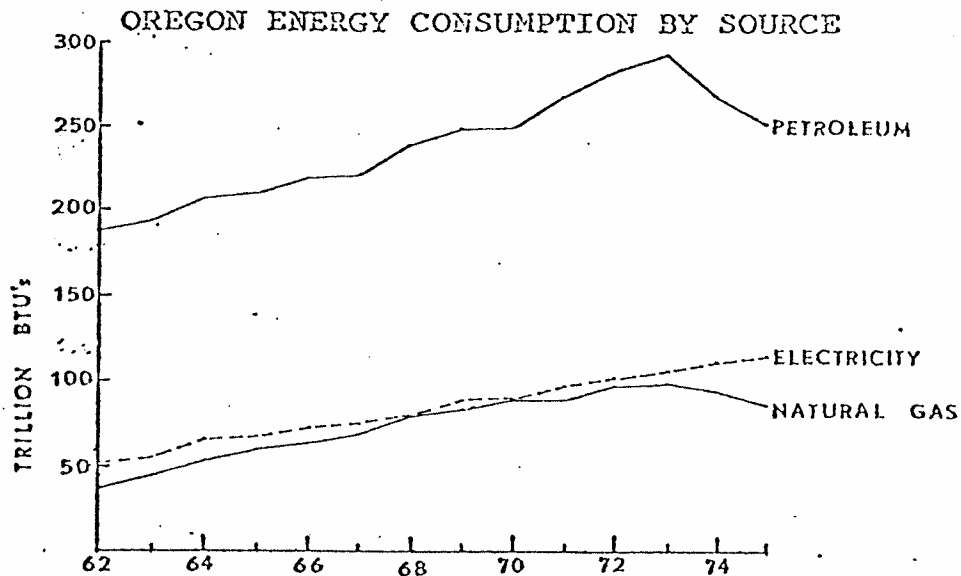
Source: Oregon's Energy Future, Dept. of Energy; 1978.

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The commercial sector's pattern of consumption closely resembles use in the residential sector with high energy use for space and water heating. Industrial energy use is very responsive to price fluctuations. A wide range of policy options can influence future industrial energy use.

All sectors consume approximately 57% petroleum, 23% electricity, and 20% natural gas. The trends in this use are shown on the graph in Figure 22.

FIGURE 22

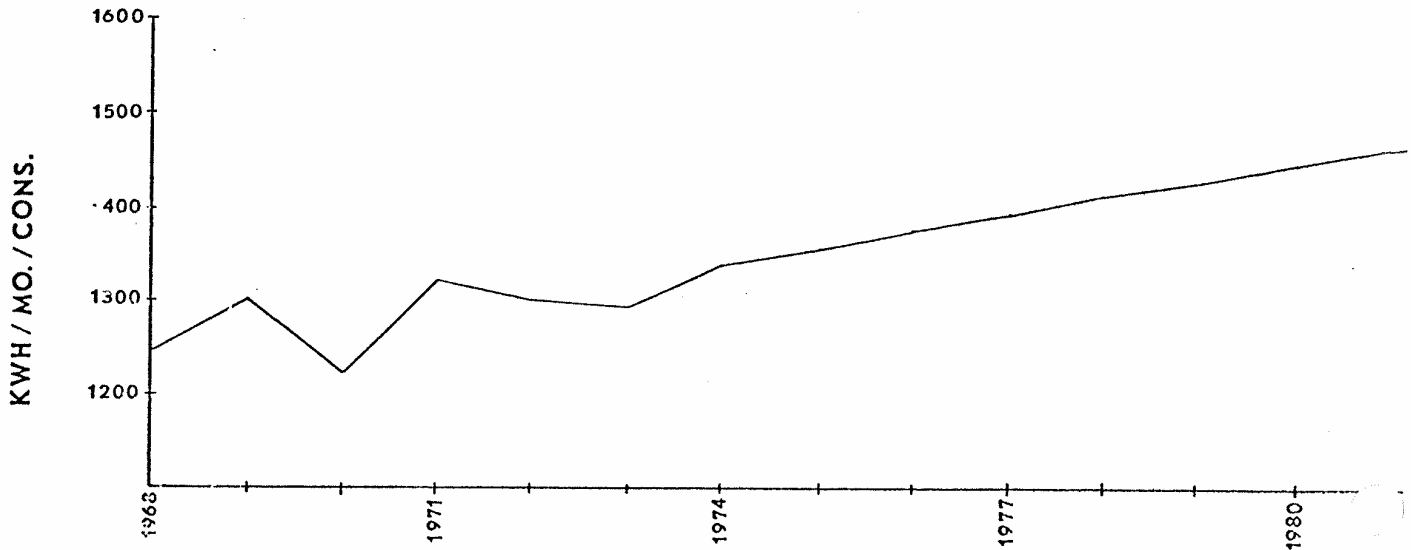


(Source: Oregon's Energy Future)

Electrical consumption in Oregon is 78% higher than the national average, which reflects the low cost of electricity and the electric intensity of industries. In rural Wasco County, electrical consumption includes approximately 1400 kilowatt hours per month per consumer (Wasco Electric Cooperative, Inc.). The forecast for increased electrical consumption is shown in Figure 23.

FIGURE 23

Wasco Electric Cooperative, System Use Growth



As energy sources become more scarce and expensive, conservation and use of renewable energy resources, (sun, wind, water, waste), will become intense. Conservation is the key: wasteful use of energy is never profitable; no matter how plentiful the source.

Building codes aid the home builder in conserving energy. The addition of thermo pane windows and specified amounts of insulation are instrumental in a building's energy efficiency. Many power and gas companies will do free estimates of where a person's home needs weatherizing. All these factors can help conserve energy.

Recycling, use of bicycles, mopeds, pedestrian walkways and carpooling are all effective means of conserving energy. Local governments need to be responsive to programs which encourage these practices.

III. POPULATION

One of the most influential forces on the quality of life in Wasco County is population. Growth at present is slightly increasing or nearly stagnant. Increases have been somewhat less rapid than Oregon as a whole.

A slight decline in county population was noticed between 1960 and 1970. This was due to the completion of large government construction projects. Over 4,000 people were employed at the height of government dam construction. An adjustment has been made from a public works economy to a manufacturing and service economy. A slow, steady increase in population is predicted for the future based on this stable economy.

A population re-distribution has been occurring in Wasco County. Advanced agricultural practices have reduced the numbers of people needed to produce wheat and cattle. Therefore, rural Wasco County has lost population to the cities due to the agricultural base of the rural areas. Figure 1 shows how this trend has progressed. Over fifty percent (50%) of Wasco County's population resides in The Dalles urban area.

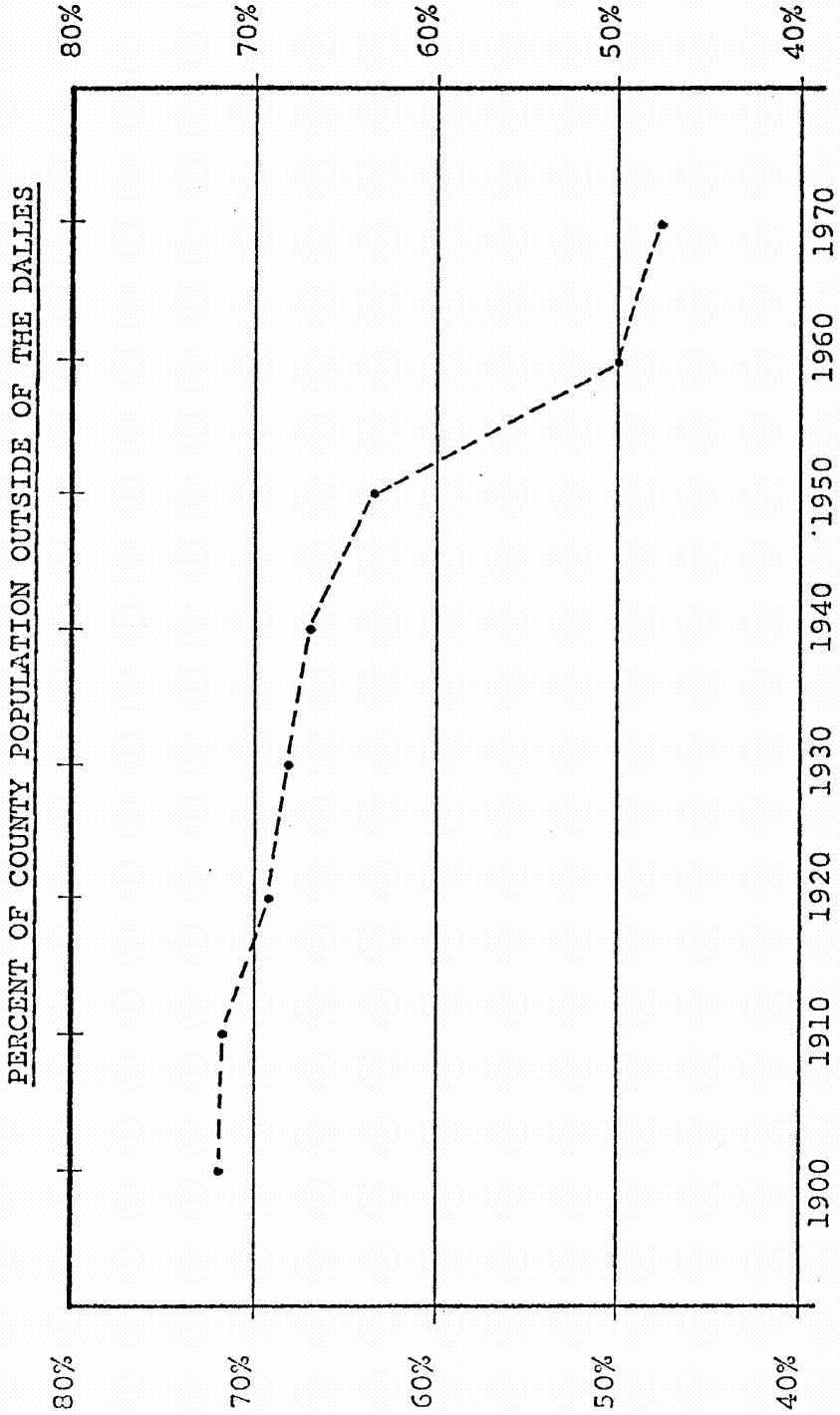
This general rural to urban migration pattern is not evidenced in the northwestern (Sevenmile Hill) part of the county. People from the city are moving to this area for its rural atmosphere. Most of the pressure to subdivide and partition land has been in this area and in the central portion of the county. These areas are both in demand for development of recreational and residential lots and retirement homes.

Areas in the eastern and southern portions of the county are expected to retain a fairly stable population. Very little pressure exists for subdividing or partitioning of smaller rural acreages to accommodate population increases.

The number of young people (ages 15-24) in the county is low. This reflects the fact that until the recent establishment of Judson Baptist College and Treaty Oaks Education Center, there were no post-educational institutions to hold young people in the community. There are few economic opportunities to hold or attract a young population. The median age in Wasco County is 32.4 years old, compared to 29 years old for the State of Oregon. Figure 2 shows the population age distributions for the year 1975 and gives the estimated age distributions for the years 1985 and 2000.

FIGURE 1

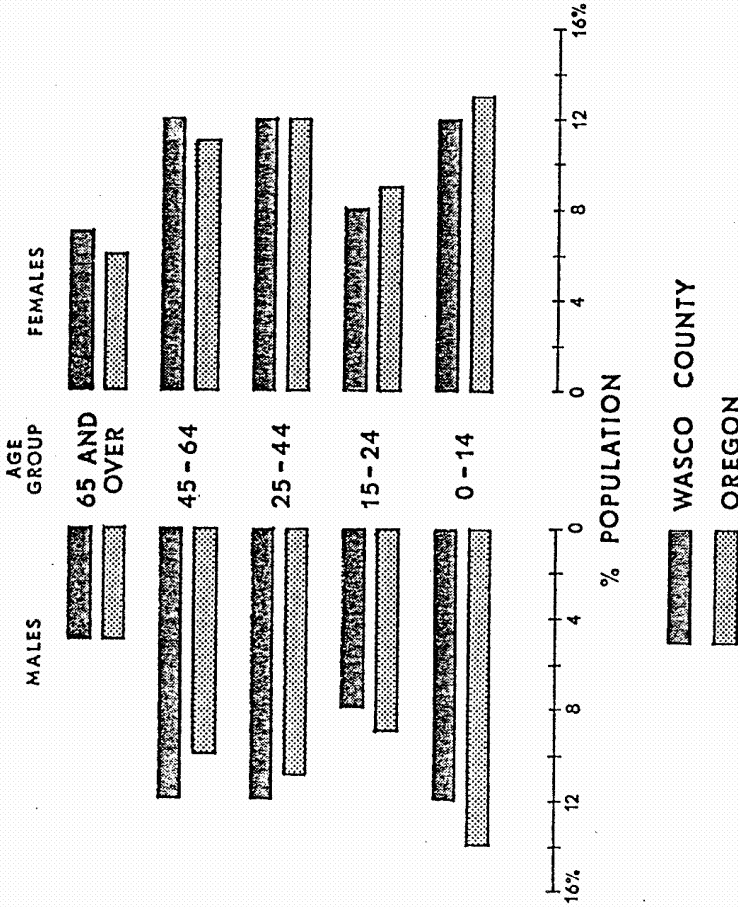
<u>POPULATION DENSITY</u>		1950	1960	1970
People per Square Mile				
Wasco County		6.5	8.5	8.4
Wasco County (excluding city of The Dalles)		3.3	4.1	4.1



POPULATION AGE DISTRIBUTION

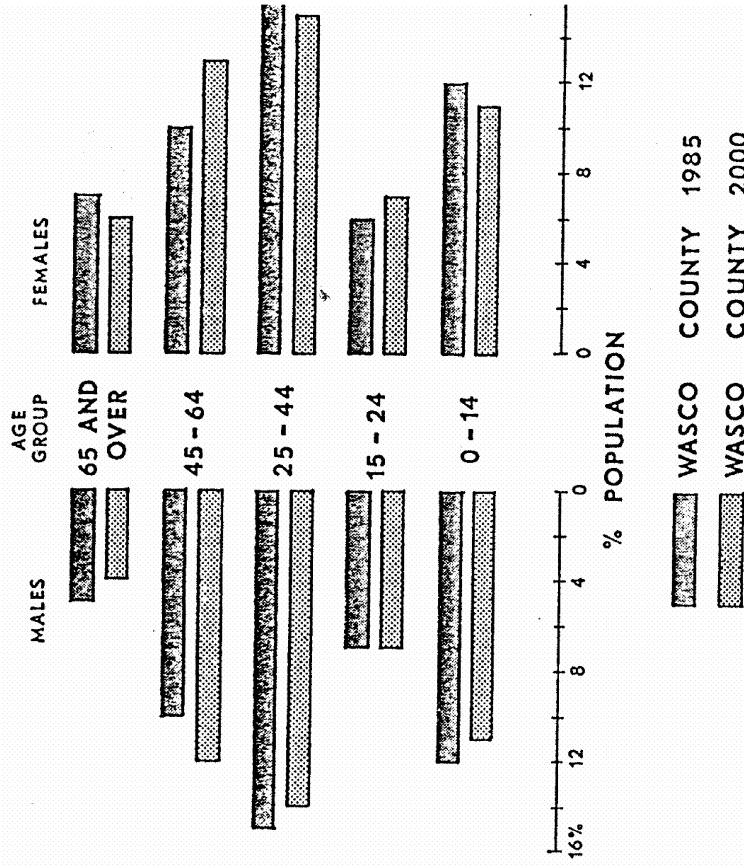
1975

FIGURE 2



Age	Wasco County	Oregon
65 & Older	12%	11%
45-64	24%	21%
25-44	24%	23%
15-24	16%	18%
0-14	24%	27%
Median Age	32.4	29.0

FUTURE POPULATION AGE DISTRIBUTION



Age	Wasco County 1985	Wasco County 2000
65 & Older	12%	10%
45-64	20%	25%
25-44	31%	29%
15-24	13%	14%
0-14	24%	22%

Table 1 shows the past population figures for Wasco County for the years 1930-1977. It also gives future population estimates from the years 1980 to 2000. These estimates were calculated by Portland State University, the Bonneville Power Administration and the Oregon State Employment Division. Figure 3 graphically depicts the future population growth estimates and Figure 4 compares population changes for The Dalles, Wasco County and Oregon.

TABLE
POPULATION

Past and Present

	1930	1940	1950	1960	1970	1975	1977
Oregon	12,646	1,089,684	1,521,341	1,768,687	2,091,385	20,450	11,300
Wasco County		13,069	15,552	20,205	20,133	10,880	
The Dalles		6,266	7,676	10,493	10,423	265	
Mosier		216	259	252	217	560	
Dufur		392	422	488	493	605	
Maupin		267	312	381	428	70	
Shaniko		55	61	39	58	55	
Antelope		90	60	46	51		

Future

	1980	1985	1990	1995	2000
Oregon	2,496,700 ¹	2,679,400 ¹	2,835,800 ¹	2,952,900 ¹	3,019,900 ¹
Wasco County	20,400 ¹	21,200 ²	21,900 ²	22,600 ¹	23,000 ¹
	21,200 ²	22,700 ³	23,975 ³	24,850 ³	25,300 ³
	21,400 ³	21,700 ³	21,900 ³	22,200 ³	22,500 ³

- 1) Estimates by Portland State University Center for Population Research and Statistics
- 2) Estimates by Bonneville Power Administration
- 3) Employment Division, State of Oregon (Research and Statistics Section)

1930 1940 1950 1960 1970 1980 1990 2000

POPULATION TRENDS

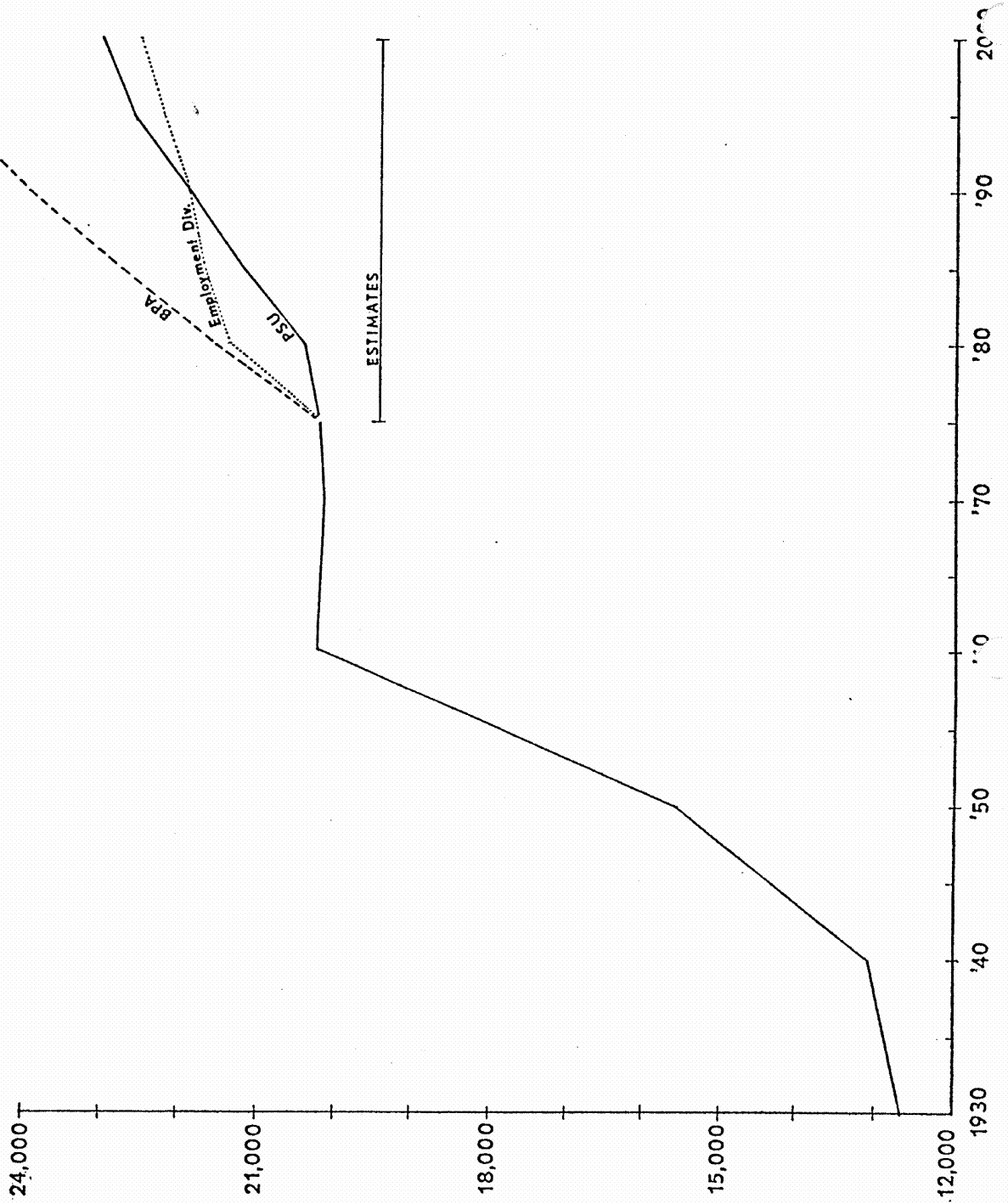
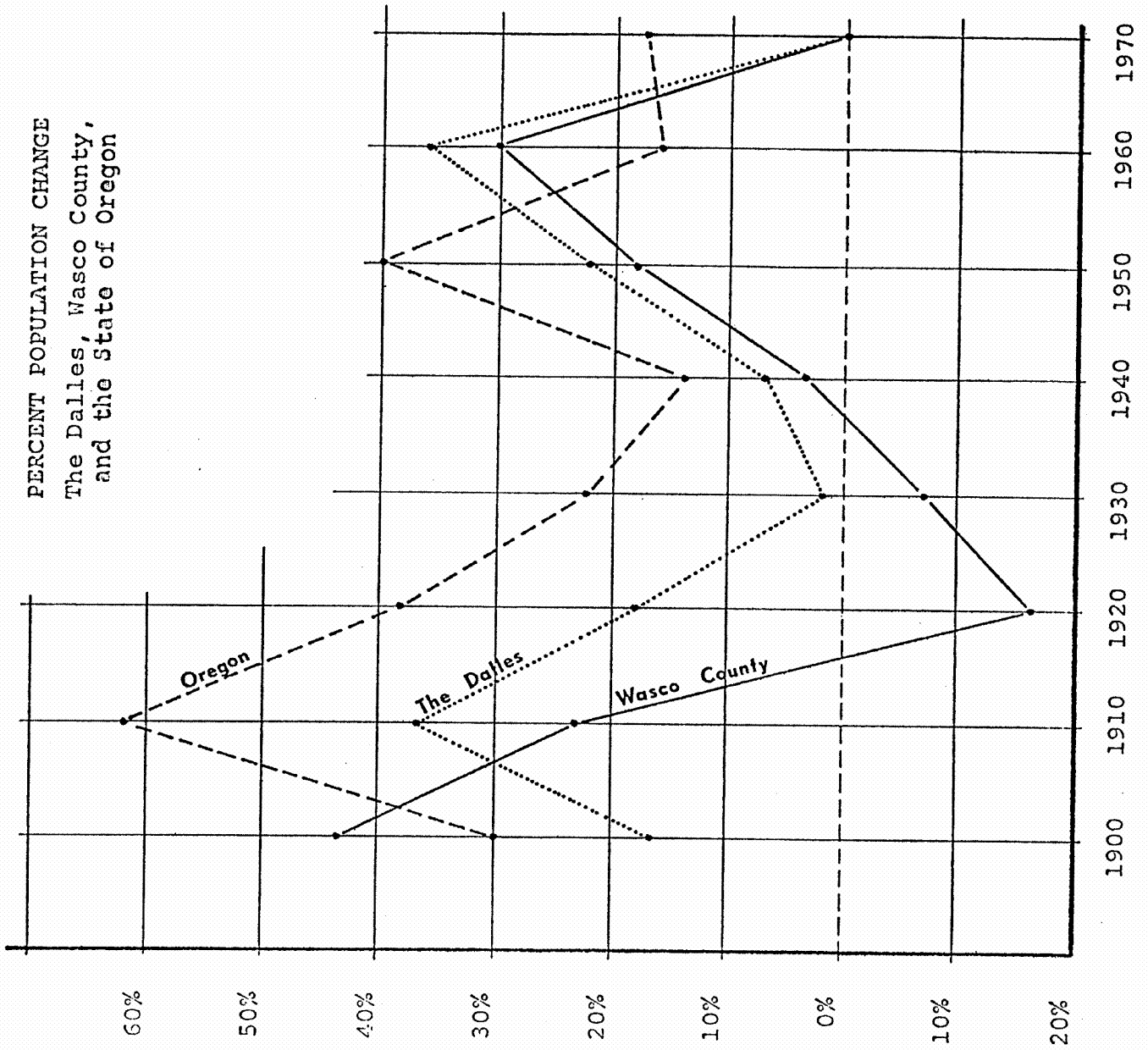


FIGURE 3

FIGURE 4



IV. POLITICAL STRUCTURE

Wasco County citizens are affected by a number of governmental levels. Federal, state, county and city laws and regulations all influence activities within the county.

County government is the main body that deals with rural county matters. It works directly with the people, as well as coordinating other governmental activities within the county.

The County Court is the main administrative body in Wasco County. It consists of the County Judge and two County Commissioners. The Court administers the budget and conducts the business of the county.

There are seven elected positions in county government. The Clerk, Assessor, District Attorney, Sheriff and Treasurer are under the administrative category. The judicial branch includes the District Court and Circuit Court.

The administrative county agency positions are appointed by the County Court. Among these agencies are the Health Department, Road Master, Planning Office, County Extension Agency, and Library. Judicial agency positions, such as the Juvenile Department, are appointed by the Circuit Court. These agencies operate within the constraints of federal and state laws. City laws affect agencies within the city limits.

Federal and state agencies often deal directly with County matters. They may intervene in subjects of state or national importance, or they may deliver services best available on a state or federal level. Such services include the post office, armed services, and any number of specialized agency programs.

Special districts can also be formed to deal with certain activities. These districts can involve the whole county, several counties, or portions of counties. In Wasco County, special districts have been formed for such things as education, economic development, recreation, and irrigation.

Each of the facilities and services available within the county will be discussed separately. It will be seen how the different levels of government affect citizens of Wasco County.

V. COMMUNITY FACILITIES AND SERVICES A. POLICE PROTECTION

Wasco County is served by the Oregon State Police Department and the Wasco County Sheriff's Office. The Dalles City Police Department provides services within the city limits. Dufur has a city Marshall mainly for city police problems.

The Wasco County Sheriff's Office has 13 deputies, one chief deputy, and a sheriff. One deputy lives in Maupin and patrols the surrounding area. He also provides patrol services to the city of Maupin on a part-time basis. Another deputy lives in Tygh Valley and patrols adjacent lands. The other 11 deputies are stationed in The Dalles and respond to calls any-where in the county. A majority of the Sheriff's Office work is around The Dalles area.

In 1976, the Wasco County Sheriff's Office took 2,890 total complaints. Out of these complaints, 253 total persons were charged in all offense categories. Approximately \$92,000. in property was lost, with about \$16,000. in property recovered.

A jail for Wasco County, Sherman County, and the city of The Dalles is located in the basement of the County Courthouse. The Wasco County Sheriff's Office operates this facility. It has a capacity of 46 persons. Facilities are in poor condition and have no separate facilities for adult and juvenile offenders.

The Oregon State Police patrol in Wasco and Sherman Counties from The Dalles office. Calls within Wasco County may be responded to by adjacent district offices in certain circumstances, but the majority of calls are handled from The Dalles office. Twenty-two people are normally allocated to Wasco County from The Dalles district. Seventeen of these officers are on traffic control, with a majority patrolling either 1-84 or Hwy. 197. There are two fish and game officers. The other three officers provide a variety of police services within the county. The State Police handled 1,085 crimes within Wasco County in 1976.

The statistics given in Table 1 were compiled from information reported to the Oregon Uniform Crime Re-orting Program for the first six months of 1978. This information is given for Hood River, Wasco, and Sherman Counties.

TABLE 1

CRIME STATISTICS

The following statistics were compiled from information reported to the Oregon Uniform Crime Reporting Program for the first six months of 1978:

COUNTY	OREGON CRIME INDEX OFFENSES										PART II OFFENSES													
	OFFICER ASSAULT	MURDER	FORCE RAPE	ROBBERY	AGGRAVATED ASSAULT	BURGLARY	LARCENY	MOTOR VEH. THEFT	OTHER ASSAULT	ARSON	FORGERY	COUNTERFEIT	FRAUD	VANDALISM	WEAPONS	OTHER SEX OFFENSES	DRUG TOTAL	NARCOTIC (Arrests)	MARIJUANA (Arrests)	SYNTHETIC (Arrests)	OTHER DANGEROUS (Arrests)	DUII (Arrests)	LIQUOR LAW (Arrests)	DISORDERLY CONDUCT (Arrests)
Hood River 78	1	1	2	20	72	154	24	3	2	4	19	127	14	15	17	35	33	33	1	2	131	220	240	26
77			4	11	71	179	9	6	6	10	34	124		1	5	35	34				130	26	4	
Sherman 78			1	1	1	16	1	2	1		2	4			1	6	6				13	1	2	
77					6	13	2	1	2		2	1		1	1	1	1				15	1	1	
Wasco 78	9	1	2	18	104	270	27	9	1	6	23	53	4	4	14	33	23				157	34	33	
77	2	1	1	16	105	362	38	6	3	6	27	49	2	2	2	54	45				178	86	32	
78	9	2	3	39	177	440	52	14	4	10	44	184	4	4	19	74	2				301	86	48	
DISTRICT 9 77	2	1	13	27	182	534	49	13	11	16	63	174	4	4	7	90	80				323	113	36	

B. FIRE PROTECTION

Several departments and districts offer fire protection services within Wasco County. These include the city fire departments for the cities of The Dalles, Mosier, Dufur and Maupin as well as the Wasco Rural Fire Protection District, Columbia Rural, Mosier Rural and Juniper Flats Rural Fire Districts. The fire district boundaries are shown in Figure 1.

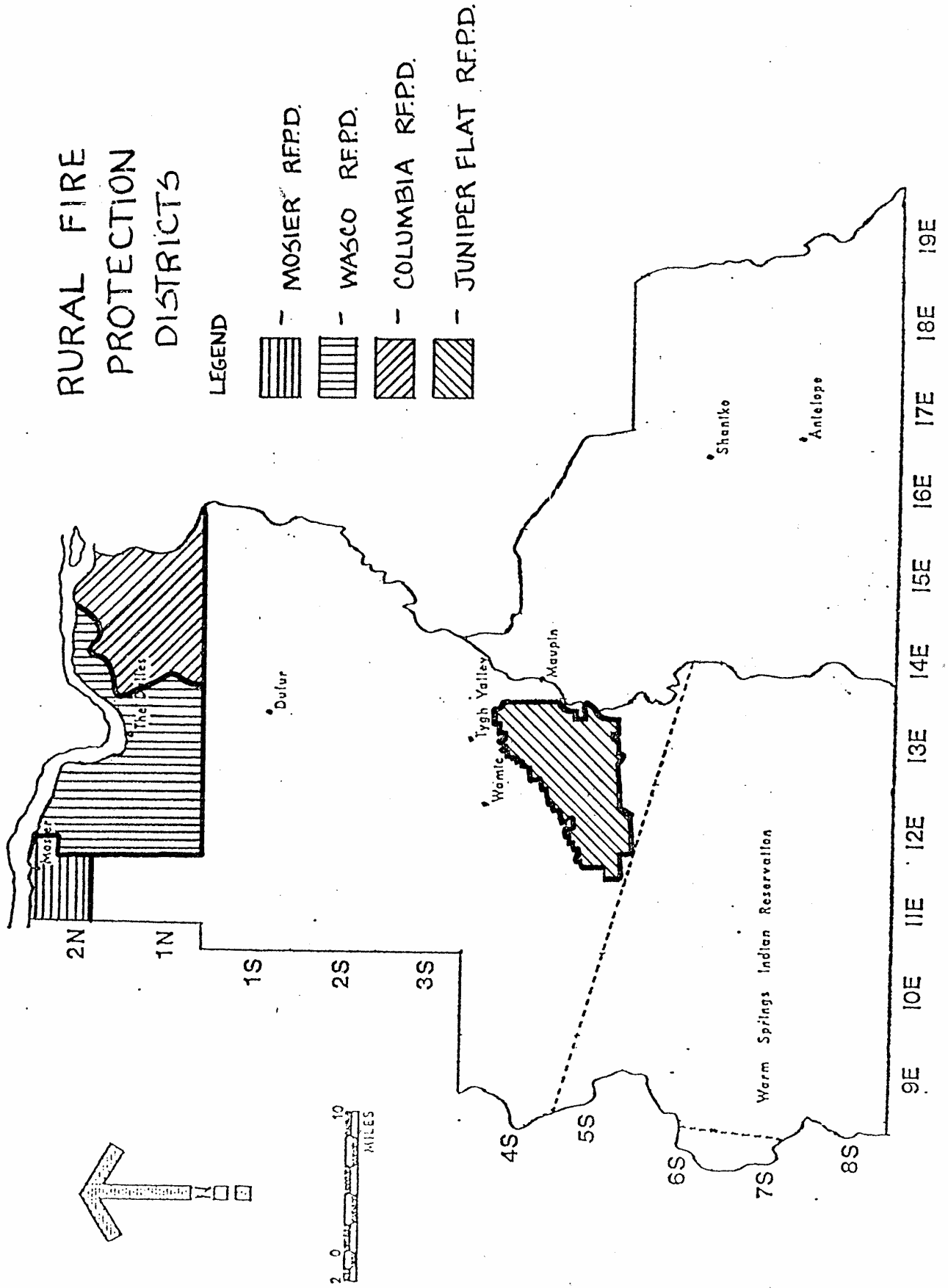
The Dalles City Fire Department and Wasco Rural Fire District serve the largest and most populous area in the county: the area in and around The Dalles. These departments have mutual aid agreements between them-selves and the other districts, to provide additional support when necessary. The Wasco Rural Fire Protection District has 12 paid employees and 35 volunteers. The other districts have no full time, paid employees and are run by volunteers only.

Fire equipment is adequate in the Wasco Rural District. They maintain two 1,000 gallon and one 750 gallon pumpers, two 4,000 gallon tankers, and four 200-300 gallon booster trucks, as well as complete first aid facilities and kitchen facilities for large fires. They can generally respond to any fire in their district from within 90 seconds to 10 minutes, depending on where it is located.

The Dalles City, Dufur City, Mosier City, and Maupin City Fire Departments protect their respective towns. These fire departments have the capacity to man structural fires within their own city limits. Larger fires may require assistance from other departments.

Wild land or non-structural fires are manned by the U.S. Forest Service, Bureau of Land Management, or the Oregon State Forestry Department. The Bureau of Land Management headquarters are in Prineville, and the initial attack is made by helicopter. The State Forestry Department dispatches firefighters out of their office in The Dalles. The U.S. Forest Service has a ranger station in Dufur which handles local forest fires. Each of these agencies responds mainly to fires on their lands, but will help with other fires if needed. They also have back-up help on call within their agencies.

FIGURE 1



The rural fire districts have the primary responsibility for suppressing structural fires within their areas. If the fire is also within the protection districts of the Oregon State Forestry Department, or the U.S. Forest Service, they will take action on it, but only if it is on, or threatens, forest land. These agencies are not trained or equipped to fight structural fires.

The railroad companies fight fires caused by their activities. Rail line

SCHOOL DISTRICT BOUNDARIES

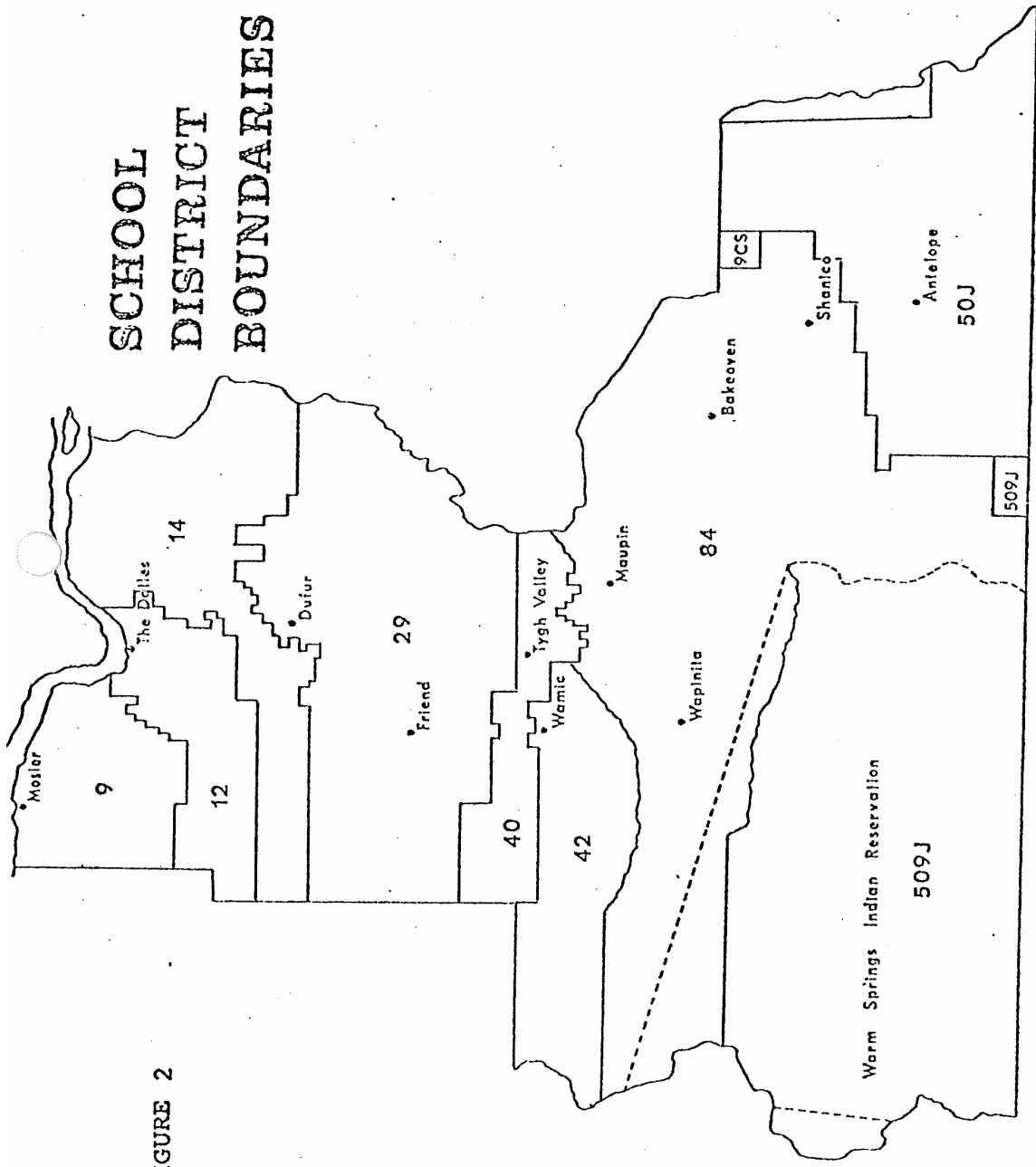


FIGURE 2

- #9, Chenoweth
- #12, The Dalles
- #14, Petersburg
- #29, Dufur
- #40, Tygh Valley
- #42, Wamic
- #84, Maupin
- #50J, Antelope
- #9CS, Kent, Sherman County
- #509J, Madras, Jefferson County

TABLE 2 SCHOOL DISTRICTS

School District	Schools	Students	Teachers	Student/ Teacher Ratio*	School Acreage
#9 Chenowith	3 Elementary 1 High School	651 271	43 28	15:1 10:1	37.96
#12 The Dalles	3 Elementary Junior High High School Special Students	1,147 1,322	54 86	21:1 15:1	80.95
#14 Petersburg	Elementary H.S. students sent to District #9 or #12	82	8	10:1	154.75
#29 Dufur	Elementary High School	158 77	10 10	16:1 8:1	1.95
#40 Tygh Valley	Elementary H.S. Students sent to Dist. 84	82	6	14:6	5.36
#42 Wamic	Elementary H.S. Students sent to Dist. #84	72	4	18:1	2.11
#50 Antelope	Elementary H.S. Students to Jefferson County	9	1	9:1	1.49
#84 Maupin	Elementary High School	172	11	16:1	17.09
St. Mary's	Elementary	123	7	18:1	12.43
Adventist	Elementary	20	2	10:1	----

*Includes total certified personnel = all teachers and
supportive certified personnel excluding superintendents
and assistant superintendents

F. TELEVISION AND RADIO

Television services in rural Wasco County are provided through a variety of co-op systems. These cooperatives receive television signals from the major antenna located near The Dalles. Television stations in Washington and Oregon can be received. Additional cooperatives can be formed at any time, depending on need.

KACI, KODL, and KCIV-FM radio stations serve Wasco County based in or near The Dalles. These stations broadcast mainly during the day. A variety of other radio stations from outside the county can be received through the television co-op systems.

G. TELEPHONE

Several telephone systems serve Wasco County residents. Pacific Northwest Bell has the area surrounding The Dalles, south to Boyd, east to the Deschutes River, and west to Sevenmile Hill across to the Hood River county line. Approximately 12,000 phones are included in this territory based in The Dalles. A small portion of the area between Maupin and Antelope is also served by Pacific Northwest Bell, based in Madras. The Mosier area is served by the United Telephone Company of the Northwest, based in Hood River and Mosier. North State Telephone Company has a territory around Dufur, south toward Tygh Valley, between the Hood River county line and Deschutes River. It is based in Dufur. Deschutes Telephone Company (subsidiary of Telephone Utilities, Inc.), has four separate service areas, based in Tygh Valley, Wamic, Pine Grove and Maupin. The southeastern portion of the county is served by the Trans-Cascade Telephone Company, based in Antelope.

The entire county is served by one of the above telephone companies. These companies are obligated to extend service to any residents in their service area. If new lines are needed, a portion of the line extension costs must be paid by the new resident.

H. NEWSPAPERS

The Dalles Chronicle, The Dalles Reminder, the Journal, and the Oregonian serve Wasco County. The Dalles Chronicle has the largest circulation, with 5,900 newspapers delivered each day, six days a week. Door-to-door deliveries are made in the rural areas on main roads as far south as Maupin. Other circulation is through the mail or by news-stands. The Dalles Reminder is a shopper's paper delivered once a week, free of charge. Weekly circulation is 15,650. Areas outside of The Dalles receive the Reminder by mail. The Journal and the Oregonian have door-to-door delivery in The Dalles urban area only. Rural areas are served by mail or news-stands. The Journal is published six days a week; the Oregonian seven days a week. None of the small towns in the county have their own newspaper. All county citizens are served by one of the four regular newspapers mentioned above.

I. LIBRARIES

The Dalles-Wasco County Library is the main facility serving the county. Maupin has a public library. Dufur has a joint public/school library open to the public year round. Mosier has a small part-time public library. Books can be checked out by the public from some of the retail bookstores throughout the county. Books are also available by mail for citizens unable to get to the library. These extra services are provided through The Dalles-Wasco County Library. A total of 55,000 books are publicly owned within the county. This does not count individual school libraries not open to the general public. By the standard of 2½ volumes per person, Wasco County's library facilities are currently adequate.

Library services are also available through the Hood River Library to citizens of the Mosier area. Specialized books that are not carried by the different libraries are available through the State inter-library loan service.

J. PARKS AND RECREATION AND SCENIC AREAS

1. Current supply of recreational facilities

The parks and recreation sites in Wasco County are listed in Table 3, and their locations shown in Figure 3. Most of these sites are publicly owned (75%) and are in or near the Mt. Hood National Forest and the Deschutes, White, and Columbia Rivers.

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TABLE 3
PARK & RECREATION FACILITIES

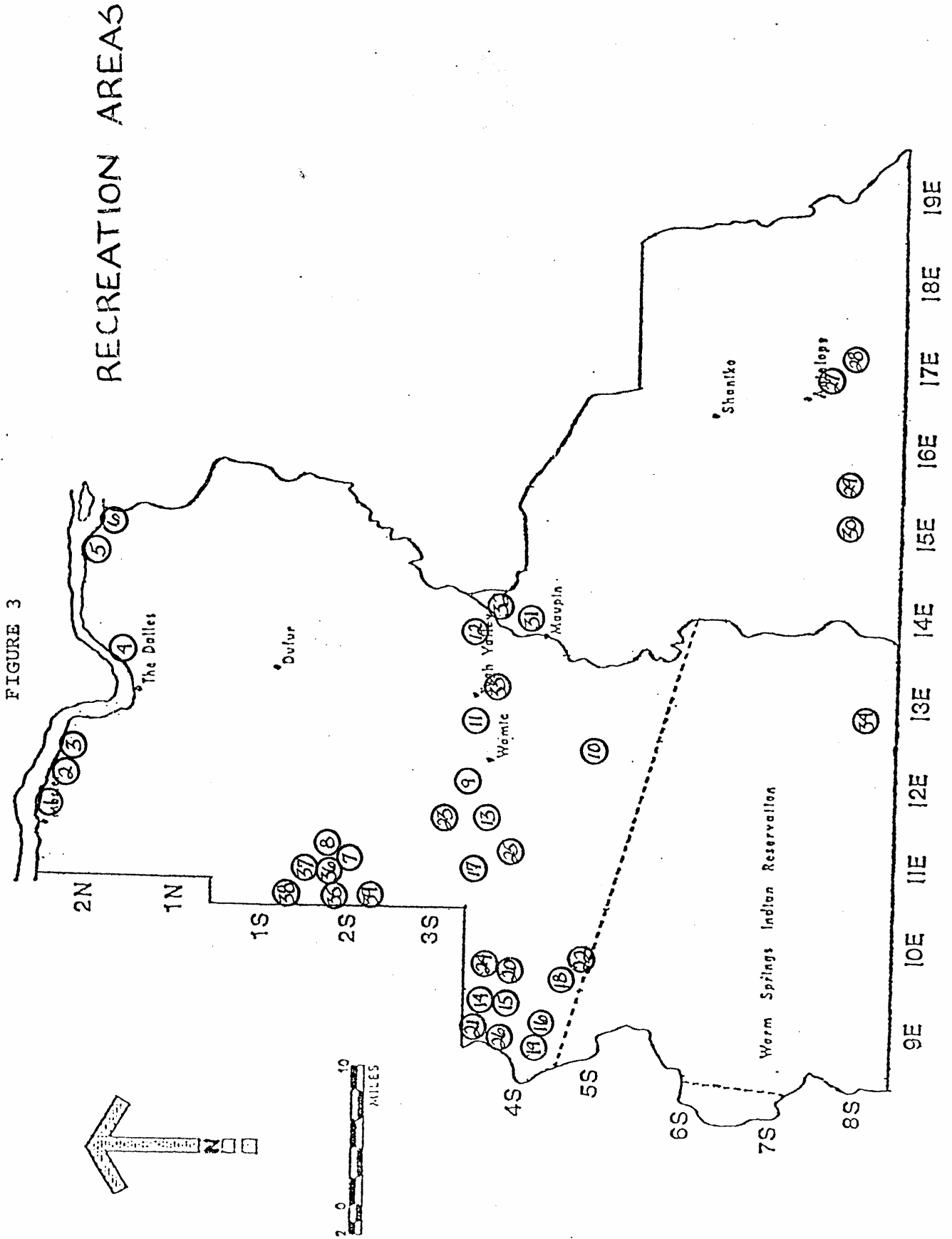
OWNERSHIP	WATER	TOILETS (Pit/Flush)	PICNIC SITES	PICNIC- CAMP SITES	TRAILER SITES	TOTAL CAMP SITES	BOAT RAMP	ACTIVITIES
Memalouse State Park	X	F	X	X				V, R, Hs
Mayer State Park	X	P	X				X	B, S
Koberg Beach St. Wayside	X	F	X				X	B, S
Seufert Park		P	X					Hs
Celilo Park		P	X				X	B, F, Hs, S
Deschutes River State Recreation Area	X	P	X	X	X			B, F, S
Underhill Site	X	P						Ns, T, Hs
Camp Baldwin	X	P					X	Ns, T, F, D
Pine Hollow	X	F & P	X	X	X	50		B, F, S, V, H
Beebees	X	P			X	20		
Wasco Co. Fairgrounds	X	P	50	30	20	50		T, PG, F, Rh
White River Falls	X	F	X					F, V, T
White River Game Management Area								N, H
Barlow Creek	X	F		6		6		F, N, H
Barlow Crossing		P		3		3		F, H
Bear Paw		P	2	4		4		H
Bonney Crossing		P	7	3		3		F, H

OWNERSHIP	WATER	TOILETS (Pit/Flush)	PICNIC SITES	PICNIC- CAMP SITES	TRAILER SITES	TOTAL CAMP SITES	BOAT RAMP	ACTIVITIES
18. Clear Creek U.S.F.S.		P		5		5		F, H
19. Clear Creek U.S.F.S.	X	P		25	5	30	X	F,H,B
20. Forest Creek U.S.F.S.		P		5		5		F, H
21. Grindstone U.S.F.S.		P		3		3		F, H
22. Keeps Mill U.S.F.S.		P		3	1	4		
23. Little Badger U.S.F.S.		P	1	2		2		F, H
24. Post Camp U.S.F.S.		P	3	3		3		F, H
25. Rock Creek Reservoir U.S.F.S.	X	P	X	X		30	X	F, H, B
26. Frog Lake U.S.F.S.	X	P	13	17	1	18	X	B, F, S
27. Browns Private								Rh, \$
28. Palmer's Private								Rh, \$
29. Formans Private								Rh, \$
30. Cow Canyon Rest Area State	X	P	X					F
31. Handicap Fishing Area B.L.M.		P			X			Camping, no facilities
32. Deschutes River B.L.M.								
33. Tygh Valley Park Private		F	X					
34. Kah-Nee-Ta Resort Private	X	F	X	X	X			F, T, R, S

	OWNERSHIP	WATER	TOILETS (Pit/Flush)	PICNIC SITES	PICNIC- CAMP SITES	TRAILER SITES	TOTAL CAMP SITES	BOAT RAMP	ACTIVITIES
1.	Pebble Ford	U.S.F.S.	P	X	5				H
5.	Eightmile Crossing	U.S.F.S.	P	X	19				H
7.	Lower Crossing	U.S.F.S.	P	X	3				H
8.	Knebel Springs	U.S.F.S.	P	X	6				Horseback Riding, H
9.	Fifteenmile	U.S.F.S.	P	X	4				H, F, Horseback Riding, Motorcycles
10.	Ketchum	Private							Leased vacation homesites, \$
11.	Cascade Forest Campers Retreat	Private							Membership camp- ground, \$

B = Boating S = Swimming V = View N = Nature Study
 F = Fishing Hs = History T = Trails Rh = Rock-hounding
 H = Hunting R = River PG = Playground \$ = Fee Required

Source: Mid-Columbia Council of Governments
 Oregon State Parks Division
 U. S. National Forest



The Deschutes River, historically and currently, is a key factor in the life and economy of Wasco County. The Deschutes River sports fishery, from Shearers Falls to South Junction, provides up to 75,000 angler days of recreation each year. Chinook salmon anglers annually spend up to 8,900 days angling near Shearers Falls.* The angler use information is summarized in Table 4 and in Figure 4 A and 4 B. The peak periods of angler harvest of salmon and steelhead are illustrated in Figure 5.

A statistical sampling program on the Deschutes River upstream from Maupin in 1978 indicated that nearly 2,900 crafts boated the river during the April 21-October 31, 1978 period. This count includes boats with anglers and/or non-anglers.

Public vehicle access to the east bank of the Des-chutes River is limited to the reach from Buck Hollow Creek (county line), south to the Deschutes Club Gate (six miles south of Maupin), and the point access at the Bureau of Land Management Campground at South Junction. Public access to other areas of the river is primarily by boat or on foot.

Table 5 gives the public supply of recreation facilities in District 9 as given in the 1972 State Comprehensive Recreation Plan (SCORP).

TABLE 5

1972 State Comprehensive Outdoor Recreation Plan
 Administrative District #9
 Wasco, Sherman, and Hood River Counties

SUPPLY

Public Supply of Recreation Facilities

<u>Picnic Sites</u>	<u>Camp Sites</u>	<u>Launch Lanes</u>	<u>Trail Miles</u>	<u>Swim Pools</u>	<u>Open Play Acres</u>	<u>Field Sport Acres</u>	<u>Tennis Courts</u>
1009	1016	32	442	3	88	44	3

Supply of Acres by Level of Government:

<u>Federal</u>	<u>State</u>	<u>Local</u>	<u>TOTAL</u>
499,970	25,372	543	525,885

Supply of Number of Areas by Level of Government:

<u>Federal</u>	<u>State</u>	<u>Local</u>	<u>TOTAL</u>
52	32	32	116

TABLE 4

Deschutes River Angler Effort

Maupin Area

(Sherars Falls to Deschutes Club Gate)

Year	Anglers	Hours Fished	Trout	Steelhead
1973	31,264	87,178	35,661	1,126
1972	58,283	117,281	50,708	884
1971	73,301	137,533	52,515	1,568
1968	58,760	176,598	78,706	688

North Junction to Deschutes Club Gate

Year	Anglers	Hours Fished	Trout	Total Boats
1978	6,642	34,471	6,791	2,895

South Junction

Year	Anglers	Hours Fished	Trout	Steelhead
1978	1,952	10,783	1,750	-
1974	3,155	8,860	1,271	-
1973	2,503	9,951	1,164	77
1972	2,396	8,735	1,606	63
1969	5,423	19,880	12,470	1,021

Macks Canyon Road

Year	Anglers	Hours Fished	Steelhead
1977	7,749	44,107	2,193
1976	8,128	50,743	1,563
1975	8,068	53,880	1,610
1974	10,793	69,156	3,992
1973	11,141	60,987	2,987
1972	8,953	54,528	2,463
1971	7,507	36,026	2,253
1970	4,373	16,924	776

FIGURE 4 A

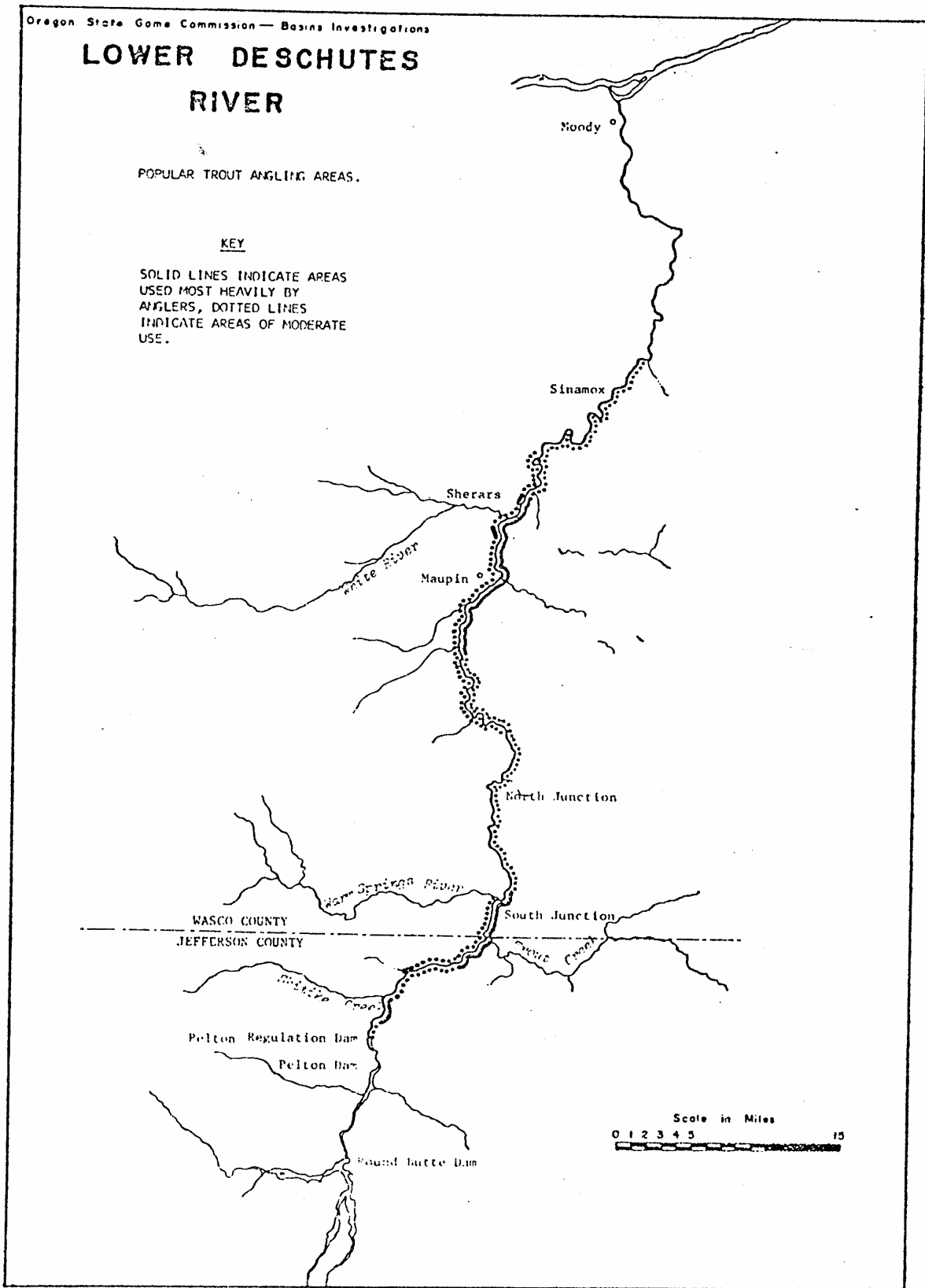


FIGURE 4 B

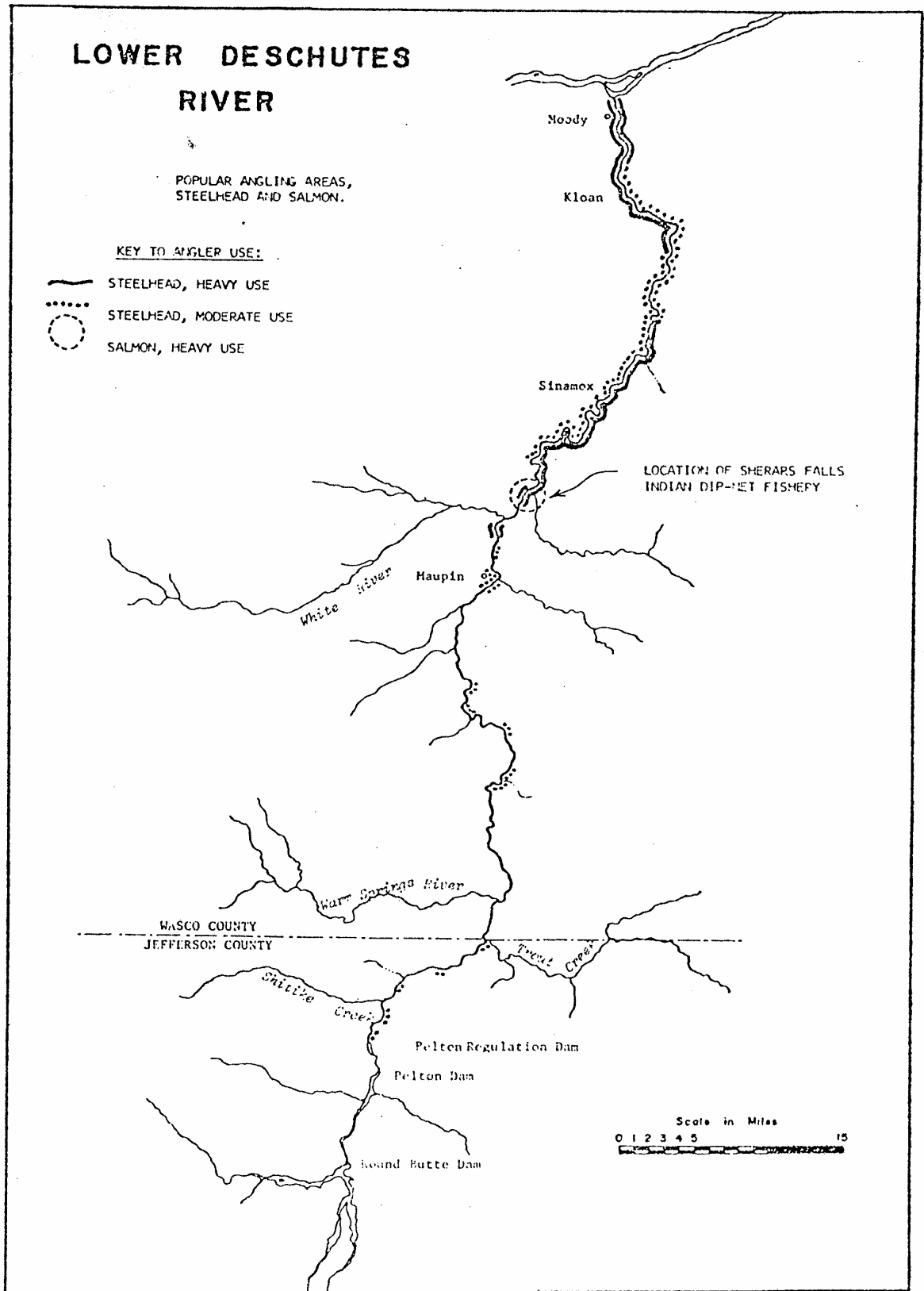


FIGURE 5
PERCENTAGE DISTRIBUTION BY MONTH, ESTIMATED SPORT
CATCH OF STEELHEAD AND SALMON, LOWER DESCHUTES RIVER

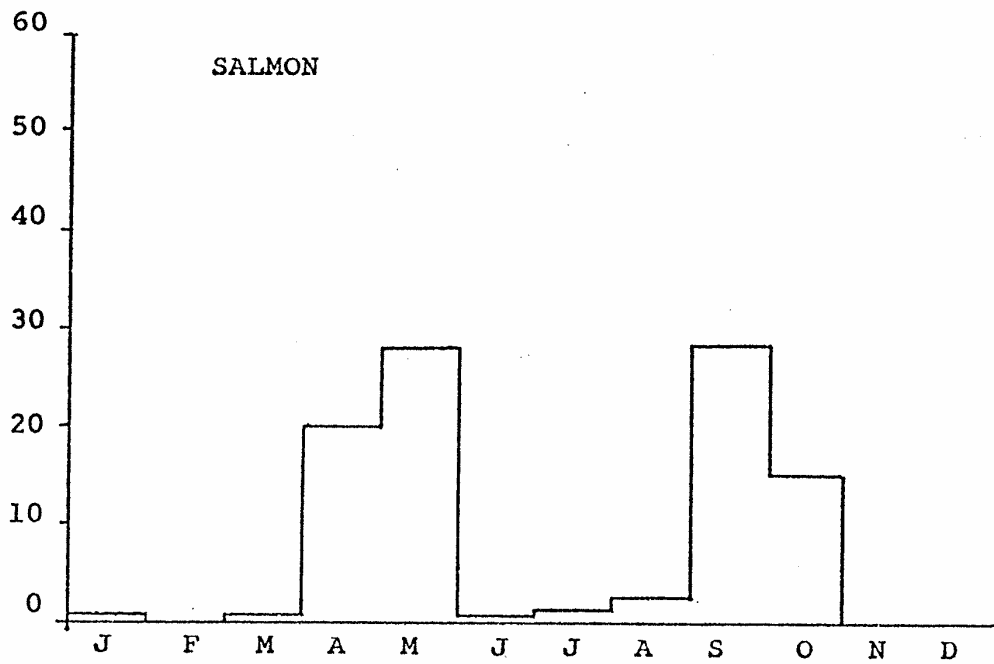
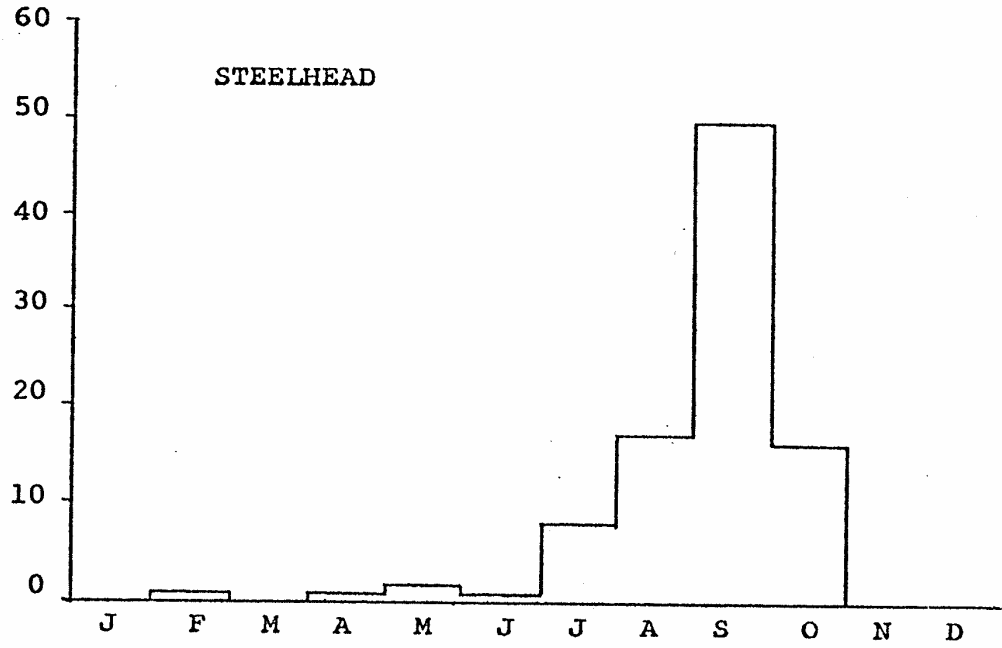


Table 6 shows the acres of developed and undeveloped recreation areas. This information is also taken from the 1972 State Comprehensive Outdoor Recreation Plan.

TABLE 6

Acres of Developed & Undeveloped Recreation Areas:

<u>Developed</u>	<u>Undeveloped</u>	<u>Total</u>
1,626 Acres 85 Areas	524,259 Acres 31 Areas	525,885 Acres 116 Areas
38% Federal 32% State 30% Local	95% Federal 5% State -0- Local	

Supply of Urban & Rural Acres and Areas:

<u>Urban</u>	<u>Rural</u>	<u>Total</u>
629 Acres 34 Areas	525,256 Acres 82 Areas	525,885 Acres 116 Areas

In addition to the standard park and recreational facilities, other special resources with unique characteristics have been inventoried in the 1978 SCORP. These include scenic rivers, lakes and reservoirs, research natural areas, wilderness areas, winter sport facilities, recreation trails and bicycle facilities, (p. 5.33). Each of these resources is briefly discussed below.

Figure 6 shows the designated and potential Oregon Scenic Waterways in the state. Both the Deschutes and John Day Rivers are designated scenic waterways. No other rivers in the county are considered potential scenic waterways.

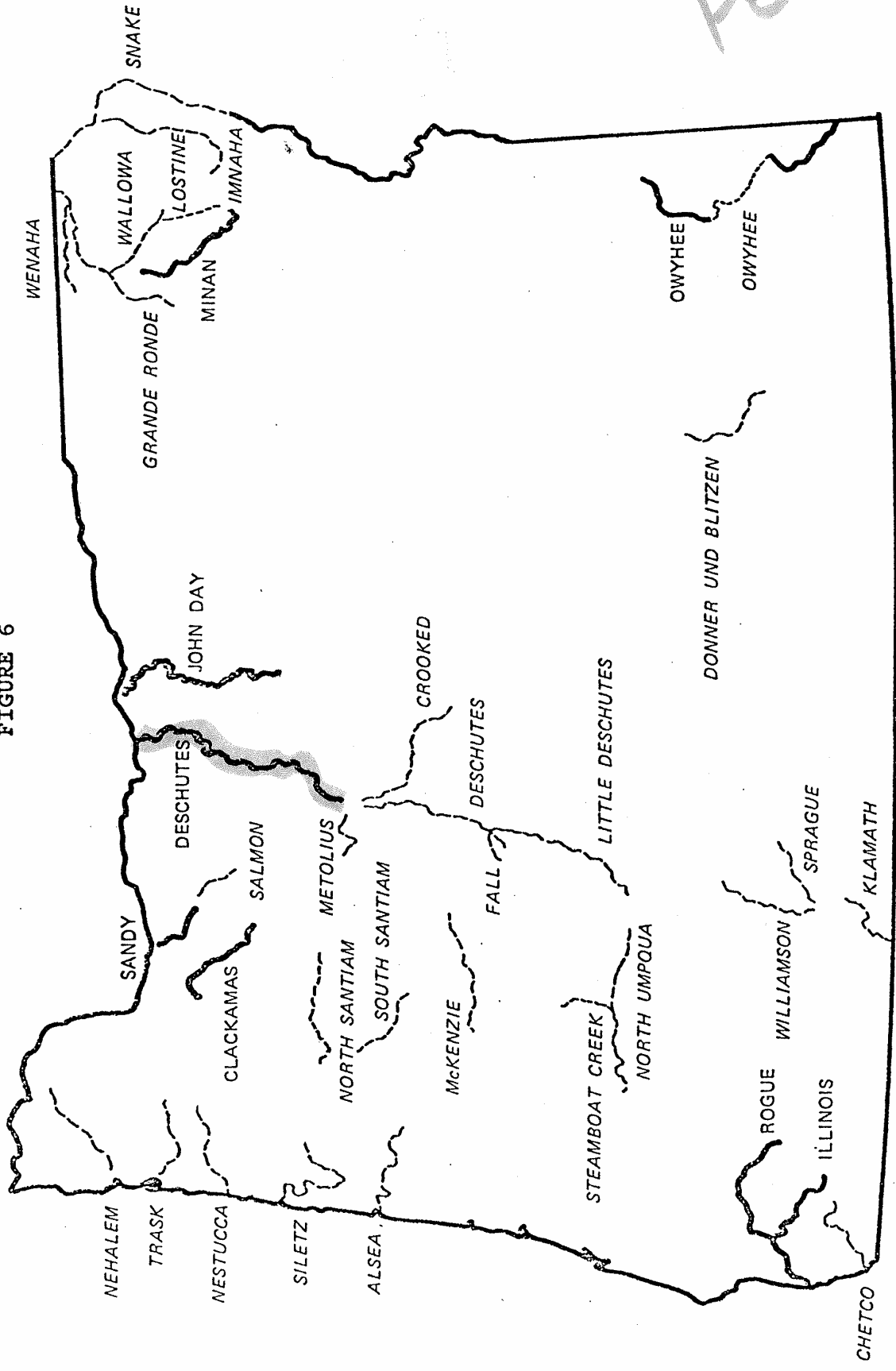
District IX (Hood River, Wasco and Sherman Counties) have three lakes and reservoirs over 200 acres in size (not including those along the Columbia), for a total of 1,038 acres. This is only .23 percent of the total acreage in the state. These areas should

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FIGURE 6



— DESIGNATED SCENIC WATERWAYS
- - - POTENTIAL SCENIC WATERS

OREGON SCENIC WATERWAYS

be carefully managed and utilized to provide for the County's recreational needs while maintaining them for aesthetic, agricultural and habitat purposes.

Natural areas in the County have been discussed in Chapter II, J. There are no wilderness areas designated within the County. The nearest one is the Mount Hood Wilderness Area, located in Hood River County (SCORP, 1978, p. 5.40).

There are also no winter skiing facilities in Wasco County. Several of these areas are located near the summit of Mt. Hood, in Hood River County. These areas are close enough to provide adequate recreation of this nature for the citizens of the County.

According to the State Comprehensive Outdoor Recreation Plan (1978, p. 5.44), there are no Oregon re-creational trails that pass into or through Wasco County at the present time. The Columbia Gorge trail, which stops at approximately the Hood River-Wasco County border, may eventually have another 47 miles added to it, which would allow it to pass through the County and into Sherman County (p. 5.43). The Plan gives no indication of when this addition will occur.

The Pacific Crest Trail, one of three National Scenic Trails in the United States, passes through Wasco County. Approximately twenty miles of the Trail lie adjacent to the County's western boundary, in the Mt. Hood National Forest. Other trails, such as the Bar-low Creek trail, provide access to many of the scenic beauties in this portion of the County.

There are no bicycle trails in the County. These recreational trails are mainly located in the Willamette Valley portion of the state.

Scenic highways are "those adjacent to or passing through scenic areas in State or Federal parks, historic sites, or any area of natural beauty that has been designated a scenic area by the Scenic Area Board", (p. 5.42). Table 7 lists the scenic high-ways in Wasco County as designated by the Board, which has recently been replaced by the Travel Advisory Council.

¹Letter from Alan J. Cook, State Recreation Planner, (October 23, 1980).

TABLE 7

W A S C O C O U N T Y

DESIGNATED SCENIC AREAS

Route No.	Hwy	From MP and Location	To MP and Location	Remarks
S 1-80N	2	67.72 - Hood River/Wasco County Line	69.62 - W City Limits of Mosier	660' Both Side " " " "
		70.63 - E City Limits of Mosier	79.70 - 1.08 W of Taylor-Frantz Rd O-Xing	
		87.85 - .06 E of E C/L of The Dalles	96.70 - .25 W of Jct Celilo-Wasco Hwy	
S 97	4	96.70 - .25 W of Jct Celilo-Wasco Hwy	99.85 - Wasco/Sherman County Line	Within View
		2.00 - .16 S of O-Xing, Equipment Pass	11.00 - .14 S of Starveout Road	Within View
		22.42 - .06 N of Tygh Ridge Summit	43.83 - .13 W of W City Limits of Maupin	" "
		47.00 - .14 N of N City Limits of Maupin	50.00 - 2.58 S of S City Limits of Maupin	" "
S 197/US 97	4	59.00 - 1.07 S of Criterion	74.26 - Wasco/Jefferson County Line	660' Both Side
S 97	42	43.81 - Sherman/Wasco County Line	56.04 - N City Limits of Shaniko	Within View
		56.72 - W City Limits of Shaniko	68.66 - Jct The Dalles-California Hwy	"
SE 216	44	0.00 - Jct Warm Springs Highway	26.17 - Jct The Dalles-California Hwy	Within View
S 26	53	62.15 - Clackamas/Wasco County Line	77.99 - .11 W of Willow Creek	660' Both Side
SE 216	290	6.00 - .45 W of Winter Water Creek	8.30 - Wasco/Sherman County Line	660' Both Side
E 213	291	0.56 - S City Limits of Shaniko	7.31 - N City Limits of Antelope	660' Both Side " " " "
		8.24 - E City Limits of Antelope	23.07 - Wasco/Wheeler County Line	
30	292	2.00 - .91 E of E City Limits of Mosier	13.00 - .73 W of Taylor-Frantz Road	660' Both Side or to Prineville S.A. adj. to i

2. Future Recreational Needs

Table 8 lists future recreation needs in Wasco County to the year 1990. Table 9 lists the out-door recreation demand for District IX to the year 2000. Table 10 lists locally expressed re-creational needs as of August, 1977 (SCORP, 1978, Appendix C).

The Statewide Comprehensive Outdoor Recreation Plan is only a rough estimate of recreation needs by regions. Final recreational land use designations are generally made by property owners and local citizens.

3. Outstanding Scenic and Recreational Areas

Outstanding scenic and recreational areas have exceptional qualities which draw visitors from out-side the county, as well as provide local citizens with excellent recreational opportunities. These areas are listed in Table 11.

TABLE 11

OUTSTANDING SCENIC & RECREATIONAL AREAS IN WASCO COUNTY

Columbia River Gorge: Includes area defined by the Columbia River Gorge Commission and O.R.S. 390.460.

Deschutes River: Areas within the river canyon that can be seen from the Deschutes River or lands designated under the State Scenic Rivers Act. This is a potential Federal Wild and Scenic River.

John Day River: Land seen from the river within the river canyon, or lands designated under the State Scenic Rivers Act. This river is under study for inclusion as a Federal Wild and Scenic River.

Rock Creek Reservoir: Includes land adjacent to the reservoir.

Pine Hollow Lake: Includes land adjacent to the lake.

White River: Lands within the River Canyon, or lands within approximately 4 mile of the river.

TABLE 8
WASCO COUNTY RECREATION NEEDS

Facility	Unit	Supply	Gross Need	Net Need		
				1975	1980	1990
Campsites	Site	590	854	264	348	521
Picnic Tables	Table	359	172	(187)	(176)	(149)
Swimming Pools	Pool	2	2	0	0	0
Boat Launch Lanes	Lane	8	5	(3)	(3)	(2)
Swim Beach	Feet	2,000	556	(1,444)	(1,435)	(1,385)
Walking & Hiking Trails	Mile	23	58	35	37	44
Biking Trails	Mile	1	4	3	4	4
Bridle Trails	Mile	21	5	(16)	(15)	(15)
Ball Fields	Field	12	8	(4)	(4)	(3)
Tennis Courts	Court	10	8	(2)	(2)	(1)
All Purpose Courts	Court	3	8	5	5	6
ORV Trails	Mile	0	1	1	1	1
Golf	Holes	45	18	(27)	(27)	(27)
Neighborhood Parks	Acres	7.0	101.0	94.0	95.0	102.5
Community Parks	Acres	60.0	202.0	142.0	144.0	159.0
District Parks	Acres	68.0	303.0	235.0	238.0	260.5
Regional Parks	Acres	1,125.0	505.0	(620.0)	(615.0)	(578.0)

TABLE 9
 DISTRICT IX
 OUTDOOR RECREATION DEMAND *
 Recreation Data Subcommittee
 PNWRBC

<u>Activity</u>	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Camping	1,115,300	1,225,900	1,454,500	1,624,200
Picnicking	428,300	458,200	527,800	576,300
Swimming Pool Non-pool	361,280 90,320	369,680 92,420	406,080 101,520	431,680 107,920
Sightseeing	1,598,700	1,718,600	2,033,600	2,240,000
Fishing	332,300	345,900	385,900	411,500
Boating	113,100	142,200	169,100	188,100
Water Skiing	71,500	78,100	90,600	102,000
Walking & Hiking	1,641,100	1,731,900	1,943,800	2,085,600
Hunting	154,800	171,700	198,900	215,500
Outdoor Games	302,100	318,000	352,500	371,800
Bicycling	278,000	290,600	319,600	338,200
Golfing	79,700	87,000	101,000	110,300
Horseback	69,800	74,600	87,800	94,000
Cultural Events	273,500	286,200	324,200	345,700
Snow	447,400	501,400	604,100	688,100
Other	1,841,000	2,039,900	2,422,500	2,647,700

* Activity occasions generated.

TABLE 10

Locally Expressed Recreational Needs
August 1977

WASCO COUNTY:

Campsites (Away from Interstate 84; inland
on Deschutes River)

Indoor Pools

Boat Launch Lanes (Deschutes River)

Walking Trails

Multiple Use Trails

Golf Courses

Tennis Courts

All-Purpose Courts

ORV Trails and Areas

Ball fields

Access to Columbia River

Neighborhood Parks

Community Parks

District Parks

Bike Trails

Source: SCORP

K. CULTURAL RESOURCES

Cultural resources include both historically and archeologically significant areas. These resources characterize the unique heritage of Wasco County.

1. Historic Areas

Historic sites were inventoried and determined based on the following criteria:

- 1) the site had to have physical evidence of historic activity;
- 2) this activity had to be well-documented; and,
- 3) had to have had an impact on the local community.

Table 12 lists the areas or sites in the County that have met these conditions. Figure 7 shows their locations.

Only the sites marked with asterisks are listed in the "Statewide Inventory of Historic Sites and Buildings". All of the other sites in Wasco County which are listed in the Inventory are inside city limits. The additional sites listed in Table 12 are considered designated County Historic Sites and may be taken into consideration for inclusion in the Statewide Inventory. The Wasco County Historical Landmarks Advisory Committee may identify additional sites which will be included in the Plan during the updating process. Each of the historic sites is identified and protected by the placement of the Environmental Protection District overlay zone, Section 3.755, (2) of the Wasco County Zoning Ordinance.

TABLE 12

HISTORIC SITES IN WASCO COUNTY

1. Oregon Trail: This east-west route was the highway to the Northwest that ended in The Dalles.
2. Barlow Road and Cut-off Road: This was the alternate route to the Willamette Valley from the east. The former route was the Columbia River, which was a costly and dangerous trip. The road was built in 1845-6 by Samuel K. Barlow.
3. The Dalles Military Wagon Road: This was the main military road to interior Oregon from Fort Dalles.
4. * Jonah H. Mosier Sawmill Site.
5. Lower Fivemile School.
6. Mt. Hood Flat School.
7. Lower Eightmile School.

8. Mill Creek Grange.
9. Wolf Run Community Hall.
10. Friend Store and Post Office.
11. Town of Ortley: There is no physical evidence of this town, although the original plat is on file at the County Clerk's Office.
12. Center Ridge School.
13. Endersby School.
14. Nansene School.
15. Douglas Hollow School.
16. Columbia Hall.
17. * Bear Springs Camp Shelter - owned by the United States Forest Service.
18. * Wapinitia School.
19. White River Dam.
20. Old White River Station Camp - owned by the United States Forest Service.
21. Smock Prairie School.
22. Pine Grove School.
23. Oak Grove School.
24. Criterion School: location of the former site.
25. Jersey School.
26. Lower Antelope School.
27. Bakeoven School.
28. Tub Springs School.
29. Clarno.
30. * Celilo Falls Landmark - Celilo Falls Park.

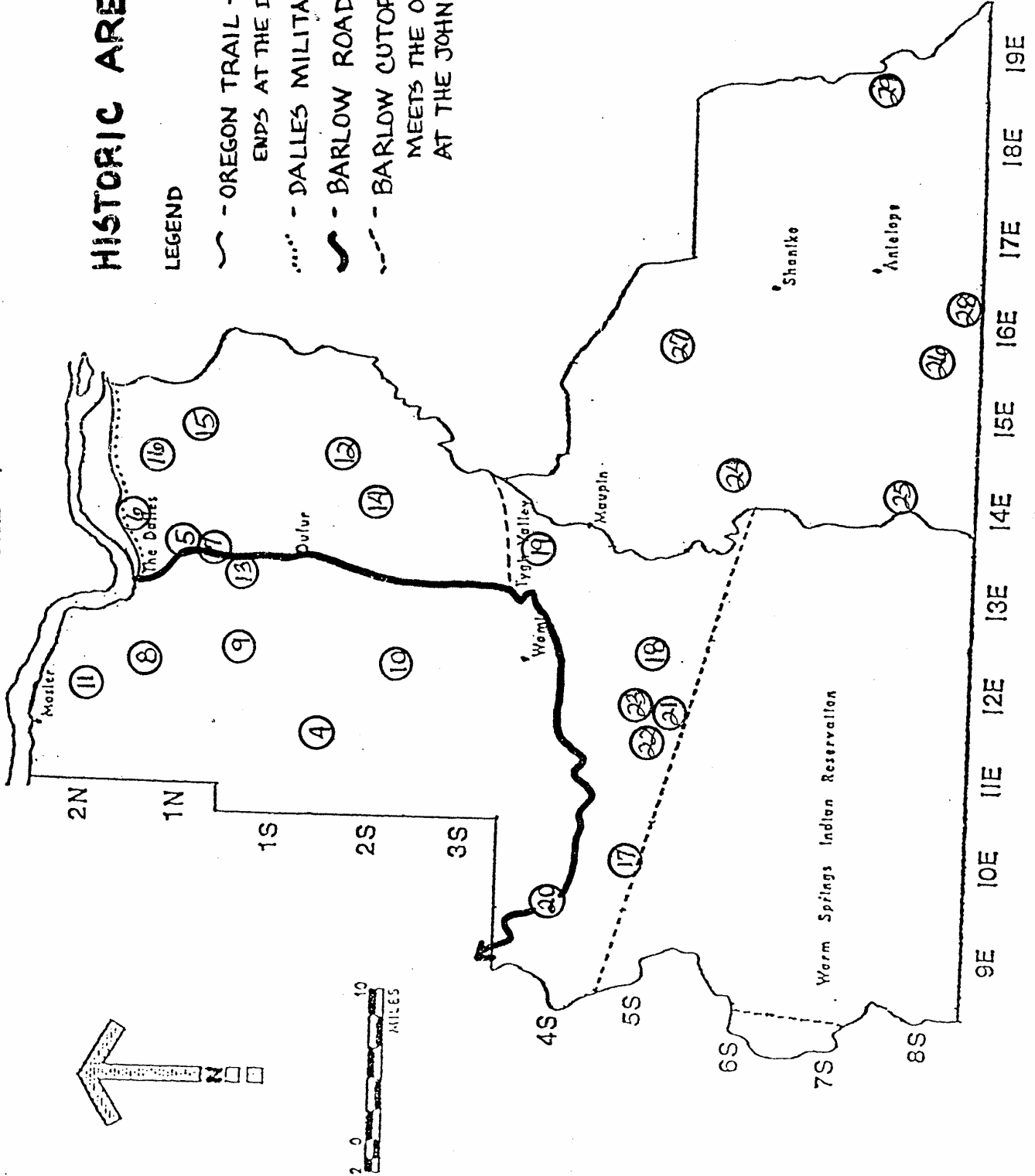
* Sites listed on statewide register of historic areas

FIGURE 7

HISTORIC AREAS

LEGEND

- - OREGON TRAIL -
ENDS AT THE DALLES
- DALLES MILITARY ROAD
- ~ BARLOW ROAD
- - - BARLOW CUTOFF ROAD -
MEETS THE OREGON TRAIL
AT THE JOHN DAY RIVER



2. Archeological Areas

Archeological resources in Wasco County have not been extensively surveyed. One hundred and seventeen sites have been registered with the State Historic Preservation Office.¹ The large majority of these sites are located along the Columbia, Deschutes and John Day Rivers. Figure 8 shows the high density of archeological sites along these rivers.

The State Historic Preservation Office recommends sites to be included on the National Historic Register. There are currently two sites in Wasco County that are on the Register. These sites are Fivemile Rapids, and Fort Rock Camp Site. Memaloose Island and the Abbott Site near Wapinitia are eligible for placement on the Register.²

Due to the possibility of vandalism of archeological sites, information regarding their location is exempt from the Freedom of Information Act. As stated previously, most of the sites are located along the Columbia, Deschutes and John Day waterways. The Environmental Protection District Overlay zone has been placed over each of these areas. When any development is proposed, its effect on important archeological sites will be an item for consideration.

¹ Lee Gilfin - State Historic Preservation Office, October 23, 1980

² Ibid.

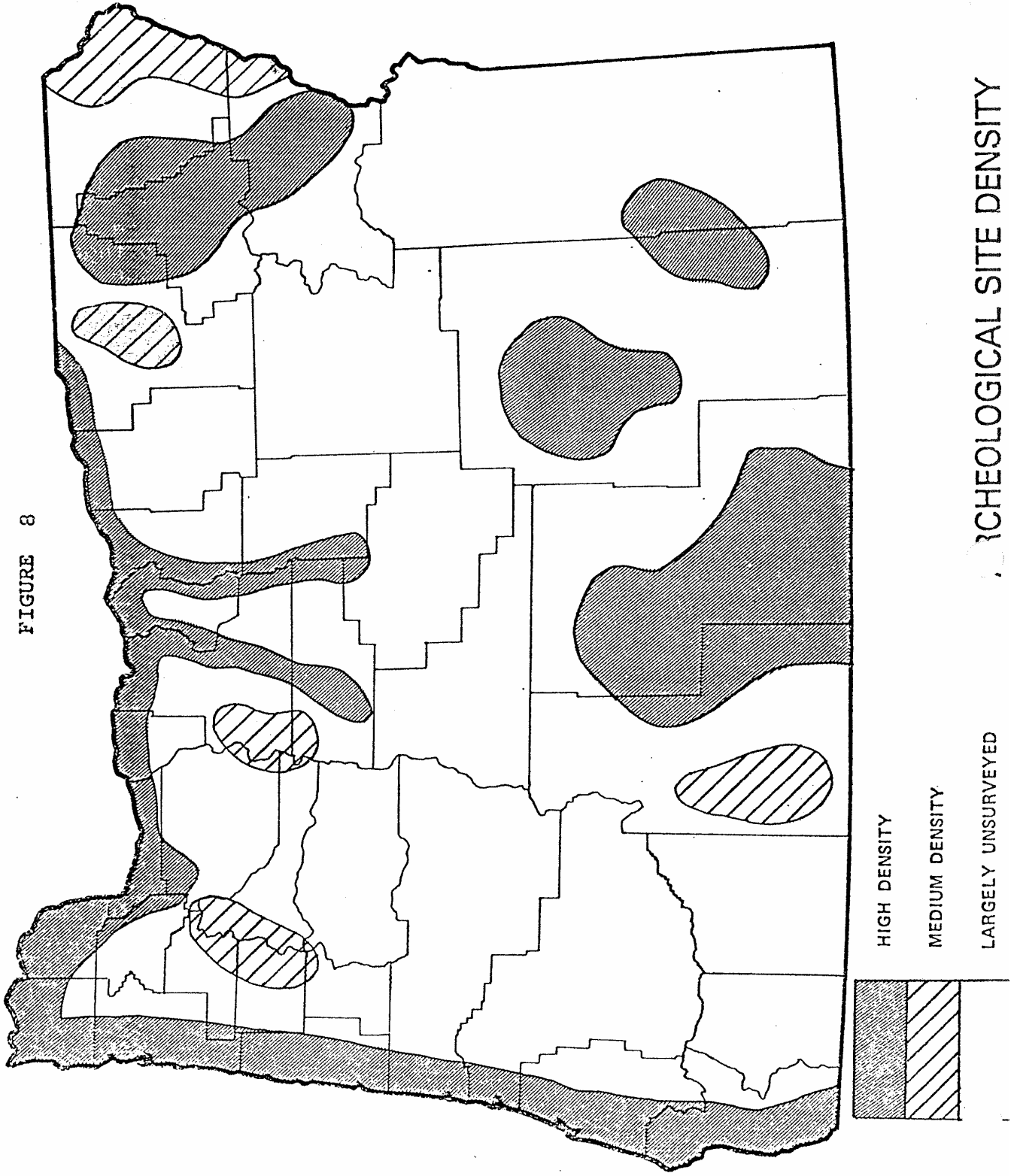


FIGURE 8

L. SOCIAL SERVICES

A variety of social service programs are available through government agencies and other organizations. The agencies and their major service programs are listed below. Other organizations offering social services and all other information can be found in the Community Resources Book published by the Community Action Program (CAP).

<u>Agency</u>	<u>Programs</u>
Public Welfare Division Social services to those	Financial Assistance receiving assistance
Employment Division Job Service	Unemployment Compensation
Community Action Program (CAP) Head Start Housing Homemakers Services Senior Services Citizens for Programs Through Law (CPL) Summer Migrant Programs	Information and Referral Comprehensive Manpower Training
Social Security Administration Medicare Program	Social Security Benefits Supplemental Security Income
Extension Program Youth Programs	Adult Education
Children's Services Division	Children and Family Services
Intermediate Education District	Educational Services for all ages
Adult Parole and Probation	Rehabilitation of adults on parole or probation
Vocational Re-habilitation	Rehabilitation and placement for the disabled
Mid-Columbia Community Corrections	Supervise misdemeanor offenders
<hr/> Page Break <hr/>	
Community Attention Home, Inc.	Youth Services
Community Coordinated Childcare Council (4C)	Children's Services
The Dalles Child Care Center	Child care and development programs
The Dalles Senior Center	Senior Services
Fort Dalles Urban Indians, Inc.	Services to Indians

Mid-Columbia Children's Center Disturbed Children	severely emotionally
Mid-Columbia Economic Development District	Coordinating and planning agency
Wasco County Juvenile Department	Casework and counseling for youth under Court authority
Wasco-Sherman Public Health Department	Preventive health care

Active service clubs in Wasco County include:

- Chamber of Commerce Jaycees
- Kiwanis Club
- WYAM Kiwanis Club Lion's Club
- Toastmasters Club Toastmistress Club Rotary
- Business and Professional Women
- Soroptimist Club
- American Association of University Women
- Elks Club
- 4-H Club
- Emblem Club
- Girl Scouts of America
- Boy Scouts of America
- Others

M. UTILITIES

Utilities include natural gas, electricity, public sewer and water systems and solid waste disposal facilities. Each is discussed below.

1. Natural Gas

The Dalles and Chenowith are the only areas serviced by natural gas in the county. The cost of extension of this service to new homes is based on the number of homes that will be served; a charge is made only if it costs more to service the area than the company will receive back in revenue. The standard monthly service charge is \$2.50.

According to the Northwest Natural Gas Company in The Dalles 1, there are presently no problems with the supply of natural gas, nor will there be for at least the next two decades. Sixty to seventy percent of the current supplies come from Canada, while 30-40 percent comes from Utah and Oregon.

2. Electricity

The county is served by three electric companies: Northern Wasco County People's Utility District, Pacific Power and Light, and Wasco Electric Co-op, Inc. Generally, the Northern Wasco County P.U.D. serves The Dalles, Chenowith, Dufur, Tygh Valley and Wamic areas, and Pacific Power and Light provides service to Mosier. Wasco Electric services the remaining areas of the county. In areas outside communities and towns, the company that is closest to the customer will generally provide service.

All three companies obtain their power primarily from the Bonneville Power Administration. Most of the power is generated by the hydroelectric plants on the Columbia River.

According to the Oregon Department of Energy's report, Oregon's Energy Future (1978), "the energy-producing capability of the Northwest hydro system is almost fully developed", (p. 42). The areas' utilities are turning to thermal sources of power (p. 42).

¹ Mr. Henry Tiano - Discussion, October, 1980.

This means that electric rates will probably increase. Table 13 gives the average electricity price projections for the state to the year 1996.

TABLE 13
Average Electricity Price Projections (¢/kwh)

Year	Residential		Commercial	Industrial	Street and Highway Lighting
	Private Utilities	Public Utilities			
1971	1.33	1.02	1.31	0.44	2.88
1976	1.92	1.41	1.82	0.74	3.42
1981	2.91	2.02	2.75	1.09	5.13
1986	4.40	2.91	4.13	1.59	7.69
1991	6.21	4.00	5.79	2.21	10.87
1996	8.78	5.53	8.17	3.12	15.27

Source: Oregon's Energy Future, p. 67.

- Public water and sewer systems are systems with four or more hook-ups. An inventory of these systems in the unincorporated portions of the county and their future supplies and capacities are illustrated in Tables 14 and 15. Additional information on potential groundwater sources and well locations is shown in Table 16, and is taken from the Comprehensive Water and Sewer Plan, Wasco County, Oregon, (J. Val Toronto and Associates, July, 1971) p. 71.

There is only one community sewer system in the unincorporated portion of the county. However, The Dalles City treatment plant serves the Chenowith and other urban areas outside the City limits. The City will no longer offer sewer service to newly developing areas without annexing them.

TABLE 14
COMMUNITY WATER SYSTEMS

NAME	POP. OR AREA SERVED	NO. OF HOOK-UPS	METERED	SOURCE	STORAGE CAPACITY (Gallons)	DESIGN CAPACITY (Gallons)	FUTURE SUPPLY (20 YEAR)	TREATMENT	USE OF SYSTEM
1. Chenoweth Irrigation Cooperative	2,600 (p)	745	600	3 wells	1,000,000	32,000,000	currently operating at 50% capacity	none	domestic & irrigation
2. Columbia Crest Water System	50 (p)	21	-0-	1 well	none	100,000	not adequate; no more water rights; need more storage facilities	none	domestic & irrigation
3. Foley Lakes Muni.P. Water System	250 (p)	93	-0-	1 well spring	60,000	UA*	adequate; DEQ has restricted further growth	chlorinated	domestic & irrigation
4. Lower Chenoweth Water District	480 (p)	140	140	2 wells	250,000	275,000	adequate	none	domestic & irrigation
5. Mt. Fir Lumber Co. Tygh Valley Division	40 (p)	50	31	Davidson Spring	350,000	150,000	adequate; no growth planned	none	industrial & domestic
6. Pine Grove Water District	140 (p)	50	UA	1 well	150,000	UA	adequate with drilling of new deep well	none	domestic & irrigation
7. Pine Hollow Water Association	300 (p)	217	50	1 well field	none	500,000	currently operating at about 50% capacity	UA	domestic & irrigation
8. Pinewood Mobile Manor	220 (p)	79	-0-	1 well	none	UA	UA	UA	domestic & irrigation
9. Riverview Hotel and Trailer Court	40 (p)	14	-0-	Taylor Spring	6,000*	UA	adequate; possibly need new well	chlorinated	domestic & irrigation
10. Sportsmans Park	135 (p)	129	-0-	1 well spring	92,000	100,000	adequate	none	domestic & irrigation
11. Sooley Terrace Water District	120 (p)	40	40	2 wells	10,000	70,000	inadequate; need new wells and reservoir	chlorinated	domestic & irrigation
12. Tygh Valley Water District	200 (p)	65	-0-	spring 3 wells	70,000	100,000	UA	none	domestic & irrigation
13. Wasic Water Association	250 (p)	63	-0-	1 well	26,000	50,000	UA	UA	domestic & irrigation
14. Barlow Ranger Station	36 (p)	UA	-0-	Municipal (Dufur)	UA	UA	shortages have been experienced	none	domestic
15. Clackamas Lake Guard Station	6 (p)	UA	-0-	Stream	UA	UA	no shortages experienced; no growth planned	none	domestic
16. Bear Springs Ranger Station	63 (p)	UA	-0-	Spring	40,000	UA	adequate	chlorinated	domestic
17. Clackamas Lake Campground	21 (p)	UA	UA	Well	UA	UA	no shortages experienced	none	domestic
18. Clear Lake	39 (p)	UA	UA	Well	UA	UA	no shortages experienced	none	domestic

*Information unattainable

	POP. OR AREA SERVED	NO. OF HOOK-UPS	METERED	SOURCE	STORAGE CAPACITY (Gallons)	DESIGN CAPACITY (Gallons)	FUTURE SUPPLY (20 YEAR)	TREATMENT	USE OF SYSTEM
19. Frog Lake	44 (p)	UA	UA	well	UA	UA	shortages have been experienced	none	domestic
20. Shear Spring Water Association, Inc.	7 (p)	7	UA	surface	none	UA	adequate; no growth anticipated	none	domestic
21. Valley View Water District	8 (p)	10	UA	well	10,000	UA	adequate; no growth anticipated, could not be accommodated	none	domestic & irrigation
22. Revena Dell Water District	6 (p)	6	UA	well	30,000	UA	unsure of 20 year supply	none	domestic & irrigation
23. Upper Mill Creek Water System	21 (p)	10	UA	well	none	UA	adequate	none	domestic & irrigation
24. Juniper Addition Water System	21 (p)	10	UA	well	20,000	UA	adequate; being incorporated into Tygh V. water system	none	domestic & irrigation
25. Pine Hollow Water Corporation	220 (p)	400	UA	3 wells	50,000	UA	adequate to 1985; need new wells and reservoirs	none	domestic & irrigation
26. View Point Trailer Court	UA	60	UA	well	15,000	UA	adequate	none	domestic & irrigation
27. Inn at The Dalles Hotel and Trailer Court	UA	60	-0-	2 wells	15,000	430,000	adequate	none	domestic & irrigation
28. Wolf Run	UA	UA	UA	Eightmile Creek	UA	UA	UA	UA	domestic & irrigation
29. Warm Springs River	UA	2	UA	surface	1,500,000	UA	expand if possible; unsure of 20 year supply	chlorinated & treated for turbidity	resort
30. Juniper Flat District Improvement Co.	UA	ditches	-0-	Clear Lake Reservoir	Clear Lk.	21,007 ac./ft. adjudicated per year	inadequate; could use more but don't have water rights	none	irrigation only
31. Lost & Boulder Ditch Co.	2400 (a)	ditches	-0-	Trib. of White R. Forest, Lost & Crane Creeks	none	UA	Plan to redo system from Little Boulder Lake to bring more water to give reserve supply; will use as storage (15 ac. ft.); will use inadequate due to water rights, storage and supply	none	irrigation only
32. Rock Creek District Improvement Company	UA	ditches	-0-	1-Mile Cr. Rock Cr. Res. Gate Creek	1,200 ac./ft. Rock Cr. Res.	UA		none	irrigation only
33. Round Prairie Ditch Co.	490 (a)	ditches	-0-	3-Mile Cr.	none	Use 50% of water in 3-Mile	not adequate; supplemented by Badger Cr. & Pine Hollow Res.	none	irrigation only
34. Badger District Improvement Company	24 farms 4100 ac.	ditches	-0-	Badger Lake	Badger Lk. 4000 ac. storage	4,100 ac./ft.	no changes in agricultural practices; need won't change	none	irrigation only
35. Tygh Valley Highline Ditch Co.	646 (a)	ditches	-0-	Jordan Cr. Badger Cr.	Back-up water dam on Jordan Cr. to divert to Badger Cr.	UA	adequate to extent of available water	none	irrigation only
36. Pine Hollow Co-op.	20-22 farms	ditches	-0-	Surface water runoff in winter-flood water	Supplement to Badger District	4,100 ac./ft.	no changes in agricultural practices	none	irrigation only

TABLE 5

COMMUNITY SEWER SYSTEMS

NAME	# SERVED	TYPE OF TREATMENT	CURRENT FLOW	CAPACITY	FUTURE NEEDS
Sportsmans Park	87 Lots	community drainfield	Unknown	180 Lots	Additional drain-field will be added as number of dwelling units increases
The Dalles	1,325 D.U.* (outside the City limits)	secondary	2.12 million gallons per day (MGD)** average	4.5 MGD is average maximum capacity. Up to 7 MGD can be processed.	Expansion to an average maximum capacity of 7 MGD is planned in 1985.

* D.U. = Dwelling Units

** MGD = Million Gallons Per Day

Source: County Health Dept.
City Public Works Dept.

TABLE 16

PROBABLE GROUND WATER SOURCES

Locality	Water Bearing Formation	Location of Well Sites	Probable Yield of Well (or Springs) (Gallons per Min)	Probable Depth of Drilling Necessary Per Well (Feet)
Mosier	Columbia River Basalt	Mosier Cr. Valley to South	300 - 1000	500 - 800
		At Town	300 - 1000	300 - 600
		Along River	10 - 100	50
Rowena	Columbia River Basalt	At or Near Town	300 - 1000	300 - 1000
		Along River	50 - 300	50 - 100
The Dalles	Columbia River Basalt	At Town & Valleys to South	500 - 1000	300 - 1000
Celilo	Columbia River Basalt	Entire Lowland	500 - 1000	300 - 1000
		Along River	50 - 200	20 - 60

Source: Department of Interior

Solid Waste Disposal Facilities

The Northern Wasco County Sanitary Landfill is the only sanitary landfill in the county and is located three miles south of The Dalles. This 20.83 acre landfill is privately owned and operated, and provides service to the entire county. The Dalles Disposal Company, also privately owned, provides garbage collection service to Mosier and The Dalles and all the area north of the Willamette Base Meridian (between Townships 1 North and 1 South). The City of Dufur collects its own garbage, which it dumps at the landfill. The City of Maupin and communities of Pine Grove, Wamic and Tygh Valley have garbage collection service out of Maupin which gathers and disposes of their garbage at the landfill. The landfill recently began accepting garbage from Hood River County. Shaniko and Antelope each have modified landfills nearby that are under permit to the Department of Environmental Quality and are locally operated.

According to the Mid-Columbia Solid Waste Management Plan, (Mid-Columbia Economic Development District, November, 1975; p. 38), the Northern Wasco County Sanitary Landfill has a planned life span of fifteen years, which began in the fall of 1973. A 1978 engineering study done on the landfill by Bill Webber of Valley Land Sales in Corvallis shows the life span of the land-fill to be 25 years, at the current use rate.² An additional 17.5 acres of land adjacent to the landfill have recently been purchased for future use. This will increase the life span of the site to 30 years with the addition of Hood River County to the use rate.

Because this landfill is adequate to meet the needs of the northern and central portion of the county for the next 30 years, no new additional sites are being sought. According to the County Public Health Department, the modified landfills in Shaniko and Antelope will be adequate to meet the needs of these areas until the year 2000.³

²Art Braun- The Dalles Disposal Company
(December 5, 1980).

³Dennis Illingworth, County Sanitarian.
(December 3, 1980).

VI. TRANSPORTATION

A. ROAD SYSTEMS

The most common mode of travel for people in Wasco County is the private automobile. It dominates transportation throughout the County. Because of this heavy reliance on individual automobiles, the road system is very important. Of the roads and highways in the area, County roads play a vital role for local citizens. Federal and state highways are more important for long-distance travel.

Several types of county roads are maintained under the designation of rural arterial, rural collector, or rural local. A rural arterial is used primarily for through traffic. Rural collectors supplement arterials by serving some through traffic and some access to properties. All of the rural arterials are paved; rural collectors usually have a solid gravel base and are graded and drained. Cost for maintenance of the roads is as follows:

Paved roads - \$415. per mile
Gravel, graded and drained roads - \$333. per mile
Graded and drained roads - \$166. per mile

For a detailed look at County roads, their priority for improvements, their current condition (based on several factors), their length and designation, see Wasco County Advance Road Planning Program, Rex Kniesteadt, and Roadmaster. This document provides the basis for County road planning through 1984,

Federal and state roads provide important long-distance travel routes and interconnecting links for County citizens. Following is a list of the main highways located in Wasco County with traffic volume patterns:

<u>Highway</u>	<u>Average Number of Vehicles/Day</u> <u>Over-all, (1975)</u>
Interstate I-84	9067
U.S.Highway 26	2312
U.S.Highway 197	1071
U.S.Highway 97	685
U.S.Highway 30	150
State Highway 216	500
State Highway 206	445
State Highway 218	80

Several other Federal Aid Highway System (FAS) roads exist in Wasco County that are not on the above list. Other FAS roads, and more detailed characteristics of traffic volumes on all of the highways, can be found in Traffic Volume Tables for selected years, Oregon State Highway Division.

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B. OTHER MODES OF TRANSPORTATION

Buses and bicycles are being used more frequently for transportation as a means to conserve energy. Commercial bus service (Greyhound) is available at Mosier and The Dalles for east-west travelers. North-bound bus service stops at Maupin, Dufur, and The Dalles. The other type of bus service available in Wasco County operates as a social service initiated by senior citizen groups.

Bicycles have played a very minor part in transportation, partly because of the rural character of the County, and partly because there has been little consideration for them. They are gaining popularity and importance in the County. There are no designated bike trails or routes in Wasco County.

There are no major airport facilities located in Wasco County. The airport across the river from The Dalles in Dallesport, Washington provides commuter air service to Portland, as well as charter service, flight school and fueling facilities.

There are several small private airstrips located through-out the County. The largest of these is the Chenoweth Airpark which provides hangar storage for small aircraft, field and landing strip use for private planes, as well as complete maintenance service.

The Dalles is presently serviced by Amtrak rail passenger trains on an east-west route. This type of service had been non-existent for many years.

Several other modes of transport for people will become feasible as populations increase. Commuter travel by water, increased minibus and van service, and a variety of other types of transportation may become practical in the future.

The State Comprehensive Outdoor Recreation Plan states that 17.5% of the population of District IX (Hood River, Wasco, and Sherman Counties), or 6,314 people are "transportation disadvantaged". This means they cannot use the standard forms of transportation, generally due to their age or a physical handicap. The two senior citizen buses that operate in The Dalles provide transportation for these people, but do not have ramps or other facilities for wheelchairs. Addition of these facilities would greatly benefit those people confined to wheelchairs. Additional information on the transportation disadvantaged is given in the "Transit Development Program", prepared by the Mid-Columbia Council of Governments

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C. COMMERCIAL TRANSPORTATION

Agricultural commodities, forest products, and raw materials for industry depend on several types of transportation. These include truck, rail, or water transport. Industry depends most heavily on rail transportation. Forest products utilize trucks, while agricultural commodities depend on all three transportation modes. Diversification

of the means of transportation for the different products will increase as technology advances.

VII. HOUSING

A. EXISTING HOUSING

The location and condition of existing housing in Wasco County was inventoried by use of a windshield survey. General locations of housing units or clusters can be found on the Existing Land Use map on page 62 of this Plan.

All housing in the County was viewed and classified as either "standard", "marginal", or "substandard". The criteria used to determine these classifications are listed below.

1. Standard Unit: A standard unit is a dwelling unit that has a central heating system and a plumbing system complete with hot water and indoor toilet facilities that are reserved for the exclusive use of a single household. In addition, the structure should have no visual defects, or only slight defects, that could be repaired by the average homeowner during the course of regular home maintenance. Slight defects would include the following:
 - a. lack of paint
 - b. slight crumbling of mortar between bricks
 - c. small cracks
 - d. one or more broken windows
 - e. broken gutters or downspouts
 - f. missing roofing material over a small area

2. Marginal Units: A marginal unit is a dwelling unit that has a central heating system and a plumbing system complete with hot water and in-door toilet facilities that are reserved for the exclusive use of a single household. In addition, the structure should have no more than one or two major defects which would indicate a prolonged lack of regular home maintenance and which could not usually be repaired by the average homeowner. Major defects would include the following:
 - a. holes, open cracks and rotted, loose or missing material in the foundation, walls or roof over a substantial, but not overly large area
 - b. several broken windows and cracked or broken frames
 - c. broken or missing doors
 - d. broken or otherwise unsafe porches, stairs, etc.

3. Substandard Unit: A substandard unit is a dwelling unit that lacks a central heating system or has a plumbing system that is not reserved for the exclusive use of a single household, or is lacking hot water or indoor toilet facilities. A substandard unit is also one which has several major defects which would prevent the structure from providing safe and adequate shelter. Critical defects would include the following:
 - a. holes, open cracks, and rotted, loose or missing material in the foundation, walls or roof over a large area
 - b. substantial sagging of the floor, walls or roof
 - c. extensive and unrepaired damage by storms, i.e., floods, damage by winds, and wind-driven rains, etc.
 - d. damaged and unsafe chimney
 - e. inadequate original construction--tents, huts, with dirt floors or no foundations, barns, or converted garages.

Mobile homes were judged by their "weather tightness", which is defined as soundness, as well as wind and rain resistance. They were also categorized as standard, marginal, or substandard.

The main limitation to the windshield survey was that observation was limited only to viewing of the outside of the dwelling from a distance, and frequently to only one or two sides of the house. The condition of all parts of the units not visible, therefore, could not be considered. As a result, a dwelling unit which appeared sound on the outside could have been considered standard even though it had faulty wiring, plumbing, foundation, and so forth. If this interior factor could be considered, it would reduce even further the number of sound dwellings.

Data from the windshield survey was broken into the Planning Units described in the Introduction of this Comprehensive Plan: the Western, Eastern, Central and Southern Units. Table 1 shows the housing counts for each unit and for the county as a whole (excluding the six cities and Urban Growth Boundary Areas). This table shows that most of the housing (55%) is located in the Western Unit (see Figure 1). Eighty percent of the housing units are conventional single-family residences, and the other twenty percent are mobile homes. There appear to be few multi-family dwellings in these unincorporated portions of the County outside of the Urban Growth Boundary Areas.

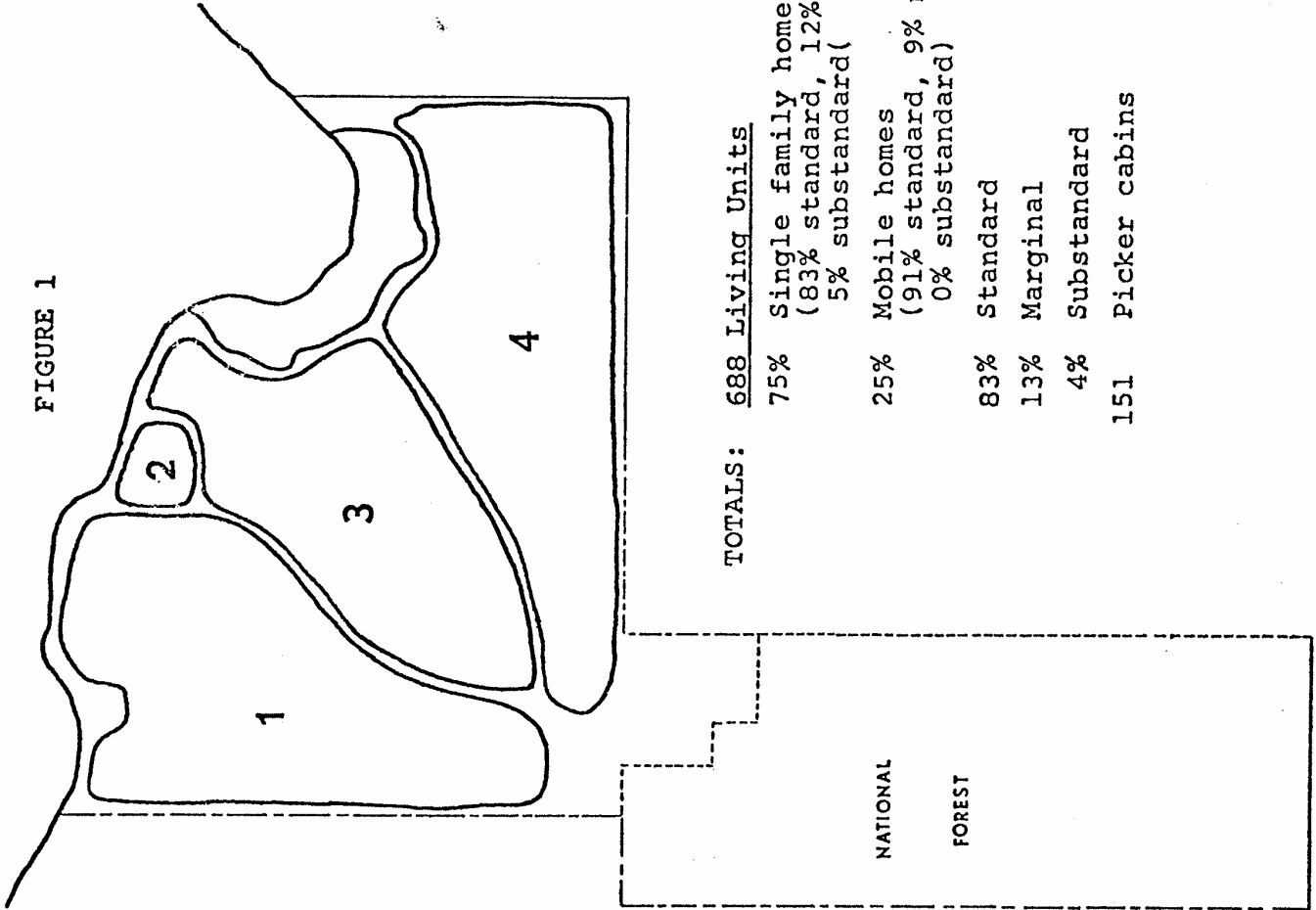
TABLE 1
HOUSING STATISTICS

	<u>Single family dwellings</u>			<u>Mobile Homes</u>			Sub- Total	TOTAL
	Standard	Marginal	Substandard	Standard	Marginal	Substandard		
Western # %	461	(94)		143	(14)		157	712 55%
Eastern # %	197	11	13	21	-0-	-0-	21	242 19%
Central # %	136	19	1	38	18	-0-	56	212 16%
Southern # %	96	11	-0-	15	7	-0-	22	129 10%
TOTALS Ave.	890 86%	41 (94)	14	217 85%	25 (14)	-0-	256 20%	1295 100%

* These figures exclude Celilo Village, Warm Springs Indian Reservation and the incorporated cities (The Dalles, Dufur, Mosier, Maupin, Shaniko and Antelope), and their Urban Growth Boundary areas.

WINDSHIELD HOUSING SURVEY

FIGURE 1



(1) Mosier Area. 167 Units
 80% Single family homes
 20% Mobile homes
 75% Standard
 16% Marginal
 9% Substandard
 12 Picker cabins

(2) Rowena Area. 88 Units
 68% Single family homes
 32% Mobile homes
 75% Standard
 18% Marginal
 7% Substandard

(3) Sevenmile Hill Area. 157 Units
 68% Single family homes
 32% Mobile homes
 92% Standard
 6% Marginal
 2% Substandard

(4) Mill Creek Area. 276 Units
 84% Single family units
 16% Mobile homes
 89% Standard
 10% Marginal
 1% Substandard
 139 Picker cabins

TOTALS: 688 Living Units
 75% Single family homes
 (83% standard, 12% marginal,
 5% substandard)
 25% Mobile homes
 (91% standard, 9% marginal,
 0% substandard)
 83% Standard
 13% Marginal
 4% Substandard
 151 Picker cabins

NATIONAL
 FOREST

The majority exist in the Celilo Village along the Columbia River. These dwellings are classified as marginal.

The majority of the housing, an average of 85%, is of standard quality, while the other 15% are either marginal or substandard. This holds true for both conventional homes as well as mobile homes. In the State of Oregon, 12% of all housing is either marginal or substandard.

Not included in the housing figures were the 151 units maintained for migrant laborers. All of these units were classed as marginal or substandard due to their lack of plumbing facilities. They were not added to the totals because they would indicate an unrealistic picture of the current housing conditions. They are all located in the Western Planning Unit (see Figure 1). They are concentrated along Mill Creek and south of The Dalles in the orchard lands. A smaller number of these units are found in the orchard lands south of Mosier.

In the Western Unit, which includes the area around The Dalles Urban Area, 78% of the housing is conventional; 22% is mobile homes. This can be compared to The Dalles Urban Area where only 5% of housing is in mobile homes.

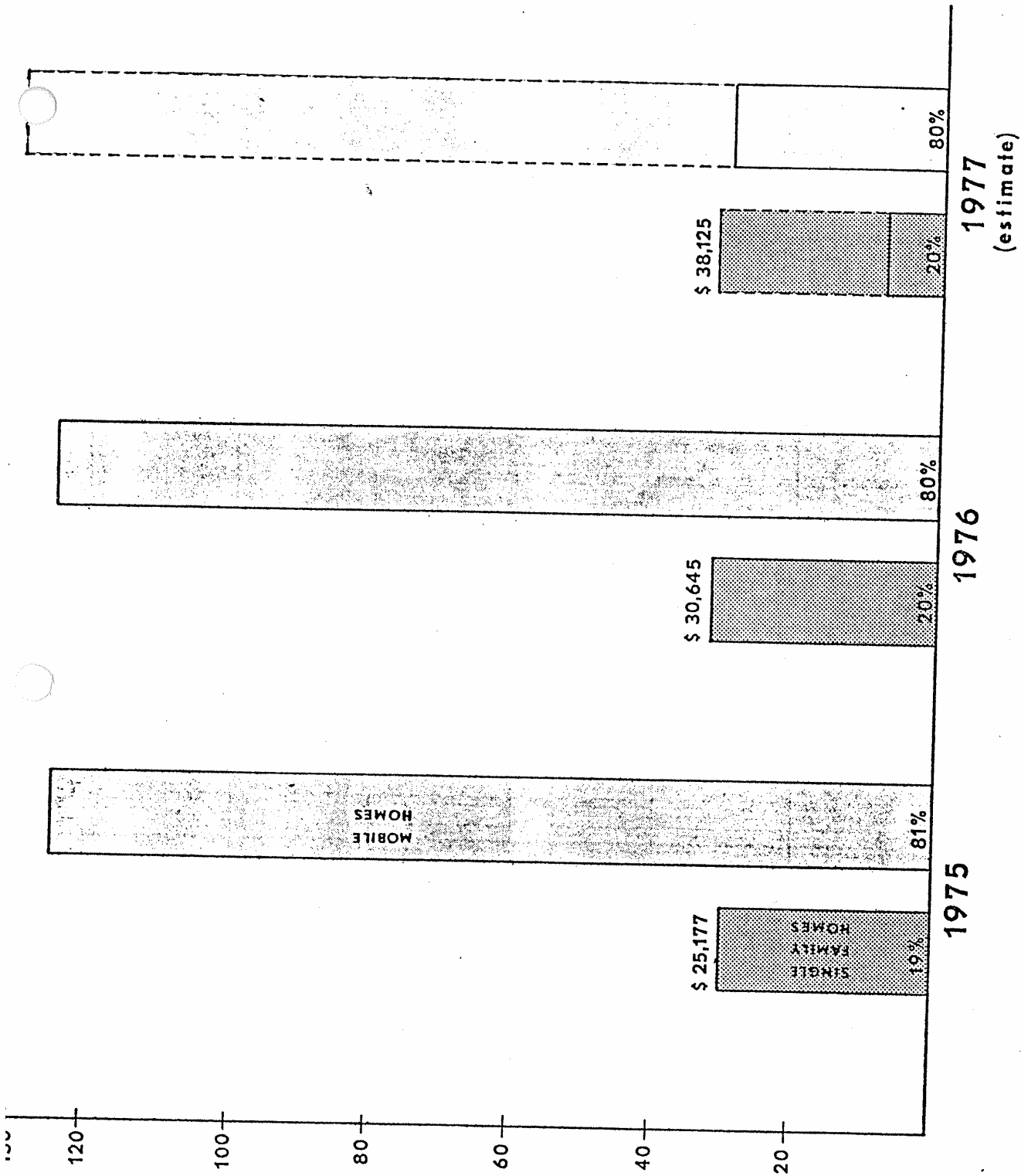
Figure 2 shows that mobile home placement permits accounted for around 80% of all permits issued in both 1975 and 1976 for the unincorporated portions of Wasco County. Table 2 continues the count for the years 1977-80. Mobile homes accounted for 58%, 54% and 70% of all permits issued in those respective years. These figures show the enormous demand for mobile homes. It is important that the demand for this type of housing be recognized and accounted for.

Tables 3 and 4 give census data on housing for the years 1960, and 1970 and the preliminary data for 1980.

TABLE 2
 BUILDING PERMIT COUNT

Building Permits:	1977		1978		1979		1980	
	#	%	#	%	#	%	#	%
Conventional Homes	46	42%	61	46%	48	30%	45	34%
Mobile Homes	63	58%	73	54%	114	70%	88	66%
TOTALS:	109	100%	134	100%	162	100%	133	100%

Source:
 Wasco County Planning Office



BUILDING PERMITS
UNINCORPORATED WASCO COUNTY

FIGURE 2

TABLE 3
HOUSING

1970 Census Data

Wasco County

Renter Occupied Housing - All Size Households		Total
Income	With all plumbing with 1.25 persons/room or less. Pay less than 25% of income for rent.	Lack some or all plumbing with more than 1.25 persons per room. Pay more than 25% for rent.
Less than \$2,000	48	269
\$2,000-\$5,000	166	237
\$5,000-\$10,000	758	83
\$10,000-\$15,000	354	22
\$15,000-\$20,000	114	13
\$20,000 and above	<u>28</u>	<u>5</u>
All Sizes	1488 or 70%	629 or 30%
Owner Occupied Housing - All Size Households		Total
Income	Units with all plumbing, with 1.25 persons/room or less. Built after 1939, or valued at \$10,000 or more inside/\$7,500 or more outside SMSA's	Units lacking plumbing with 1.25 persons/room or more. Built before 1939, or valued at \$10,000 or less inside/\$7,500 or less outside SMSA's
Less than \$2,000	344	68
\$2,000-\$5,000	578	87
\$5,000-\$10,000	1343	188
\$10,000-\$15,000	1067	90
\$15,000-\$20,000	345	19
\$20,000 and above	<u>224</u>	<u>5</u>
All Sizes	3901 or 90%	457 or 10%
		4358 (100%)

TABLE 4

HOUSING CENSUS DATA - 1960, 1970, and 1980

	<u>1980</u>	<u>1970</u>	<u>1960</u>
<u>Wasco County</u> - Total Housing Units	9,732	7,289	7,372
Vacant (both seasonal & migratory)	<u>1,718</u>	<u>162</u>	<u>1,070</u>
Occupied year round	8,014	7,127	6,302
<u>Cities</u>			
Antelope	32	27	30
Dufur	236	179	191
Maupin	237	171	146
Mosier	130	94	104
Shaniko	22	20	32
The Dalles	4,571	3,804	3,644
Warm Springs Reservation	131	63	177
Chenowith Area	1,149	786	(Information Not Available)
 TOTAL FOR UNINCORPORATED AREAS & AREAS OUTSIDE U.G.B. & RESERVATION	 3,224	 2,145	 3,048
 Vacancy Rate (%)	 17.7	 2.2	 14.5
% Housing Changes from 1960	+32.	-1.	-
Household Size (based on occupied housing units)	2.62	2.82	3.21

B. HOUSING NEEDS

From an economic, social and energy conservation stand-point, it is desirable for new urban development to occur primarily in an urban or urbanizing area, as op-posed to a rural area. This is in accordance with the Land Conservation and Development Commission Goals # 9 (Economics), # 11 (Public Facilities and Services), and # 13 (Energy Conservation). Also according to the Goals, flexibility of housing locations, types and densities must be provided for. The City of The Dalles and its urban growth area has and will continue to provide the needed area for much of the housing that is necessary for the future.

However, buildable lands outside the urban area may also be considered as potential residential areas. The criteria that were used to determine potential buildable lands outside the City limits and urban growth boundary areas are listed below in Table 5. It should be noted that these factors do not take into account localized site constraints such as potable water supplies, subsurface sewage disposal or any other specific site constraints.

There is relatively little acreage in the County that can be considered buildable. Areas of 20% slope or greater would exclude most of the lands along the Des-chutes, John Day and Columbia Rivers from this classification. Exact acreages of buildable lands and their locations can not be included due to the lack of slope data. This information should be included in the up-dating of this Plan.

Population analysis has shown that the majority of the population in Wasco County lives in The Dalles Urban Area. The 1980 preliminary census data shows that 5,720 housing units, or 59% of all housing units in the County are in The Dalles area. More people are moving to this area to get the goods and services they desire.

Table 6 (below) inventories the buildable lands within The Dalles Urban Area, as inventoried by the Wasco County Planning Office.

TABLE 5
BUILDABLE LAND LIMITATIONS

Primary considerations which would prohibit building are as follows:

1. Soil Class I-VI: In accordance with Land Conservation and Development Commission guidelines, agricultural lands with soil class I, II, III, IV, V, and VI are to be preserved for agricultural use only.
2. Public Owned Lands: Publicly owned land cannot be built on by private individuals, so it was considered as non-buildable land.
3. Geologic Hazard Areas: Areas designated by the State Department of Geology and Mineral Industries as having potential hazards were considered non-buildable.
4. Slopes greater than 20%
5. Research Natural Areas: As determined by Wasco County.
6. The Dalles City Watershed, Dufur Watershed: These areas provide potable water for The Dalles and Dufur.
7. Forest lands with productivity ratings I VI.
8. Wildlife Big Game Winter Range: As identified by the State Fish and Game Department.
9. Flood Plains: As determined by the Department of Housing and Urban Development.
10. Aggregate sites: These are preserved as supplies of these materials are scarce and not readily available. Need projections match known supply until the year 2000.

TABLE 6
BUILDABLE LANDS - THE DALLES URBAN AREA

	Urban Residential	Commercial (Mobile Home Parks)	Other Commercial
Total Orchard Land (unavailable)	306 Acres	None	None
Total Buildable Land ¹ with Development Restrictions ² (marginal availability)	758 Acres	None	None
Total Buildable Land with No Development Restrictions	445 Acres	4 Acres or 35 Lots ³	49 Acres
TOTAL LAND:	1,509 Acres	4 Acres	49 Acres

¹Buildable land - vacant land planned for urban residential, suburban residential or commercial development.

²Development Restrictions - includes restraints for new house construction or mobile home placement such as lack of sewer or water lines, excessive slope, lack of access or odd lot shapes or sizes.

³Based on present usage of approximately 8% of commercially zoned land for mobile home parks and 8.7 lots per acre.

Assuming a county population increase of 4,725 (Bonneville Power Administration estimate), between 1975 and 1995, approximately 1,665 dwelling units will be needed by 1995 for this population increase. This takes into account an average of 2.84 persons per household, the twenty-year average (1950-70) for Wasco County. Using these assumptions, if all residential development took place in The Dalles Urban Area, it appears that the buildable land will be at or near capacity by 1995.

The current need for housing in The Dalles Urban area must also be considered. According to the Housing Study for The Dalles Urban Area, there is a need for housing. A majority of people in the survey taken within that report expressed a belief that there is a need for housing in the community, however, the exact figures are not known. But, with an increasing population and a static housing market, there is definitely some need for additional housing. There is a deficiency of housing at all cost levels in The Dalles Urban area, according to the housing study. The State of Oregon Housing Division has listed Wasco County as having serious housing problems; a consideration of the total housing picture.

From the above analysis, there appears to be an adequate amount of urbanizable land, but a shortage of housing units in The Dalles Urban area. This shortage puts pressure on lands in the Western Unit to provide residential land for development to increase the housing stock. The rural areas can also provide a lifestyle away from the city on larger lots. Accommodation for other types of residential development is consistent with Land Conservation and Development Goal # 10 (Housing), which asks for flexibility in housing location, type, and density.

The above analysis does not take into account current market conditions or ownership patterns. In other words, there may be an adequate amount of buildable land, but it may be owned by only a few people unwilling to sell. Until better market conditions occur (i.e., increased lot costs, tax incentives, or some means to encourage sale), there may be a very small amount of land truly available for purchase. Therefore, it is impossible to find out exactly how much land is actually available for new home construction in the urban area. However, we do know exactly how much land is vacant, which becomes a gross indicator of availability.

There appears to be very little demand for new housing in other parts of the county. Development is generally occurring in or near the small communities of Pine Grove, Tygh Valley, Wamic, as well as the unincorporated towns, and in the recreational developments of Rock Creek Reservoir, Pine Hollow and other subdivisions.

C. FINANCING HOUSING

If an adequate amount of land is available and buildable, and there is a shortage of housing stock, the real problem must lie somewhere in financing. This can be illustrated through the "rule of thumb" that spending over twenty-five percent (25%) of a family's income for housing is excessive. The following chart is derived based on this 25% figure.

Income	Cannot Afford Over This	
	Amount for Housing	
Less than \$3,000.	\$750./year	\$62./month
\$3,000-\$5,000.	\$750-1250./year	\$63-104./month

\$5,000-\$10,000.	\$1250-2500./year	\$105-208./month
\$10,000-\$15,000.	\$2500-3750./year	\$209-312./month
\$15,000-\$20,000.	\$3750-5000./year	\$313-417./month
\$20,000. and above	\$5,000. and up	\$418. and up/month

In 1970, about twenty-seven percent {27%} of the house-holds in Wasco County paid over twenty-five percent (25%) for housing.

Population by income levels is also important to indicate what percentage of people are in each of the above categories. The tax returns in Table 7 show a general picture or trend of the number of people in each income level. Adjusted Gross Income (AGI) was taken from the 1974 tax returns. Each individual return represented approximately 2.5 persons in 1974.

TABLE 7

Income Tax Returns Reporting
Adjusted Gross Income (AGI)

AGI	<u>Wasco County</u> Number of Returns	Percentage of Total County Returns	Percentage of Total County AGI
Less than \$3,000	1906	23.7	3.4
\$3,000-\$5,000	883	11.0	4.2
\$5,000-\$10,000	1733	21.5	15.4
\$10,000-\$15,000	1613	20.0	24.1
\$15,000-\$20,000	1022	12.7	21.1
\$20,000 and above	759	9.4	24.9

Effective Buying Income (EBI) also gives some insight into population by income levels. EBI includes net cash income, income in-kind and imputed income. It is a bulk measurement of market potential, or an estimation of actual buying power. Table 8 gives estimated buying income, information for Wasco County and Oregon.

TABLE 8

Effective Buying Income (EBI)

Median Family EBI - Wasco County = \$10,192.
Oregon = \$10,855.

Percentage of Households in EBI Groups in Wasco County:

Less than \$3,000.	13%
\$3,000. - \$5,000.	9.1%
\$5,000. - \$10,000.	26.5%
\$10,000. - \$15,000.	30.7%
\$15,000. and above	20.7%

Median Family Income - \$12,528.
Average Family Size - 2.84

The average estimated cost of construction of a new single-family house in unincorporated Wasco County was \$25,177.00 in 1975. Using this average, only twenty-two percent (22%) of Wasco County residents could afford to build an average new house in 1975. (See the computations on Table 8). Only fourteen percent (14%) of The Dalles residents could afford a new house in the city. This means an annual in-come of \$14,000.00 was needed to afford a new house in rural Wasco County.

The cost of the building site averaged approximately \$1,000. per acre in 1975. Current costs per square foot for a dwelling are between \$22.00 and \$25.00. Additional costs for housing include fees for sewer, water, plan checks, permits, etc., and run approximately three percent (3%) of the total housing cost. Other considerations include taxes, insurance, and utilities. Table 9 below gives some indication of the cost of purchasing a home in 1975 in Wasco County.

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TABLE 9

Affordable Housing Computation (1975) 91% Percent Interest Rate 10%
Percent Down Payment

\$25,177.	Average Housing Cost
3,000.	Three Acres of Land
750.	Three Percent (3%) for Fees
\$28,927.	Would require \$2,900. down, and monthly payments of at least \$290. (One percent of total housing cost is monthly payment.)

Mobile homes are one alternative to the high cost of single-family homes. The average cost of a new mobile home (\$12,000.) is about half that of a new home. Using this figure, approximately forty percent (40%) of Wasco County residents could afford a new mobile home in 1975, (see the computations in Table 10.) An annual income of about \$7,700. would be required to sustain the monthly payments.

TABLE 10

10%	Interest
25%	Down Payment (\$3,000. Average)
\$12,000.	Average Mobile Home Cost
50.	Per Month Lot Rental
160.	Monthly Payment

Housing assistance agencies have given some relief from the high housing costs. Following is a summary of the major housing assistance agencies and programs.

Federal Housing Administration (FHA):

A United States Government Agency designed to assist people mainly in acquiring loans for home purchases. The property to be purchased must meet FHA standards and objectives of livability and construction, and must be located in an acceptable neighborhood. At least twenty-five different assistance programs are offered by this agency.

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Public Housing (Housing Act of 1937):

Financial assistance is available to develop, purchase, manage, or lease housing units for low-income families and individuals. Eligibility is limited to families who meet certain income requirements and guidelines. Three individual programs are administered through the local housing authority.

Farmers Home Administration (FmHA):

Nine different loan programs are administered through this agency. The emphasis of the program is on rural housing.

Veterans Administration (VA):

Loans are available to eligible war veterans whose security consists of real property located in the State of Oregon, for the acquisition of homes and farms.

Housing and Urban Development (HUD):

Several subsidy programs mainly for low-income families and individuals are available.

Of these programs, only HUD and FmHA actively finance projects in Wasco County. Prior to a 1973 moratorium on housing subsidies, only seventy-three (73) HUD subsidies, fifty (50) public housing assistance subsidies, and four (4) FmHA loans were given in the entire county. These programs have increased considerably since this time.

VIII. ECONOMICS

Economics is the study of the supply and demand for housing, employment, schools, public facilities, and all components of the community which affect the quality of life. Economics helps to explain why an area has the population and employment it does today. Employment characteristics are a vital part of economics. Types of employment can be divided into basic and non-basic sectors.

The basic employment sector can be described as those types of employment which produce goods and services for customers outside the area. For example, Martin-Marietta Aluminum, Inc. has basic employment because it produces aluminum for markets outside the area. Demand for this basic sector production is determined by influences outside the community. Basic production is important because it brings money into the economy.

Non-basic employment is those types of employment which produce goods and services for the local market. Demand for non-basic employment is generated by basic production. A good example is the mining ghost town. When the mines were producing gold ore (basic production), activities such as saloons, hotels, stables, and black-smiths flourished (non-basic). When the mine went dry (no basic production), the money provided by exports stopped, and the non-basic businesses lost the source of their purchasing power. Due to loss of income sources for basic production (gold ore), and the resulting loss of non-basic production (supporting services), all economic activity ceased and the communities became ghost towns.

The base multiplier is a number which describes the relationship between basic and non-basic activity. It can be stated in terms of jobs or dollars of income. Basic production generates demand for non-basic production, and the base multiplier describes this demand. The Dalles Urban Area has an employment multiplier of 2.56 and an income multiplier of 2.13. This means that each basic job induces 1.56 non-basic jobs, or each dollar of basic income produces 1.13 non-basic dollars. Rural Wasco County would be expected to have a smaller multiplier than The Dalles. The county's economic activity is primarily basic production; the economy is too small to have a developed non-basic sector. To satisfy local demands, purchases are made outside of the area in The Dalles or Portland. Income from basic production leaks out of rural Wasco County faster than it does The Dalles. In other words, the people from the rural farming areas (basic income) spend their money for goods and services (non-basic) in The Dalles. This situation would occur more frequently than people from The Dalles purchasing in Portland. Therefore, the rural Wasco County base multiplier is smaller than The Dalles base multiplier.

The basic sector of the Wasco County economy is composed primarily of agriculture, forestry, the processing of agricultural and forestry products, and other manufacturing industries. Employment and payrolls for Wasco County are shown in Table 1.

A. AGRICULTURE

Agriculture is a very important part of the economy of the County. It is primarily composed of three sub-sectors: tree fruits, small grains, and livestock. Table 2 shows the estimates of total agricultural employment.

TABLE 2
WASCO-SHERMAN FULL-TIME AGRICULTURAL
EMPLOYMENT ESTIMATES

<u>YEAR</u>	<u>EMPLOYMENT</u>	<u>PERCENT OF WASCO COVERED EMPLOYMENT</u>	<u>PERCENT OF WASCO- SHERMAN LABOR FORCE</u>
1976	670	10.7	6.7
1975	670	10.6	6.9
1974	690	11.1	7.1
1973	1,140	21.6	11.1
1972	900	17.4	9.1
1971	720	15.3	7.6
1970	940	21.2	10.3

TABLE 1
COVERED EMPLOYMENT (In %)

State Industrial Code Classification:	1970	1971	1972	1973	1974	1975	1976
Agriculture, Forestry & Fisheries *	1	1	1	1	1	1	1
Mining	-	-	-	-	-	-	-
Contract Construction	5	6	5	5	4	4	3
Manufacturing:	27	28	25	23	21	19	18
Food & Kindred Products	(6)	(7)	(6)	(5)	(4)	(3)	(3)
Lumber and Wood Products	(7)	(8)	(7)	(7)	(7)	(7)	(6)
All Other	(14)	(13)	(12)	(11)	(9)	(9)	(9)
Transportation, Communication & Utilities	5	5	4	4	3	3	3
Wholesale & Retail Trade	29	28	26	27	23	26	25
Finance, Insurance & Real Estate	3	3	3	3	3	3	3
Services	14	14	21	21	18	19	21
Government	17	16	15	16	27	27	25
TOTAL:	100%	100%	100%	100%	100%	100%	100%
Totals (Persons Employed)	4,435	4,709	5,151	5,275	6,192	6,282	6,278

* This does not include all agricultural or forestry employment.

SOURCE: Wasco County Economic Information,
Oregon Dept. of Economic Development (1979)

COVERED PAYROL (In %)

State Industrial
Code Classification:

	1970	1971	1972	1973	1974	1975	1976
Agriculture, Forestry & Fisheries *	-	-	-	-	-	-	-
Mining	-	-	-	-	-	-	-
Contract Construction	8	9	7	8	5	6	5
Manufacturing:	32	32	30	28	26	24	25
Food & Kindred Products	(5)	(5)	(5)	(4)	(3)	(3)	(3)
Lumber and Wood Products	(9)	(10)	(10)	(9)	(10)	(8)	(8)
All Other	(18)	(17)	(16)	(15)	(13)	(13)	(14)
Transportation, Communication & Utilities	6	5	5	5	4	4	4
Wholesale & Retail Trade	21	20	20	20	18	19	19
Finance, Insurance & Real Estate	3	3	3	3	2	2	2
Services	8	8	14	13	12	13	15
Government	23	23	22	22	32	30	30
TOTAL:	100%	100%	100%	100%	100%	100%	100%
Totals (In Thousands)	\$30,406.	\$33,608.	\$37,089.	\$40,439.	\$51,075.	\$56,152.	\$61,464.

This does not include all
agricultural or forestry
payrolls.

Source: Wasco County Economic Information,
Oregon Dept. of Economic Development,
(1979).

All of the commercial fruit crops within the county are grown in the area near The Danes and Mosier. Cherries are the most important crop, followed by apples, apricots, peaches, prunes, plums, and pears.

Soft winter wheat is the most important agriculture field crop grown in the county. Barley is a secondary crop which is typically grown in areas where the average rainfall is insufficient, or the soil depth is not adequate for wheat production.

Most of the agricultural land within the county is utilized for livestock range. Hay, cropland pasture, rangeland, and grass-shrub areas are utilized for livestock forage. Cattle and calves are the most important product. Hogs and sheep rank a distant second and third, respectively.

Tables 3-5 give a general overview of the farm sector in Wasco County. They are taken from the Census of Agriculture.

TABLE 3

AGRICULTURAL STATISTICS

<u>Subject</u>	<u>1974</u>	<u>1969</u>	<u>1964</u>	<u>1959</u>
Total Number of Farms	498	542	599	669
Acres in Farms	1,139,927	1,168,970	1,369,707	1,307,488
Average Size of Farm	2,289	2,151	2,287	2,049
Value of Land & Buildings (in thousands)	\$138,725.	\$76,166.	\$59,021.	\$51,502.
Average Value/Farm	\$278,569.	\$140,528.	\$96,638.	\$61,799.
Average Value/Acre	\$ 122.	\$ 65.	\$ 43.	\$ 39.

Table 3 shows that even though the number of farms is decreasing, average farm size is remaining fairly stable, increasing 11% from 1959-1974. Agricultural land values per acre have increased over 300% since 1959.

Farm sizes within the county vary considerably. There are both large livestock ranches and smaller fruit orchards. This fact contributes to the variability of farm sizes within the county.

TABLE 4
FARMS BY SIZE

<u>Size</u>	<u>1974</u>	<u>1969</u>	<u>1964</u>	<u>1959</u>
Less than 10 Acres	37	23	23	17
10-49 Acres	107	96	89	113
50-100 Acres	42	57	68	65
100-499 Acres	106	134	173	204
500-2,000 Acres	103	127	146	164
2,000 or more Acres	<u>103</u>	<u>105</u>	<u>100</u>	<u>106</u>
TOTAL:	498	542	599	669

During the past twenty years, the number of farms within Wasco County has declined by 26 percent. The number of full-time owners, part-time owners and tenants has also declined as shown below.

TABLE 5
OPERATOR CHARACTERISTICS

<u>Tenure of Operator</u>	<u>1974</u>	<u>1969</u>	<u>1964</u>	<u>1959</u>
Full Owner	324	345	388	429
Part Owner	110	133	138	156
Tenant	64	64	65	73
Managers	--	--	8	5
Average Age of Operator-53.5		52.2	51.6	50.4

A general overview shows that the number of farms is decreasing and they are becoming somewhat larger and much more valuable. This is probably due to consolidation of several smaller farms into larger ones.

1. Tree Fruits

The first commercial shipment of cherries from Wasco County occurred in the 1890's. Tree fruits have been increasing in importance, and cherries are now the most important tree fruit in the county. In 1970, Wasco County contributed 1.3 percent of the total production of sweet cherries within the nation, and 40 percent of the total production in the state. Wasco County supplies more sweet cherries to the market than any other single county in the nation.

The amount of land utilized in the production of tree fruits has not changed significantly in the last 20 years, as shown in the following tables. In 1965, the Bureau of Reclamation designed and constructed an irrigation system, which provided irrigation water for over 5,600 acres in Wasco County. Due to this project, 800 to 1,000 additional acres were planted in tree fruits.

The total value of tree fruits in Wasco County has steadily increased since 1954, while the average harvested acreage has been stable with minor fluctuations. The increase in total value is primarily due to inflation, increased yield per acre, and the Bureau of Reclamation irrigation project.

Tables 6 and 7 also indicate that cherries were 93 percent of the total revenue and 92 percent of the tree fruit acreage in 1976. Apples, apricots, peaches, prunes, plums, and pears make up the rest of the revenue and acreage for the tree fruits.

TABL 6

TREE FRUIT ACREAGE & VALUE - WASCO COUNTY

Year	Harvested Land (acres)	Number of Orchards	Average Size (acres)	Total Value of Tree Fruits	Average Value of Tree Fruits (per acre)	Average Value Tree Fruits (per Orchard)
1976	6,325	150	42.2	\$7,198,000.	\$1,138.	\$47,987.
1974	6,325	149	42.4	6,240,000.	987.	41,879.
1969	6,525	176	37.1	5,604,000.	859.	31,841.
1964	5,910	186	31.8	2,347,000.	397.	12,618.
1959	6,001	155	38.7	2,397,875.	400.	15,470.

TABLE 7

TREE FRUIT VALUE

Year	Cherries	Apples	Apricots	Peaches	Prunes/ Plums	Pears	Total
1976	\$6,701,000.	\$300,000.	\$100,000.	\$72,000.	\$14,000.	\$11,000.	\$7,198,000
1974	\$5,625,000.	\$473,000.	\$ 65,000.	\$57,000.	\$11,000.	\$ 9,000.	\$6,240,000
1969	\$5,440,000.	\$ 77,000.	\$ 26,000.	\$55,000.	\$ 4,000.	\$ 2,000.	\$5,604,000
1964	\$2,212,000.	\$ 33,000.	\$ 24,000.	\$68,000.	\$ 8,000.	\$ 2,000.	\$2,347,000
1959	\$2,246,215.	\$ 25,000.	\$ 17,550.	\$99,600.	\$ 7,450.	\$ 2,070.	\$2,397,815

HARVESTED ACREAGE

Year	Cherries	Apples	Apricots	Peaches	Prunes/ Plums	Pears	Total
1976	5,800	130	100	250	35	10	6,325
1974	5,800	130	100	250	35	10	6,325
1969	6,000	90	100	280	35	20	6,525
1964	5,125	60	130	540	35	20	5,910
1959	5,270	100	150	415	55	11	6,001

Figures on return to capital investment and profit may be used to determine the health and stability of an industry. A study of American business found that the average rate of return on investment over the past 40 years was seven to nine percent. During the post-war period, the average rate of return to United States agriculture was two to four percent. Long term stability in terms of return to capital investment is important, not short term fluctuations.

In other words, an industry may have a net loss in one particular year and still be healthy. However, profit and return to capital investment must be positive in the long run. This is illustrated by the fact that the cherry industry is healthy, yet showed a negative return to capital investment in 1976.

Table 8 shows cost and revenues for the tree fruits in Wasco County.

TABLE 8
COST AND REVENUES FOR TREE FRUITS

Year	<u>CHERRIES</u>				
	Total Capital Investment/Acre	Cost of Production/Acre	Revenue/Acre	Return Rate on Capital Investment	Profit/Acre
1976	2,387.00	1,331.40	1,155.	Negative	Negative
1972	2,133.00	849.95	969.	5.58%	119.05
1969	2,125.00	819.25	906.	4.08%	86.75
<u>APPLES</u>					
1976	2,600	1,711	2,308.	22.96%	597
1974	2,500	1,659	3,638.	79.16%	1,979
1969	2,100	1,185	855.	Negative	Negative
1964	2,000	878	550.	Negative	Negative
<u>APRICOTS</u>					
1976	2,387.00	1,299.40	1,000.	Negative	Negative
1972	2,133.00	817.95	650.	Negative	Negative
1969	2,125.00	787.25	260.	Negative	Negative

TABLE 8 (con.)

<u>PEACHES</u>					
Year	Total Capital Investment/Acre	Cost of Production/Acre	Revenue/Acre	Rate of Return on Capital Investment	Profit/Acre
1976	2,387.00	1,299.40	288.00	Negative	Negative
1974	2,133.00	817.95	230.00	Negative	Negative
1969	2,125.00	787.25	194.00	Negative	Negative
<u>PRUNES & PLUMS</u>					
1976	2,387.00	1,252.40	400.00	Negative	Negative
1972	2,133.00	770.95	314.00	Negative	Negative
1969	2,125.00	740.25	114.00	Negative	Negative
1964			228.00		
<u>PEARS (WINTER)</u>					
1976	2,600.00	1,432.38	1,000.00	Negative	Negative
1974	2,500.00	1,460.17	900.00	Negative	Negative
1969	2,100.00	1,074.10	100.00	Negative	Negative
1964	2,000.00	785.63	100.00	Negative	Negative

Seasonal agriculture workers are a significant portion of the required labor for orchard production. The labor hired to harvest fruit crops is primarily migrant and works four to five weeks. Table 9 provides an indication of the time and magnitude of the seasonal agricultural employment.

TABLE 9

HIRED SEASONAL AGRICULTURAL LABOR*WASCO COUNTY

	<u>1960</u>	<u>1965</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>
May 15	170	230		450	500	500	400	400	300
May 31	200	220		450	500	500	450	400	350
June 15	250	1,350		545	2,695	6,365	550	475	575
June 30	1,600	450	3,280	3,280	6,920	4,265	5,790	5,595	5,955
July 15	1,700	600		400	625	425	700	785	1,475
July 30	475	300	625	625	675	425	475	535	525
August 15	180	300		675	675	375	425	435	410
August 30	170	150	675	675	400	300	350	350	350
September 15	100	150		150	150	125	160	200	195
September 30	125	100	250	275	150	125	135	140	140

*Figures indicate employment levels on the date of survey and not necessarily peak or average employment.

It is estimated that 1½ full time laborers are required for each 100 acres of orchard land. In Wasco County in 1976, approximately 95 workers were employed on a full-time basis, excluding owners themselves. Table 5 shows there are 6,325 acres of harvested orchard land in Wasco County as of 1976. This means that at least 42 full-time workers are necessary, based on the estimation stated above.

Royal Anne (Napoleon) and Bing cultivars will continue to dominate the sweet cherry production in the Mid-Columbia area. Following the loss of 1,500

trees in the winters of 1972-74, the majority were replaced with Bings. Bings are suitable for long distance shipment, canning, or brining. Because of these qualities, growers may sell their produce to either the fresh market or to a processing plant.

At present, 35% of the cherries are sold as fresh, 50% are brined, and 15% are frozen. The primary markets for fresh cherries are the U.S. east coast, midwest, California, and Florida. A foreign fresh cherry market has been opened in Hong Kong and Tai-pai in the last four years. This market now represents a small percentage of sales, but has doubled every year since trade began. Japan remains a potential market.

2. Small Grains

Small grain production is one of the most important agricultural activities in the county. Table 10 lists the value of sales for wheat, barley, and oats.

TABLE 10
TOTAL VALUE OF SMALL GRAINS

Year	Wheat	Barley	Oats	Total
1976	\$10,689,000.	\$730,000.	\$13,000.	\$11,432,000.
1974	16,822,000.	849,000.	14,000.	17,685,000.
1969	2,762,000.	545,000.	7,000.	6,076,000.
1964	2,346,000.	497,000.	6,000.	2,849,000.
1959	3,777,830.	495,840.	19,255.	4,292,925.

Fewer small grain farms exist within the county than ever before. At the same time, acres in production is at an all-time high, resulting in larger farms. (See Table 11). This trend will probably continue until increasing farm size is no longer profitable.

The trend, nationally, is also towards larger consolidated farm units. It is estimated that the percentage of farms with annual sales of \$100,000. or more

will double from just four percent now, to eight percent by 1980-85. At the same time, the percent of cash receipts received by these farms will increase from 47 percent at present, to possibly 60 percent. However, this does not indicate a shift towards a larger percentage of corporation farms. In fact, the family farm will continue to account for about 90 percent of all farms. The family farm will be similar in nature to the corporate farm, in that it will be a modern, sophisticated and commercially oriented operation.

TABLE 11

* SMALL GRAIN FARMS

<u>Year</u>	<u>Number of Farms</u>	<u>Acreage</u>	<u>Average Acreage per Farm</u>
1976	190*	89,100	468.9
1974	209	86,858	415.6
1969	245	79,574	324.8
1959	277	85,756	309.6

*Estimation by Extension Service

The profitability of a farming operation will be determined by several factors: management effectiveness, machinery age, availability of labor, soil characteristics; just to mention a few. Each owner and operator should evaluate these factors to determine the optimum or efficient farm size.

In the past, fewer than one out of six farmers were engaged in farming on a part-time basis. Today, two out of three farm families derive more than half of their income from non-farm sources. Therefore, it appears that part-time farmers will gain in importance in the future. A significant number of seasonal employees are also hired each year for the small grain harvest.

Farm output will increase assuming public research continues to increase. The same types of technology that boosted yields in the last 25 years will continue to account for increases in the future.

The cost side of production forces the picture to be less bright. In 1950, U.S. farms had a gross income of about 32.3 billion, expenses of about 19.4 billion, and a net income of 12.9 billion--or 40 per-cent of the gross. By 1970, gross income had increased 79 percent to 57.9 billion, but expenses had risen faster--112 percent to 41.1 billion, leaving a net income of 16.8 billion, or only 29 percent of the gross.

For farmers within Wasco County, the future looks somewhat similar to that of the preceding five years. However, the trends of recent years have left U. S. agriculture in a vulnerable position. The capital intensive agricultural production process requires a stable and fluid money market. If the prices of farm commodities, especially grains in this region, should continue at their low rates, farmers will be hard pressed to meet the elevated prices of fuel, fertilizers, and other agricultural chemicals.

The following are agricultural projections made by the U.S. Department of Agriculture Farm Index.

1. Demand for farm products--for domestic use as well as export--is expected to grow by 1½ to 1 ¾ percent annually over the next five to ten years.
2. Farm output will mount one to three per-cent a year (depending on price and weather conditions), thanks to steady advances in technology and the substitution of capital for land and labor.
3. Chronic surplus or shortages of farm products are not in the picture, although farm income and prices will fluctuate.

3. Livestock

Livestock has been an important agricultural activity within the county. Table 12 shows the value of livestock, poultry, and poultry products sold in Wasco County.

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TABLE 12
TOTAL ESTIMATED INCOME

Year	Value of all Livestock	
	Poultry & Products	Value of Cattle (only)
1976	\$4,818,000.	\$3,725,000.
1974	\$4,620,000.	\$3,864,000.
1969	\$4,091,000.	\$3,385,000.
1964	\$2,473,000.	\$1,574,000.
1959	\$3,430,000.	\$2,151,665.

A large percentage of the beef operations in Wasco County are supplemental to grain operations. In fact, only 5% of the farming operations raise cattle exclusively. In most cases, grain farms have a significant percentage of non-cropland or rangeland. In an effort to utilize an operator's time more efficiently and fully, most farmers run beef cattle on those sub-marginal lands not suitable for dry-land farming. Because this type of operation is supplemental in nature, the production of beef cattle is limited by the least abundant resource; be it labor, or winter or summer range. When that resource becomes limiting, the additional cash cost required to make it available may not be justified.

The statistics relating to profit and return to capital investment are not available. Table 13 below lists the rate of return on capital investment for different sizes of herds in 1965. More recent statistics are not available.

TABLE 13
RETURN ON CAPITAL INVESTMENT
FROM BEEF-COW HERDS ON WHEAT
LIVESTOCK FARMS

Size Classification for Cropland

(Up to 900 Acres)	Herd Size	
	Small	Medium
Profit:	\$740.	\$2,297.
Rate of Return on Investment :	2.7	2.6

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	HERD SIZE		
	Small	Medium	Large
Profit:	\$632.	\$2,047.	\$6,534.
Rate of Return on Investment:	2.6	2.6	2.8

(1551 Acres & Over)

Profit:	\$1,093.	\$1,308.	\$4,944.
Rate of Return on Investment:	5.3	2.2	2.5

If the costs of land associated with wheat farming also carry the cost of the non-cropland, then a considerably different set of statistics emerge. That is, if an individual buys wheat ground there will be some rangeland purchased which cannot be separated from the costs of purchase of such land. Table 14 illustrates the changes in return on capital investment and profit when this assumption is made.

TABLE 14

Size Classification for Cropland:

	HERD SIZE	
	Small	Medium
Profit:	\$750.	\$2,307.
Rate of Return on Investment:	6.8	7.4

(901-1550 Acres)

Profit:	\$632.	\$2,047.
Rate of Return on Investment:	5.0	7.0

(1551 Acres & Over)

Profit	\$2,539.	\$1,272.
Rate of Return on Investment:	7.9	4.3

The estimated acreage of private rangeland in Wasco County is currently 772,829 acres. The U.S. Forest Service and Bureau of Land Management administer a majority of the public rangeland. The Mt. Hood National Forest includes 150,506 acres of usable range within the commercial forest area. Most of these range lands are east of the Cascade Mountains, with a majority of them in Wasco County. In 1974, fourteen permitted grazed 1,186 cattle on these lands in the summer. The Bureau of Land Management administers approximately 36,978 acres within the county. Most of these lands are adjacent to the Deschutes River.

High feed prices and/or shortage of feed in the future may change the beef situation considerably. Due to increased grain demand for human consumption, the beef producer may be forced to find alternative feed. The producer may also become more dependent upon range and pasture forage for production in the future.

B. FORESTRY

Forestry in Wasco County has continued to grow since the beginning of sawmills in 1861. The estimated value of the harvested timber in 1975 was \$6,006,245. The forest lands of Wasco County may be economically broken into three types: grass-shrub, principle forest, and upper-slope forest zones.

The grass-shrub forest is used primarily for grazing and is privately owned. This forest type is discussed in the agriculture-livestock section of this report.

The lower elevations of the principle forest zone are also used for range land. But, the value of this forest type is mainly for timber production of Ponderosa pine.

The upper slope forest zone is the primary source of true fir, mountain hemlock, lodge pole pine and western larch. Almost all of these forest lands in Wasco County are administered by the United States Forest Service.

The U.S. Forest Service and other public agencies administer about 95 percent of the commercial timber volume. These public lands are characterized by large inventories of old growth timber. On the other hand, private lands contain a considerable amount of timber in the younger classes (less than 40 years old).

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These stocking characteristics indicate that the public lands must absorb future timber supply demands. Intensified management of all timber lands may increase the yields in eastern Oregon in the long run.

According to the U.S. Forest Service, there is currently a permitted cut of 40-45 million board feet per year in the Mt. Hood National Forest. About 80% of this cut is purchased by Mt. Fir Lumber Company.¹

Subdivision and partitioning of private commercial forest lands may potentially impact the forest base of the county. These recreational parcels remove the timber resource from commercial use. They cannot be economic-ally logged and sometimes become precluded from harvesting for aesthetic reasons.

Forestry employment (currently 30% of manufacturing employment) may represent an increasingly important portion of the economy. Efficient use of forest residues, intensified management of public forest lands, and the retention of commercial forest land in production are all important in order to sustain the forest industry.

C. MANUFACTURING

There are thirty-two (32) manufacturing firms located in the county. Twenty-three (23) of the firms are located in The Dalles and Maupin urban growth boundaries. The nine located outside these two areas are: Cody Logging and Construction Co., Mountain Fir Lumber, Tygh Valley Sand and Gravel, Kent Johnson Logging, Muirhead Canning Company, The Dalles Concrete Products, Detwiler Logging Company, Richard Dodge Logging, Inc., and Windsor Meat Company.

Figures for the total payroll and employment for these county-based manufacturing firms are listed in Table 15 for the 1975 calendar year. Totals for The Dalles and Maupin Mountain Fir Mills are included.

¹ Jim C. Davidson, District Ranger,
Barlow District of Mt. Hood National Forest,
U.S. Forest Service (November 7, 1980)

TABLE 15

MANUFACTURING

Employment by Quarter 1975

QUARTER:	Jan.-March	April-June	June-Aug.	Sept.-Dec.
NUMBER EMPLOYED:	811	1078	1061	924
MONTHLY AVERAGE:	270.3	359.3	353.7	308

<u>QUARTER</u>	<u>TOTAL QUARTERLY PAYROLL</u>	<u>PERCENTAGE OF TOTAL ANNUAL PAYROLL</u>
Jan.-March	\$ 692,686.88	18.5
April-June	\$1,068,472.50	28.5
July-Sept.	\$1,074,673.40	28.6
Oct.-Dec.	\$ 912,956.13	24.4
TOTAL:	\$3,748,788.80	100%

D. NON-BASIC

The major portion of rural Wasco County's economic activity is oriented towards basic production. Rural economies, such as rural Wasco County, typically have not achieved a size and diversification needed to support a large non-basic sector. Local non-basic demands are satisfied in available markets such as The Dalles and Portland.

Non-basic employment in the rural county primarily consists of farm services, grocery stores, gas stations, restaurants, and other personal services. This is a small part of the total non-basic sector, since services are concentrated in population centers such as The Dalles.

A small non-basic sector is not unusual for a rural area and does not indicate a weakness in the economy. As long as residents are willing to travel to larger markets there will not be a demand for a great variety of the non-basic sector in the rural areas. As population grows in this part of the county, goods and service establishments will become more attractive for investment and the non-basic sector will grow.

LABOR FORCE CHARACTERISTICS

Unemployment in Wasco County has been a problem in the past. The unemployment rate has been consistently higher than the state average. This has been the case since completion of the government dam projects in the 1960's.

Table 16 illustrates changes in labor force, employment, and unemployment for Wasco and Sherman counties.

TABLE 16

	<u>1976</u>	<u>1974</u>	<u>1970</u>	<u>1960</u>
Labor Force	9,930	9,670	9,440	8,440
Employment	8,930	8,910	8,670	7,790
Unemployment	1,000	760	770	630
Unemployment Rate: Wasco/Sherman	10.1	7.9	8.2	7.4
Oregon	9.5	7.5	7.6	4.9

Another factor creating a higher than statewide unemployment rate is the seasonal employment in agriculture, food processing, construction, forestry, and lumber processing. These industries have their highest employment in summer, fall and early winter, as Table 17 (showing seasonal employment rates) indicates.

TABLE 17

SEASONAL FLUCTUATIONS IN UNEMPLOYMENT
AS A PERCENTAGE OF CIVILIAN LABOR FORCE FOR
WASCO/SHERMAN COUNTIES 1975

January		July	7.3%
February	11.9%	August	8.2%
March	13.4%	September	7.3%
April	11.5%	October	7.5%
May	11.2%	November	9.7%
June	10.2%		9.9%

AVERAGE : 9.9%

Occupations of employed persons and the occupations of job applicants gives the best information in existing skill levels. Wasco County figures for 1970 indicate approximately 75% of employment was skilled or semi-skilled. In 1976, just over 50% of the applicants at The Dalles local employment office identified their occupation as skilled. Of these job applicants, 35% identified their skills as clerical, sales, or service, while only 16% were professional, technical, machine trades or structural work oriented.

Table 18 illustrates occupational characteristics.

WASCO COUNTY

TABLE 18
Occupations of Employed Persons, by Sex and Minority Status, 1970 and 1976

Occupation	BOTH SEXES						FEMALE					
	Total (1)	White (2)	Black (3)	Other Races (4)	Spanish American (5)	Minority Group* (6)	Total (7)	White (8)	Black (9)	Other Races (10)	Spanish American (11)	Minority Group (12)
All occupations - 1976	7,816	7,690	44	82	49	175	2,784	2,755	17	12	10	30
1970	7,397	7,178	41	78	47	166	2,448	2,423	15	10	9	34
1970	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Prof., technical & related	12.9	13.0	9.8	0	0	NA	15.7	15.7	26.7	0	0	NA
Engineers	1.2	1.2	0	0	0	NA	NA	NA	0	0	0	NA
Medical & health workers	1.5	1.6	0	0	0	NA	2.4	2.4	0	3	0	NA
Teachers, elem. & sec. schools	4.4	4.5	0	0	0	NA	6.7	6.7	0	0	0	NA
Other professional	5.7	5.8	9.8	0	0	NA	6.7	6.7	26.7	0	0	NA
Managers & administrators, nonfarm	10.2	10.2	0	14.1	0	NA	5.9	6.0	0	0	0	NA
Sales	6.3	6.1	0	0	0	NA	8.1	8.2	0	0	0	NA
Retail stores	4.1	4.2	0	0	0	NA	6.8	6.8	0	0	0	NA
Other sales workers	1.9	1.9	0	0	0	NA	1.4	1.4	0	0	0	NA
Chemical	11.7	11.9	0	0	19.1	NA	26.4	26.7	0	0	100.0	NA
Sec., stenos., & typists	2.3	2.3	0	0	0	NA	6.8	6.9	0	0	0	NA
Other clerical workers	9.5	9.6	0	0	19.1	NA	19.6	19.8	0	0	100.0	NA
Craftsmen, foremen & related	17.1	17.3	7.3	6.4	19.1	NA	1.6	1.6	0	0	0	NA
Construction craftsmen	5.4	5.5	0	0	0	NA	NA	NA	0	0	0	NA
Mechanics & repairmen	3.2	3.2	0	0	0	NA	NA	NA	0	0	0	NA
Mechanics & other metal craftsmen	0.9	0.9	0	0	0	NA	NA	NA	0	0	0	NA
Other craftsmen	7.8	7.8	7.3	6.4	19.1	NA	NA	NA	0	0	0	NA
Operatives except transport	9.6	9.6	19.5	7.7	0	NA	9.9	10.0	0	0	0	NA
Durable goods mfg.	3.5	3.4	19.5	7.7	0	NA	1.0	1.0	0	0	0	NA
Non-durable goods mfg.	1.2	1.2	0	0	0	NA	2.4	2.4	0	0	0	NA
Nonmanufacturing	4.9	5.0	0	0	0	NA	6.5	6.6	0	0	0	NA
Transport equip., operatives	4.6	4.6	0	7.7	12.8	NA	0.9	0.9	0	0	0	NA
Labourers, nonfarm	5.5	5.2	26.8	20.5	19.1	NA	0.9	0.9	0	0	0	NA
Service, exc. priv. household	13.6	13.4	26.8	24.4	29.8	NA	25.4	25.1	46.7	50.0	0	NA
Cleaning & food service	7.7	7.6	9.8	17.9	29.8	NA	13.3	13.5	0	0	0	NA
Protective service	0.8	0.8	0	0	0	NA	0.2	0.2	0	0	0	NA
Personal health & other services	5.2	5.1	17.1	6.4	0	NA	11.8	11.5	46.7	50.0	0	NA
Private household workers	1.0	0.9	0	6.4	0	NA	2.9	2.7	50.0	0	0	NA
Farm workers	7.7	7.7	9.8	12.8	0	NA	2.2	2.1	26.7	0	0	NA

NOTES: NA = Not available
 *Sum of Spanish American and all races except white. Some duplication possible since Spanish American may include nonwhite races in addition to white.
 Sum of individual items may not equal totals because of rounding.

SOURCE: Census Population, 1970 and Oregon Employment Division.

F. FUTURE ECONOMIC OUTLOOK

The Overall Economic Development Programs for both the Confederated Tribes of the Warm Springs Reservation of Oregon (1976), and the Mid-Columbia Economic Development District (1980-81), give some indication of the current status of Wasco County's economy and what the future needs may be. However, they are quite general and do not give specific employment projections characteristics. The Bonneville Power Administration has made computations of these and other statistics in their publication, Population, Employment & Households Projected to 2000, (Sept. 1979). These statistics are given in Table 19 and will give some indication of the County's future economic status.

Table 19 shows that total employment will increase by 24.3% between 1980 and 2000. Agricultural employment will decrease by 16.1% during this time period, but non-agricultural employment will increase by almost 30%. Under the non-agricultural employment category, both the construction and lumber and wood products industries will experience employment reductions of 10 and 25 percent respectively. Both of these industries are dependent upon one another and this reduction reflects the current trend of ever-increasing housing prices and decreasing timber supplies.

All other forms of non-agricultural employment are expected to increase, especially the food and kindred products industry, which includes cherry processing. Whole-sale and retail trade, as well as finance, insurance, and real estate are both projected to increase by 40 percent, and services by 55 percent; indicating that this area is becoming a regional service and trade center.

The following development projections are made based on the information previously presented:

1. Agricultural employment will decrease as a percentage of total employment due to the consolidation of farming units.
2. Seasonal and full-time employment in the lumber and wood processing will decline.
3. The lumber and wood products industry currently represents about 6 percent of the County's employment and 8 percent of the payrolls. (See Table 1). These percentages have been, and will continue, to slowly decrease to the year 2000, reflecting the State's trend. These decreases should not have too great an impact on Wasco County as a whole, although specific areas, such as Tygh Valley and Maupin could be seriously affected.

TABLE 19
Oregon
Employment Projections
1975-2000

Wasco

	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Total Employment (Household)	8,300	9,175	9,950	10,475	10,950	11,400
Total Employment (Establishment)	8,300	9,175	9,950	10,475	10,950	11,400
Agriculture	825	775	725	700	675	650
Non-Agricultural Self-Employment	800	800	825	850	875	900
Total Non-Agricultural Employment	6,675	7,600	8,400	8,925	9,400	9,850
Mining	--	--	--	--	--	--
Construction	225	250	250	250	225	225
Manufacturing	1,175	1,275	1,375	1,350	1,350	1,325
Food and Kindred Products	(200)	(225)	(250)	(275)	(300)	(300)
Lumber and Wood Products	(425)	(400)	(400)	(350)	(325)	(300)
Paper and Allied Products	--	--	--	--	--	--
Primary Metals	(500)	(575)	(600)	(600)	(600)	(600)
Transportation Equipment	--	--	--	--	--	--
Other Manufacturing	(50)	(75)	(125)	(125)	(125)	(125)
Transportation and Public Utilities	375	400	425	425	450	450
Wholesale and Retail Trade	1,600	1,875	2,100	2,275	2,450	2,625
Finance, Insurance, and Real Estate	200	250	275	300	325	350
Services	1,300	1,725	2,050	2,300	2,500	2,675
Government	1,800	1,825	1,925	2,025	2,100	2,200

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4. The Dalles area will continue to grow in its status as a regional shopping center. These normally non-basic jobs are becoming forms of basic employment in this area.
5. The development of energy from wind and agricultural and timber wastes may foster development of new, smaller-scale industries, or supplement energy supplies on industries which are currently producing.
6. Tourism will continue to be an important part of the County's economy, but may decline in importance as oil prices continue to rise.

(Source: Wasco County Planning Office)

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PERSONAL CORRESPONDENCE

Personnel from the following agencies and organizations were contacted for information:

Army Corps of Engineers
Bonneville Power Administration
Bureau of Economic Analysis,
Bureau of Land Management
Chamber of Commerce
Department of Environmental Quality Eastern Oregon Mental Health
Department Hood River County Extension Agency
Mid-Columbia Economic Development District Nature Conservancy
Nichols Museum, The Dalles
Oregon Department of Fish and Wildlife Oregon Department of
Revenue
Oregon State Employment Service,
Department of Human Resources
Oregon State Forestry Department
Oregon State Parks
Oregon State Police
Pacific Northwest Bell Telephone Company
Pacific Northwest Range and Experiment Station,
U.S. Department of Agriculture
People's Utility District Portland State University Soil
Conservation Service
State Historic Preservation Office
State of Oregon Housing Division
The Dalles Fire Department The Dalles General Hospital The
Dalles High School The Dalles Post Office
The Dalles-Wasco County Library U.S. Forest Service
University of Oregon
Wasco County Extension Office Wasco County Health Department
Wasco County Education Service District

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SUMMARY AND ANALYSIS

INTRODUCTION

Citizen Involvement

The four former planning units (Western, Eastern, Central and Southern), will each be represented by a citizen involvement group and will have opportunities to give their input into future plan updating procedures.

I. HISTORY

Lewis and Clark first came to the area known as Wasco County in 1805 on their way west along the Oregon Trail. The County was established in 1854 by the territorial legislature.

The building of The Dalles Dam on the Columbia in the early 1950's provided thousands of new jobs and gave easier river access to barge transport of goods up and down river. Since the dam's completion in 1958, economic growth has been based on cherry and wheat production.

II. PHYSICAL CHARACTERISTICS

A. GENERAL LOCATION

The County is bounded on the north by the Columbia River, on the east by the Deschutes and John Day Rivers, and on the west by the Cascades. Much of the southern half of the County lies within the Warm Springs Indian Reservation.

B. TOPOGRAPHY

Steep rolling hills and sharp cliffs are characteristic landforms in the County. Elevations range from 5,700 feet in the west to 150 feet on the Columbia River.

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C. CLIMATE

The climate is temperate to semi-arid. Low annual precipitation, low winter temperatures, high summer temperatures and high winds along the Columbia River Gorge are typical.

D. WATER RESOURCES

1. Surface Water

The County lies within three major drainage basins: the Hood, Deschutes River and John Day River basins. Stream flows are generally rapid during early winter rain-storms, before heavy snowfall and freezing conditions prevail. Many streams are perennial; drying up during the summer months.

2. Ground Water

Ground water supplies are generally adequate in all parts of the County. The Dalles Ground Water Reservoir has been declared a Critical Ground Water Area by the State Engineer, due to declining water levels. Stream diversion into the reservoir is helping to ease the pressure on it.

3. Water Rights and Usage

Estimated surface water rights in the Hood and Lower Deschutes River Basin in 1967 totaled over 2,000 cubic feet per second (cfs). This information was not available for the John Day River Basin. Ground water rights for the Hood Basin totaled 102.78 cfs in 1964. Again, this information was unattainable for the John Day and Deschutes River Basins.

4. Municipal Watersheds

Two municipal watersheds provide water for the cities of The Dalles and Dufur. They lie within the western forests of the County.

E. GEOLOGY

Generally, the County is underlain with expansive flows of Columbia River Basalt. Layers of ash, tuff and other volcanic material have been deposited in many areas as have erosional materials from the Cascades, such as sand and silt. The flows of Columbia River Basalt are very obvious in the cliffs along the Columbia River Gorge.

F. NATURAL HAZARDS

A variety of geologic and flood hazard areas have been identified. On-site investigations should be made before development occurs in these hazard areas.

G. MINERAL RESOURCES

1. Metallic Mineral Resources

There are no economically important metallic mineral deposits in the County.

2. Non-Metallic Mineral Resources

Non-metallic mineral resources found in Wasco County include: semi-precious gem stones (agate, chalcedony, jasper, opal); fossils; agatized fruits, seeds and nuts; perlite; decorative volcanic tuff and ryolyte; and widely dispersed minor deposits of peat.

3. Aggregate Resources

Wasco County has approximately 73 aggregate pits with a total production capacity of 6.3 million tons.

H. SOILS

Soils are generally formed from loess and volcanic basalt and ash, as well as sediment and other erosional materials. Soils Capability Classes II-VIII is found, with Classes III, VI and VII being the most widespread.

I. VEGETATION

The plant associations from east to west are as follows: grassland communities, chapparral-oak, ponderosa pine-white oak, douglas fir-ponderosa pine and high elevation forest.

J. NATURAL AREAS

Areas of ecological and scientific value have been inventoried by the Oregon Natural Heritage Program, Nature Conservancy. Thirty-seven areas have been identified in Wasco County. The location descriptions are much generalized and include vast acreages.

Wasco County has also identified five natural areas in addition to those named by the Nature Conservancy. The natural areas will be protected and preserved by the placement of the Environmental Protection District over-lay zone.

K. FOREST RESOURCES

The U.S. Forest Service and other public agencies administer about 95 percent of the commercial timber volume. There are a total of 550,000 acres of forest land and a timber volume of 6,720 million cubic feet.

Timber has been classified into seven productivity ratings, based on the yield in cubic feet per acre. Classes II-VII exist in Wasco County; Class VII being considered non-commercial timber. Most of the timber is classes III-VI.

L. LAND USE AND OWNERSHIP

Most of the land is in either agricultural or forestry uses. Population is concentrated in the urban area of the City of The Dalles. The Warm Springs Indian Reservation covers a large portion of the southern part of the County.

Over eighty-four percent of the Counties are in private ownership. This includes Railroad Company, Indian reservation and private timber company lands. Public and semi-public lands, which total 15.6 percent of all lands, include Federal, State, County and City lands, as well as those owned by utilities, school districts and others.

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M. FISH AND WILDLIFE RESOURCES

Wildlife Resources

An estimated 230 species of animals are found in the ten various habitat types which exist in Wasco County. Much of this habitat is considered sensitive to destruction by either natural and/or man-made forces. Conflicts of use arise between human activities and those of animals who must use these areas for food and cover. In an effort to correct these problems and avoid future conflicts, the sensitive wildlife habitat areas are being protected by the placement of large minimum lot size zoning classifications and the Environmental Protection District Over-lay zone. This will both reduce population densities in these areas and will allow proposed developments to be examined by the local governing bodies and any conflicts of use to be resolved.

Several means by which landowners can protect their lands from damage done by big game are offered by the Department of Fish and Wildlife. They include: damage control hunts, kill permits, hazing

permits, use of repellents and fencing. The Department will work with landowners to devise a means by which damage from big game animals may be greatly reduced.

Fisheries Resources

Fisheries habitats include the Columbia River, back-water ponds of the Columbia River, Fifteenmile Creek Drainage, the Deschutes River, Deschutes River Tributaries and lakes and reservoirs. The Columbia River is considered to be the single greatest fisheries resource in the Pacific Northwest. The high quality water and stable flows provide optimum conditions for good fish populations.

N. ENVIRONMENTAL CONSIDERATIONS

1. Air Quality

Air quality in Wasco County is considered to be good according to the Department of Environmental Quality (DEQ). The highest potential for air pollution problems exists within The Dalles airshed, which is centered at The Dalles and bounded by the surrounding high topography. This area is monitored by the D.E.Q. and measures may have to be taken if air pollution standards are being exceeded.

2. Water Quality

The Columbia, Deschutes and John Day Rivers are the only streams that are monitored regularly for water quality. Generally, all state and federal standards for water quality are met. Sewer and water systems appear to be satisfactory, as do ground water supplies and quality.

3. Land Resources Quality

Solid waste disposal presents no problems at the pre-sent time. Burning is allowed twice a year at the only sanitary landfill in the County and is closely monitored by the Department of Environmental Quality.

4. Noise Pollution

Due to Wasco County's rural nature, noise pollution is not a serious problem. Because the agriculture and timber industries are common livelihoods in the County, the noise which accompanies them is generally accepted. There is currently no noise ordinance in effect outside city limit boundaries.

0. ENERGY

1. Sources

The following is a list of developed and potential energy sources of energy in Wasco County:

Hydroelectric - this will continue as a major source of energy for the area.

Pumped Storage - five potential sites for this type of production are being investigated.

Thermal - it is estimated that by the year 1995, thermal plants will operate as the main source of electrical energy, supplemented by hydro power for peak demands.

Geothermal - there is little potential for this energy source in the County.

Oil and Gas - Although there are no natural gas or oil supplies in the County, this will continue as a major energy source for the area.

Wind - the utilization of wind as an energy source in Wasco County appears to be very feasible, particularly in the Columbia Gorge area.

Solar - use of this feasible energy alternative has not had widespread application in the County.

Waste Products - timber production wastes are currently being utilized to produce heat in at least one mill in the County. Use of organic agricultural wastes to produce alcohol has been studied and found to be too unstable a resource at present to be useful on a large scale. The methane gas produced at The Dalles Sewage Treatment Plant is used to run part of the equipment at the plant.

2. Consumption

The transportation sector is the largest user of energy. Petroleum products account for almost all of the energy consumed. Space and water heating dominate energy use in the residential sector.

Energy conservation and recycling are encouraged as ways of preserving existing non-renewable energy supplies. These conservation methods include recycling glass, aluminum and paper, using bicycles and mopeds, pedestrian walk-ways and carpools. Local governments need to be responsive to programs which suggest these practices.

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III. POPULATION

Population in Wasco County is increasing slightly, with much of the growth occurring in The Dalles Urban Area and surrounding rural residential lands. In 1975, the population totaled 20,200 people, with the median age being 32.4 years. Estimates for the year 2000 show the population will increase to 23,000, a 13.9 percent increase.

IV. POLITICAL STRUCTURE

The County Court, consisting of the County Judge and two Commissioners, is the main administrative body in the County. These are elected positions as are the positions of Clerk, Assessor, District Attorney, Sheriff and Treasurer.

V. COMMUNITY FACILITIES AND SERVICES

A. POLICE PROTECTION

The County is served by the State Police, County Sheriff's Office, The Dalles City Police and Dufur City Marshal.

B. FIRE PROTECTION

The several fire departments and districts that service the County include the City fire departments for the cities of The Dalles, Mosier, Dufur and Maupin, and the Wasco Rural Fire Protection District, Columbia Rural, Mosier Rural and Juniper Flats Rural Fire Districts. Wild land or non-structural fires on public lands are manned by the U.S. Forest Service, Bureau of Land Management or Oregon State Forestry Department.

C. MEDICAL SERVICES

All medical facilities in the County are located in The Dalles. They include The Dalles General Hospital, the Mid-Columbia Clinic, The Dalles Clinic, The Dalles Family Practice Group, the County-operated Columbia Basin Nursing Home and the Valle Vista Nursing Home. The Columbia Gorge Rehabilitation Center located in Hood River also provides service to Wasco County.

Emergency medical services are provided by four ambulances. Two are operated by the Wasco Rural Fire Protection District, one by the Dufur City Fire Department and one in Maupin. Emergency services to other parts of the County are inadequate.

D. SCHOOLS

The County is served by ten school districts. Student-teacher ratios are presently adequate and no new facilities are proposed.

E. POSTAL SERVICES

The cities of The Dalles, Dufur, Maupin, Mosier, Antelope and Shaniko all have city post offices, as does the community of Tygh Valley.

F. TELEVISION AND RADIO

Television service is provided by cooperatives that receive signals from the major antenna located near The Dalles. Stations in many parts of Washington and Oregon can be received.

Three radio stations serve the County. KODL and KACI are located in The Dalles and KCIV-FM is located across the Columbia on the Klickitat Hills.

G. TELEPHONE

Several telephone companies service the County. Pacific Northwest Bell covers The Dalles, Dufur, and Seven-mile Hill areas. Other areas are served by United Telephone Company of the Northwest, North State Telephone Company, Deschutes Telephone Company and the Trans-Cascade Telephone Company.

H. NEWSPAPERS

Four newspapers serve the County. They are: The Dalles "Chronicle", The Dalles "Reminder", the "Oregon Journal", and the "Oregonian".

I. LIBRARIES

The Dalles-Wasco County Library is the main facility in the County. Maupin, Mosier and Dufur each have small public libraries.

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J. PARKS AND RECREATION

1. Current Supply of Recreational Facilities

Most of the 41 parks and recreation sites in the County are in public ownership (75%) and are in or near the Mt. Hood National Forest and the Deschutes, White and Columbia Rivers. The Deschutes River is a particularly popular steelhead fishing stream. This river and the John Day River have both been designated as Oregon Scenic Waterways.

There are no designated wilderness areas in the County. There are also no winter skiing facilities, Oregon recreational trails or bicycle trails. Several scenic areas have been designated by the State and these include portions of I-84 which pass through the Columbia Gorge, the old Gorge highway (U.S. 30) and several others.

2. Future Recreational Needs

The Statewide Comprehensive Outdoor Recreation Plan (SCORP) shows a need for additional campsites and picnic facilities, especially along I-84, swimming beaches, walking and hiking trails, biking and bridle trails, ball fields, tennis and all-purpose courts, golf courses, and additional neighborhood, community, district and regional park lands. Demand for these resources will generate their development on either public or private lands.

3. Outstanding Scenic and Recreational Areas

Outstanding scenic and recreational areas have exceptional qualities which attract local and outside visitors. These areas include: Columbia River Gorge, Deschutes, John Day and White Rivers, Rock Creek Reservoir and Pine Hollow Lake.

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K. CULTURAL RESOURCES

Historic Areas

Historic sites in Wasco County include: the Oregon Trail, Barlow Road and Barlow Cut-off Road, The Dalles Military Wagon Road, Town of Ortley, many old school sites and others.

Archeological Areas

Many archeological sites exist in Wasco County, particularly along the Columbia, Deschutes and John Day Rivers. Fivemile Rapids and Fort Rock Campsite are on the National Historic Register. Memaloose Island and Abbott Site near Wapinitia are eligible for placement on the Register.

L. SOCIAL SERVICES

There are nineteen active service agencies in the County. These include both private and public service agencies. There are also at least sixteen active service clubs, including Chamber of Commerce, Jaycees, Kiwanis, Boy and Girl Scouts, to name a few.

M. UTILITIES

Natural Gas

The Dalles and Chenowith are the only areas serviced by natural gas in the County. It is furnished by the Northwest Natural Gas Company in The Dalles.

Electricity

Three electric companies provide service to the County. They are the Northern Wasco County People's Utility District (P.U.D.), Pacific Power and Light (P.P.&L.), and Wasco Electric Co-op, Inc. Generally, the Northern Wasco County P.U.D. serves The Dalles, Chenowith, Dufur, Tygh Valley and Wamic; P.P. & L. services Mosier and Wasco Electric services the remainder of the County.

Public Water and Sewer Systems

There are 36 water systems in the County. Many provide water for both domestic use and irrigation and some are for agricultural and irrigation use only.

There are two community sewer systems in the County. One services the City of The Dalles and Urban area and has a maximum capacity of seven million gallons per day. The other system is in the Sportsmen's Park subdivision and is a community drainfields which services up to 180 lots.

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Solid Waste Disposal Facilities

The Northern Wasco County Sanitary Landfill is a privately owned facility and is the only sanitary landfill in the County. Various garbage collection services dump at the landfill. It has an estimated life-span of between 15 to 25 years at current use rates. The additional 17.5 acres which have been purchased adjacent to the landfill and the addition of Hood River County to the use rate will increase the life-span to 30 years. Consequently, no additional landfill sites are currently being sought.

VI. TRANSPORTATION

A. ROAD SYSTEMS

The private automobile is the most widely used form of transportation used in Wasco County. Therefore, an adequate road system is very important. Cost for maintenance of roads is as follows: Paved roads - \$415. Per mile; Graveled, graded and drained roads - \$333. Per mile; Graded and drained roads - \$166. Per mile.

Detailed information on County roads, their current condition, their priority for improvements, their length and designation and other information is contained in the Wasco

B. OTHER MODES OF TRANSPORTATION

Other transportation means in use in the County are commercial buses, Amtrak trains and Senior Citizens buses. As populations and fuel prices increase, bicycles, mini-buses and commuter water travel may become more common forms of transportation.

C. COMMERCIAL TRANSPORTATION

Commercial products that are shipped to and from the County generally depend on truck, rail and water transport.

Page Break

VII. HOUSING

A. EXISTING HOUSING

A windshield survey of existing housing classified housing as either standard, marginal or substandard.. A total of 1,295 housing units were inventoried outside the city limits and urban growth boundaries of the six cities, the Celilo Village and the Warm Springs Indian Reservation. Of these units, 256 or 20 percent are mobile homes. About 85 percent of both conventional homes and mobile homes were classed as standard.

Building permit counts from 1975 to 1979 show that from 58 to 81 percent of permits is for mobile home placements. This indicates their importance as an economic and popular form of housing.

B. HOUSING NEEDS

Build able lands (land with excessive slopes of 20% or greater have not been excluded), were inventoried.

Soils classes, ownerships, timber site productivity classifications, hazard areas, sensitive wildlife habitats, aggregate sites and natural areas were taken into consideration. There does not appear to be an abundance of adequate build-able lands in the County.

The Dalles Urban Comprehensive Plan shows that there is 1,455 acres of build able land within the established Urban Growth Boundary, 1,160 acres or 80% with at least one development restriction. Development restrictions may include a lack of sewer or water lines, excessive slope, lack of access or odd lot sizes. Using population and persons per household

estimates, it appears that the build able lands in The Dalles Urban Area will be at or near capacity by the year 1995.

It is not known how much of the build able land in the Urban Area is actually available. Increasing pressure on vacant lands to be developed into home sites will force prices up. Alternative housing sites, especially those of a rural nature will satisfy the need for low cost housing and will allow for the alternate lifestyles called for in Goal # 10, Housing. These alternative housing sites should be as near the urban area as possible, to conserve energy and limit encroachment on viable farm and forest lands, and should be located on lands that have been committed to small (ten acres or less) average lot sizes.

Page Break

C. FINANCING HOUSING

In 1970, about 27% of all households in the County spent over the acceptable level of 25% of their income on housing. This indicates that housing costs are not meeting the needs of the County's citizens. It is important that both housing costs and building site costs be kept within an acceptable range. The increase in demand for small acreage (ten acres or less) rural home sites which allow mobile homes reflects the discrepancy between housing costs and incomes in the County.

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VIII. ECONOMICS

The County's economic activity is primarily basic production: the production of goods and services for export. This type of production brings outside money into the area. The non-basic sector, which produces goods and services for local production is not as developed, especially outside The Dalles Urban area. This means that people in the rural areas of the County will generally purchase their goods and services in The Dalles or outside the County.

The basic sector of the County's economy is based on agriculture, forestry, processing of agricultural and forest products and aluminum production.

A. AGRICULTURE

The Census of Agriculture shows that the total number of farms between 1959 and 1974 has decreased by 25 percent. The number of acres in farms has decreased by almost 13 percent, although there has been a slight increase in average farm size. This shows that smaller farms are becoming less economical to operate, probably due to the cost of mechanization. The census also shows that the number of small farms (less than 10 acres) and very large farms (2,000 or more acres) have increased, while everything in between (10 to 1,999 acres) has decreased.

Three types of agricultural commodities generally are produced in Wasco County. They are: tree fruits, small grains and livestock. Tree fruits, primarily cherries are mainly grown in and around The Dalles and Mosier. Their value has increased steadily, while the number of acres in production has remained fairly stable.

Small grains, primarily wheat, is grown in many of the non-forest portions of the County to the east and south of The Dalles. Acres in small grain production continue to stay at the same high levels of 20 years ago, although fewer farms exist.

Much of the livestock production, all but about 5% , depends on small grain operations. In most cases, grain farmers graze cattle on their marginal, non-crop lands or on public range lands. High feed prices and/or shortages of feed may force some farmers to reduce their supplemental livestock operations in the future.

B. FORESTRY

The U.S. Forest Service and other public agencies administer about 95 percent of the commercial timber volume in Wasco County. According to the Forest Service, the permitted annual cut in the Mt. Hood National Forest is currently 40-45 million board feet per year. About 80 percent of the allowable cut is purchased by Mt. Fir Lumber Company.

C. MANUFACTURING

Manufacturing firms outside the Urban Growth Boundaries of The Dalles and Maupin is primarily logging, food packaging, and aggregate mining. Martin-Marietta Aluminum, located within the urban growth boundary of The Dalles, is a major employer in the area.

D. NON-BASIC

Rural economies, such as rural Wasco County, typically have not achieved a size and diversification needed to support a large non-basic sector. Local non-basic demands are satisfied in available markets such as Bend, The Dalles and Portland.

E. LABOR FORCE CHARACTERISTICS

Unemployment has been a problem in Wasco County. It is found here at a rate consistently higher than the State average. This has been the case since the completion of the government dam projects in the 1960's. Seasonal employment in agriculture, food processing, construction, forestry, and lumber processing have also contributed to the high unemployment rate.

F. FUTURE ECONOMIC OUTLOOK

The Bonneville Power Administration has compiled employment projections that show that total employment in Wasco County will increase by 24.3 percent by the year 2000. Agricultural employment will decrease by 16.1 percent during this period while non-agricultural employment will increase by almost 30 percent. Wholesale and retail trade, as well as finance, insurance and real estate are all projected to increase by 40 percent and services by 55 percent, indicating that this area will become a regional service and trade center.

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WASCO COUNTY CITIZEN ADVISORY GROUPS

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Formal Appointment Membership on
WASCO COUNTY CITIZEN ADVISORY GROUPS

WESTERN CITIZEN ADVISORY GROUP

EASTERN CITIZEN ADVISORY GROUP

<p>Charles Austin Dwaine Blanchard Paul Brooks Charles Gove Paul H. Kuiper Harry Ketchum Mrs. Frank Marsh Mel Omeg Glen Cutler Donald Evans Vern L. Root Vernon Tenneson Sandee Burbank Jack Huskey Gibb Wiley</p>	<p>R.E. Brewer John Clausen George Fax Mrs. F. Hillgen William Johnson Jack Kaser K.C. Kortge Norman C. Lyda Dan Petroff, Jr. Paul Schanno Ronald Sorenson Rich Tenold Martin Underhill Vince Remington Pete Kelly</p>
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CENTRAL CITIZEN ADVISORY GROUP

SOUTHERN CITIZEN ADVISORY GROUP

<p>Melvin Ambrose Fred Ashley, Jr. J.J. Birchfield Dwain Brockett Edwin Coburn Louis Detwiler Richard Dodge Delbert Endersby Lawrence Gabel Jim Sullenger Mrs. Tom Morelli Mike Stover Lester Walters Ray Webb Florence. Woodside</p>	<p>Les Smallwood Gary Brown Ed Hagen Swami Prem Jayananda Dave Dickson Edward Dain Phil Hill Warren Priday Buck Coe John Conroy Earl Smith Herb McKay Kelly McGreer Don Gomes, Sr. Swami Anand Videh</p>
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INVENTORIES

PURPOSE DEFINITIONS OF MAP CLASSIFICATIONS
On The
Comprehensive Plan Map

Forest

Purpose: To provide for all commercial and multiple use forest activities compatible with sustained forest yield.

Municipal Watershed

Purpose: To protect the domestic water supplies of The Dalles and Dufur.

Exclusive Farm Use - Orchard, Wheat and Range, General Agriculture

Purpose: To sustain orchard lands as a viable portion of the local economy.

To maintain wheat and other small grain farms as an element of the local economy.

To preserve existing general agricultural uses, such as irrigated farm land and Christmas tree farming, as well as soils classes I-VI for present and future agricultural uses.

Forest-Farm

Purpose: To provide for the continuation of forest and farm uses on soils which are predominantly class 7 and forest site class 6 and 7; and to preserve open space for forest uses (other than strictly commercial timber production) and for scenic value in the Gorge.

Reservation Lands

Purpose: To identify those lands within the Confederated Tribes of Warm Springs Indian Reservation of Oregon. This area includes all land within the McQuinn Line.

Rural Residential

Purpose: To provide for residential, commercial, agricultural and other uses of a rural type and level this will not conflict with commercial agricultural operations on resource lands.

Industrial

Purpose: To provide for industrial uses outside Rural Service Centers which will not conflict with resource activities on resource lands and an exception to the Statewide Land Use Planning Goals is taken.

Commercial

Purpose: To provide for commercial uses outside Rural Service Centers which will not conflict with resource activities on resource lands and an exception to the Statewide Land Use Planning Goals is taken.

Rural Service Centers

Purpose: To allow controlled development and growth to continue in existing rural unincorporated communities.

Future Growth Area

Purpose: To recognize areas designated by the City of The Dalles Comprehensive Plan as future urbanizable lands and an exception to the Statewide Land Use Planning Goals is taken.

Urban Growth Areas

Purpose: To identify those lands within established Urban Growth Boundaries which will provide for high density urban development and provision of urban services.

XIII. EXCEPTION PROCESS

In applying the statewide goals, both the need for preserving agricultural, forest and other resource oriented land uses and the need for providing housing and rural development must be recognized.

To accomplish the task of protecting agricultural and forestry lands while satisfying a portion of the County's housing demand, an "exception" to the statewide resource oriented goals (the Agricultural and Forestry goals), may be needed. The process for taking an exception is explained in the Land Conservation and Development Commission Goal #2, "Land Use Planning" of the Statewide Planning Goals and Guidelines, as follows:

When, during the application of the statewide goals to plans, it appears that it is not possible to apply the appropriate goal to specific properties or situations, and then each proposed exception to a goal shall be set forth during the plan preparation phases and also specifically noted in the notices of public hearing. The notices of hearing shall summarize the issues in an understandable and meaningful manner.

If the exception to the goal is adopted, then the compelling reasons and facts for that conclusion shall be completely set forth in the plan and shall include:

- (a) Why these other uses should be provided for;
- (b) What alternative locations within the area could be used for the proposed uses;
- (c) What are the long term environmental, economic, and social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;
- (d) A finding that the proposed uses will be compatible with other adjacent uses.

Specifically, the "Exceptions Process" is utilized to evaluate whether certain lands should be designated for future rural development or maintained as resource lands. As defined, this process requires that any lands designated for rural development be justified based on (1) "need"; (2) a consideration of other alternatives which would or would not require an exception; (3) a consideration of long-term consequences of designating an area for rural development; and, (4) the compatibility of the anticipated development with adjacent uses. When resource oriented goals

cannot be met based on the need to provide for other uses, the "Exceptions Process" provides the flexibility to deal with those kind of conflicts. Areas which are already "committed" to non-resource uses may be automatically accepted, based on the definition of "committed lands" described in the following section.

Committed Lands

Realizing that existing development within "resource oriented" areas, such as agricultural or forest lands, cannot logically be considered for resource uses, the Land Conservation and Development Commission devised a definition and mechanism for excluding such lands from resource consideration. This definition and mechanism, termed "committed lands", is described in a policy paper concerning questions about applying the statewide Agricultural goal. The following are excerpts from that paper:

When agricultural land is no longer available for farm use, the full findings, ordinarily required for an exception, are not necessary. The finding that the land has been (1) physically developed or built upon, or that the land has been (2) irrevocably committed to urban or rural uses, is the only information necessary to support a valid exception. However, how much of the land is considered as "physically developed or irrevocably committed" must be set forth with the facts supporting the designation of "developed" or "committed".

The (Land Conservation and Development) Commission has not defined "physically developed or irrevocably committed" preferring to leave that decision, on the nature and extent of these areas up to people more familiar with the particular situation. Whether or not land is in fact no longer available for farm use, will depend on the situation at the specific site and the factors dealing with areas adjacent to it ...The exact nature and extent of the areas "physically developed or irrevocably committed" must be clearly set forth ... The specific area(s) must be shown on a map and keyed to the appropriate findings of fact.

The following examples of "committed lands" were obtained from the same L.O.D.C. policy paper.

In some cases, a county might treat a ten-acre parcel of land suitable for farm use as "committed" even though a

residence only occupies a one-acre portion of the, parcel in a corner of the property.

Whether the land is, in fact, "committed" will depend on the specific factors on and adjacent to the ten acres. For instance, the land may be surrounded by intensive development which may make cultivation or grazing impracticable.

On the other hand, the ten acres may only have a few acreage home sites nearby whose residents keep live-stock and do small scale or intensive farming. In such a situation, the preservation of the ten acres, in an exclusive farm use zone would be proper as would, the inclusion of the acreage home sites in the Exclusive Farm Use as a pre-existing situation.

Another form of "commitment" could consist of significant, earlier public decisions, such as the approval and recording of a subdivision upon which construction has been started. Such construction might be the laying of a water or sewer line specifically designed and sized to permanently serve the subdivision.

On the other hand, the mere existence of a subdivision plat or a water or sewer district with service available to an area or parcel of agricultural land does not alone constitute a basis of "commitment". There are many examples of subdivisions or service districts within which land is being farmed. Some of these subdivisions are the old "fruit farms" type of five and 'ten-acre lot divisions which never go beyond the "paper" stage. Others are more recent subdivisions which have not had any significant improvements. These agricultural lands obviously should be protected with an Exclusive Farm Use Zone.

Wasco County Committed Lands Process

To identify those lands committed to non-resource uses in Wasco County a two step process was used. The first step was to review an area's existing settlement pattern, the existing parcelization, and the amount of actual physical, development. A window survey was conducted to inventory the location of any physical development, to identify any significant factors which make this area unsuitable for resource purposes, and to determine the appropriate land use classification for a particular area. A breakdown of Soil Conservation Service agricultural capability class and forest site class was also inventoried to determine which areas are more suitable-for resource protection.

The second step involved a more detailed inventory of those areas previously identified for non-resource uses. For each specific area, the legal description, ownership, tax assessment, size of parcel and level of improvement were inventoried. The level of improvements was based on the January, 1982 Assessment Roll for Wasco County. Any parcel receiving a "true cash value" over five thousand dollars, or containing a mobile home or homestead was considered developed.

The Wasco County Assessor, Clair L. Balzer, explains:, "In most cases, the minimum value for improvements on a tax lot, which would indicate that there was a small home or cabin located there, or buildings used in connection with a mobile home would be a true cash value of \$5,000. Values less than this amount are in most cases single buildings of a special purpose, such as barns, feed sheds, or buildings from an original farmstead which are, now broken up into smaller acreages and the buildings remain on some of that acreage. If there is a question about any specific tax lot, information about the improvement can be obtained from the Assessor's office".

A parcel considered developed by this criteria did not automatically constitute commitment, but was a good indicator that a substantial amount of physical development exists on the parcel. Other factors such as size, tax assessment, location in relation to other parcels, level and amount of public facilities and services, character of the community and development trends were also considered.

Exception Summary

All of Wasco County exceptions have been based on commitment. The compelling reasons and facts are presented throughout this section of the Plan. The following summary, table, evaluation sheets and inventory found in the supplement document provide the needed information and justifications.

SUMMARY

Total County Land Area:	1,530,880	Acres
Total Acreage in Exceptions Area:	<u>5,733.36</u>	Acres
Percent of the County's Total Land Area in Exceptions:	<u>.38</u>	

SUMMARY OF EXCEPTION AREAS

EXCEPTION AREA	LEGAL DESCRIPTION	ACRES	NUMBER OF LOTS	AVERAGE PAR. SIZE	ZONING
PINE GROVE RURAL SERVICE CENTER	T5S, R11E, & 12E	248.33	57	4.36	Varied
PINE HOLLOW (RSC)	T4S, R12E, §3,4	660.96	452	1.46	A-R
ROWENA (RSC)	T2N, R12E	359	87	3.67	Varied
TYGH VALLEY (RSC)	T4S, R13E	294.19	279	1.05	Varied
WAMIC (RSC)	T4S, R12E, §11,14	96.63	69	1.40	Varied
WALTERS CORNERS (RSC)	T5S, R12E, §13,14, §23,24	6	4	1.50	C-2
SPORTSMAN'S PARK	T4S, R11E, §14	64.78	184	.35	A-R
PINE GROVE AREA	T5S, R11E	123.50	18	6.86	RR
MILL CREEK RESERVOIR AREA	T1N, R12E, §22	25.14	40	.63	RMH-2
MT. VIEW HOMES	T1S, R13E, §34	3.37	13	.26	R-2
TOOLEY TERRACE AREA	T2N, R13E, §7	30.20	58	.52	R-1/RMH-2
VALLEY VIEW ACRES	T1N, R13E, §12	28.81	19	1.52	RR
BROWN'S RE-ZONE	T1N, R13E, §5	1.15	1	1.15	R-4
MID-COLUMBIA GRAIN RE-ZONE	T7S, R17E, §32	.29	1	.29	M-1
ROWENA DELL AREA	T2N, R12E	1,258.78	140	8.99	RR
THE DALLES AREA	T2N, R13E	2,170.48	542	4.00	Varied
MILL CREEK AREA	T1N, R13E, §4,8	16.32	27	.60	R-1
MT. HOOD SUBD. (RICHMAN)	T1N, R12E, §1,12	171.46	7	N/A	RR
DRY HOLLOW AREA	T1N, R13E, §10	14.13	17	.83	R-2
CHERRY PARK AREA	T1N, R13E, §1	18.25	10	1.83	RR
FIFTEENMILE CREEK AREA	T2N, R14E, §31	14.80	6	2.46	RR
THE DALLES COUNTRY CLUB AREA	T2N, R13E, §17,20	21.28	6	3.55	C-1
THE DALLES CONCRETE	T2N, R13E, §17	29.79	3	9.93	M-2/M-1
BERT HODGES' PROPERTY	T2N, R13E, §29	57.17	7	N/A	C-1/R-1
RYANT PROPERTY	T2N, R13E, §20,21	18.55	1	N/A	M-2
TOTAL (AVERAGES):		5,733.36	2,048	2.60	

5. F-F (10) and F-F (40)

The Forest Farm zone is intended to protect the existing, limited forest and farm uses and to preserve scenic value Columbia-Gorge Aerial open space and wildlife habitat. The land uses identified within the Plan which are compatible with wildlife habitat (pages 65-82) include open space, agriculture and forest. The "FF-10" and "FF-40" zones limit development of non-farm uses to ten percent of any parcel, thus preserving open space and wildlife habitat. Growing trees for timber production has not been determined to be a significant forest use in this zone. Because of this, no conflicts with timber production activities, such as spraying, will occur within this area. The forty (40) acre Forest-Farm zone has been applied to lands within the Columbia River Gorge Boundary to help protect the open space and scenic value of this valuable resource.

The only exception to the forty (40) acre zone in the Columbia Gorge occurs adjacent to The Dalles Urban Growth Boundary. This area contains approximately 266 acres and is surrounded on three sides by committed lands and the new Urban Growth Boundary. The area is within the previous Urban Growth Boundary and does not include any significant scenic quality. Two properties currently contain gravel and rock quarry operations. Both quarry operations are conditional uses which require that the operations are not visible from the major highways in the Gorge. Due to the existing uses, the lack of scenic quality and the development which surrounds this area on three sides, the "FF-10" zone which allows a smaller minimum lot size provides an adequate buffer and is the most appropriate zone classification for this area.

The Forest-Farm zones together total 20,044 acres. Of this total, 11,523 acres are in the "FF-40" area and 8,521 acres are in the "FF-10" area. Seventy percent (70%) of the soils in the FF-40" zone are class VII and VIII-- non-agricultural soils. Thirty-five percent (35%) of the soils in the "Ff-10" zone are class VII and VIII. In both zones, the soils in class VII and VIII are the predominant soils. The class VI soils are generally scattered through out both zones and occur somewhat dispersed among the other soil types. This tends to make farming soils more difficult because the least productive of the agricultural soils are found adjacent to the non-agricultural soils. If these least productive of the agricultural soils are added to the percentages of non-farm soils within the "FF-40" and "FF-10" zones, the results are: Eighty-two percent (82%) soils classes VI, VII, and VIII in "FF-40"; and sixty-seven percent (67%) soils classes VI, VII, and VIII in the "FF-10" zones. The soils in this portion of

Wasco County relate to the soils in Hood River County more than to the remainder of Wasco County. Hood River County needs to consider soils classes I through IV as agriculture soils. (Letter from Soil Conservation Service on soil types in Seven Mile Hill Area).

As a further demonstration that this area does not contain "other lands" which are suitable for farm use, only fifty percent (50%) of the ownerships or less in the Forest-Farm zones can qualify for a farm tax deferral. To receive a farm tax deferral, a landowner must only gross five hundred dollars within three of five years in farm production. Lot size is also a good indicator of the lack of other lands suitable for farm use. In the "FF-40" zone, the average lot size is 49.18 acres. In the "FF-10" zone, it is 36.33 acres. Historically, people who have tried to farm the area seriously would have to sell small parcels just to maintain ownership of the remainder of the farm. This resulted, in part, in the preponderance of small lot sizes within this area. Small tract subdivisions which occurred many years ago are additional evidence of the lack of agricultural value of this area. This area's lot size characteristics are much different from the wheat and grazing lands in the remainder of the county.

The lands suitable for grazing are generally over-grazed and are only used for a few months in the spring. Water availability at these higher elevations is not economically feasible. Only one small area is currently under irrigation and it occurs at a low elevation near the Columbia River. Existing wells produce only small amounts of water; more suitable for domestic uses.

The Forest-Farm zone does protect existing farming operations by permitting dwell non-farm uses only as conditional uses. Lands within the Forest-Farm zones have been zoned for ten acre lot minimum lot sizes for many years. The designation of Forest-Farm has placed additional protection of forest and farm uses by having more non-farm uses as conditional uses or by not permitting them at all.

The "FF-10" zone has been applied to the Shady Brook and Sportsman's Paradise subdivisions. These areas are generally underdeveloped and contain average lot - sizes of ten acres or under. Ownership is diverse and no farming is currently being done within these areas. Within this zone any non-farm related dwelling will need to receive a conditional use permit thus protecting adjacent farming operations which may be occurring in the area.

WILLIAM G. DICK
ROGER L. DICK
EDGAR M. DICK
JAMES M. HABBERSTAD
WILLIAM G. DICK II

DICK & DICK
ATTORNEYS-AT-LAW
601 WASHINGTON STREET
TELEPHONE 296-2152
THE DALLES, OREGON
97058

RECEIVED
APR 25 1983
Wasco Co. Planning Office

April 25, 1983

Wasco County Planning Commission
1721 West 10th
The Dalles OR 97058

Attention: Doug White, Planner

re Exclusive Farm Use Zoning for Mike and Cathie Kortge's
Property

Dear Mr. White

As you know, this firm represents Mike and Cathie Kortge who are the owners of certain property in the Seven Mile Hill area. Mr. and Mrs. Kortge own 2,700 acres in the Seven Mile Hill area with 850 acres being marginally tillable. This letter is being sent to you to further explain Mr. and Mrs. Kortge's opposition to revising the zoning on their property from its present FF-10 designation to exclusive farm use.

The property owned by Mr. and Mrs. Kortge contains the old town site of Ortley and the property has been platted for division for a number of years. The Kortges bought the property in 1973 and paid approximately \$320,000 for the property. Given the marginal nature of the farm ground, which will be discussed in more depth later, the purchase price which was paid reflected the divisibility of the land. In fact, the purchase contract has a number of lengthy sophisticated provisions regarding deed releases allowing the Kortges to get deeds to certain portions of the land by paying certain additional sums of money.

Fortunately, not long after the Kortges acquired the property, they were able to lease the property as a potential site for wind generation of electricity. The income produced by this lease was sufficient to enable the Kortges to delay dividing the land. As of November of 1983, this lease will terminate and the Kortges wish to have the option to be able to divide the land.

Although the ASCS map would indicate that a substantial portion of the Kortge property was Class 3 soil, the soil class in this area has very little relation to production.

The 2,700 acre tract has 700 acres which is planted to small grains on an every other year basis. Four hundred forty (440) acres is in production during one year and 260 acres in production the other year. Given the wind problems in the area and the inclement weather which is experienced on Seven Mile Hill, the land has not proved to be productive. From 1977 through 1982, the average barley yield on the premises was .885 tons per acre. Over this period of time, barley has ranged in price from approximately \$80 a ton to approximately \$120 a ton. Even at \$120 per ton, the return from barley is extremely limited.

Since 1977, there have only been three years, 1980, 1981 and 1982, that Mr. Kortge has planted wheat on the premises. The year 1980 was an exceptionally good year and 45.73 bushels per acre was cut, 1981 had an average of 31.11 bushels per acre and 1982 had an average of 23.92 bushels per acre. These yields occurred in three of the best moisture years that we have experienced in Wasco County in recent times.

If Mr. and Mrs. Kortge did not have other productive land, there is no way that they could afford to continue farming this ground. Given the limited productivity available on this ground, no one could earn a living by attempting to farm, as a separate unit, the 850 acres owned by Mr. and Mrs. Kortge.

The final 150 acres is in alfalfa and the stand is of such poor quality that it is used for pasture. It has been Mr. Kortge's experience that it takes approximately three years to establish an alfalfa crop to the point that you can cut a harvestable crop and that the useful life of the crop is extremely short because of a serious rodent problem and the heaving of the ground from frost during the winter months.

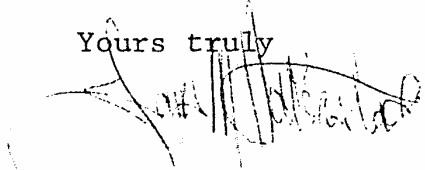
The Seven Mile Hill property is of such poor quality that Mr. Kortge has placed a portion of the property into the payment in kind governmental farm setaside program. This is the only property that Mr. Kortge farms that he has placed into the program and the reason he has put it in the program is that it is the least productive piece of ground that he owns.

Mr. Kortge has attempted to farm the ground in order to generate some income to assist him in paying for the ground. Unfortunately, the marginal productivity of the ground has made farming uneconomical and Mr. Kortge is going to have to look to the possibility of developing the property for residential purposes.

Wasco County Planning Commission
April 25, 1983
page 3

Finally, I would like to point out that the Western Planning Council, which has had an opportunity to look at the ground in light of the local circumstances, has recommended the FF-10 zoning. The people on the Western Planning Council were knowledgeable local citizens who had a concern for appropriate use of property in Wasco County. I would suggest that their recommendations are supported by the goals and guidelines set forth under Oregon planning law and that the county should continue to follow the Planning Council's suggestion.

Yours truly



James M. Habberstad
dd

cc Mr. and Mrs. Mike Kortge

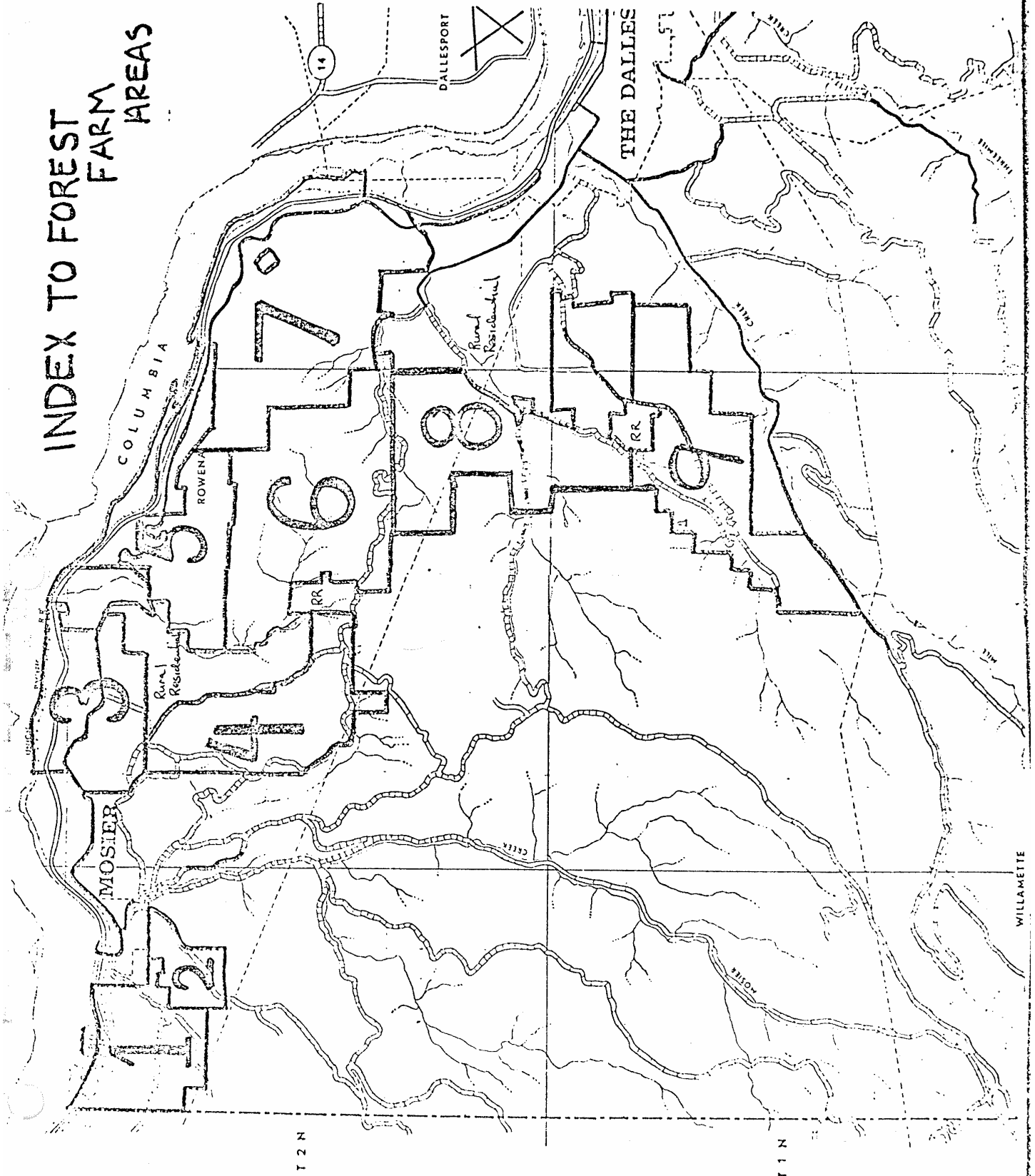
65

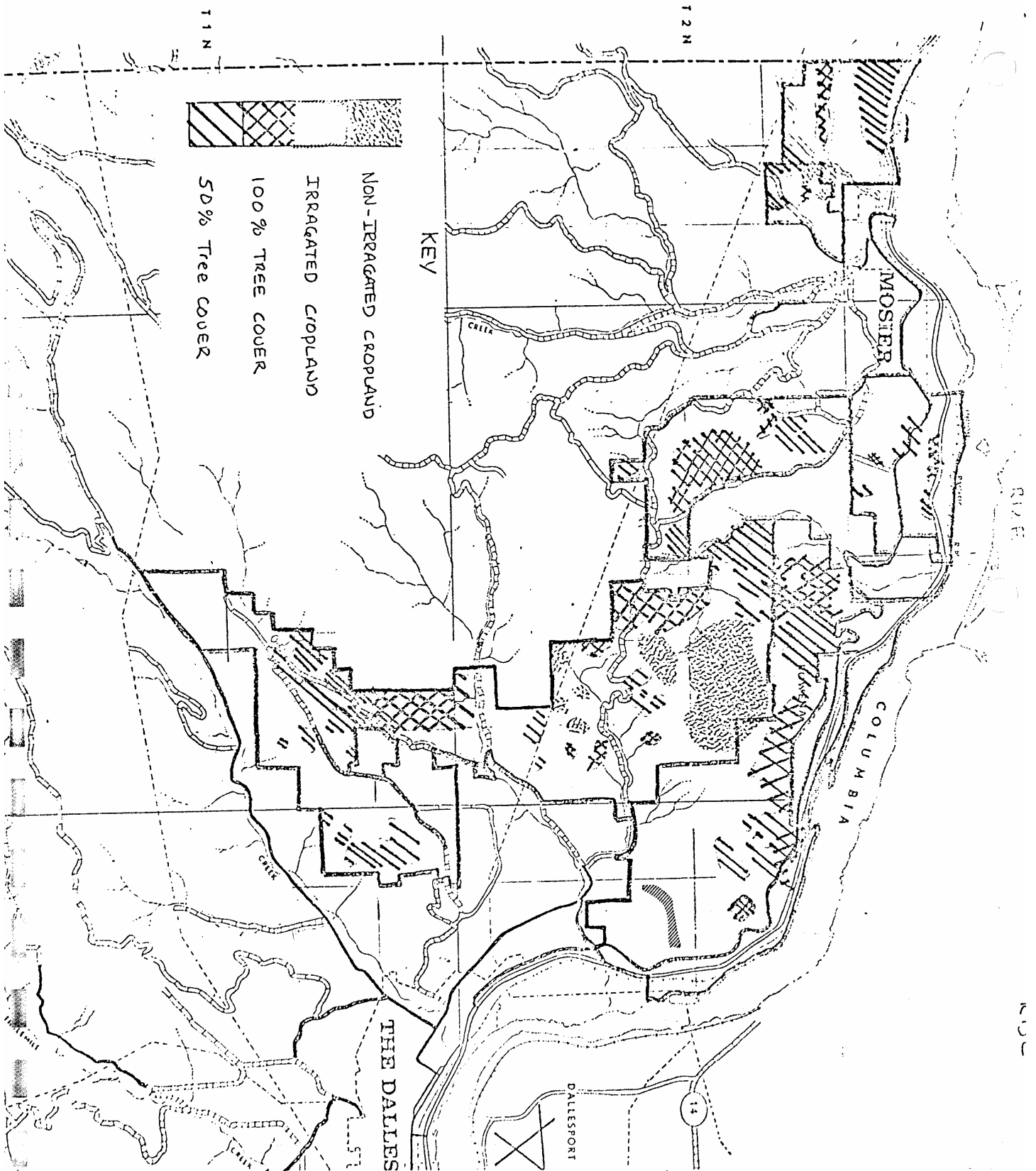
SUMMARY OF FOREST-FARM DESIGNATION

SITE	ZONING	ACREAGE	AVERAGE LOT SIZE	SOIL CLASS (PERCENTS)							
				II	III	IV	VI	VII	VIII		
1	FF-40	1,236	32.77	2%	6%	0% ⁸	0% ¹⁸	39%	53%		
2	FF-10	532	12.96	2%	15%	0% ¹⁷	32% ⁴⁹	9%	42%		
3	FF-40	1,584	47.79	0%	29%	0% ²⁹	34% ⁶³	1%	36%		
4	FF-10	1,816	22.40	1%	61%	1% ⁶⁹	21% ⁸⁴	16%	0%		
5	FF-40	1,516	55.29	0%	19%	0% ¹⁹	8% ²⁷	52%	21%		
6	FF-10	3,005	25.66	0%	48%	1% ⁴⁹	23% ⁷²	28%	0%		
7	FF-40	4,185	60.85	1%	14%	2% ¹⁷	7% ²⁴	44%	32%		
8	FF-10	3,447	88.73	3%	26%	7% ³⁶	33% ⁶⁹	30%	1%		
9	FF-10	2,723	31.91	1%	12%	8% ²¹	21% ⁴²	58%	0%		
TOTAL 1-9:		20,044	42.04	1%	26%	3%	20% ^{50%}	35%	15%		
FF-40: [1,3,5,7]		8,521	49.18	1%	16%	1%	12% ^{30%}	37%	33%		
FF-10: [2,4,6,8,9]		11,523	36.33	2%	33%	4%	26% ^{65%}	33%	2%		

7
 existing planing
 use Thiemes Study
irrigation Dept.

INDEX TO FOREST FARM AREAS





August 19, 1982

Dan Durow
Planning Director
Wasco County Planning Department
The Dalles, OR.

1982
AUG 25 1982

Dan,

As requested, SCS soil series delineated in the area between Mosier and The Dalles (see map)(in the Wasco County SCS soil survey) were compared with soil series delineated in nearby Hood River county. The purpose of the comparison was to determine these soils resemble the soils in Hood River county or are more similar to those mapped elsewhere throughout the wheat producing area of Wasco County.

An analysis of the 2 soil survey reports indicates the same kinds of soil associations occur in both counties. A study of the geology and General Soil Map reveals that western Wasco soils are closely aligned with those in Hood River county because of their proximity to the Cascade Mountains. Soils in capability classes 1 - 4 occur in smaller acreages throughout the zone than they do in other parts of Wasco County. Often, these soils occur in complex with soils in the 5 - 8 capability class range. Soils in capability classes 5 - 8 generally occupy more extensive areas and consist of areas not well suited to cultivation. Without proper management, none of the soils that occur in this area will produce well. The likelihood of this area being as important a wheat producing area as areas to the south and east are small without tremendous expenditures of time and money.

I hope this answers your questions. Please do not hesitate to contact me if any other questions come up.

Respectfully,
Mark Amara
Mark Amara
SCS Soil Conservationist

WASCO COUNTY PLANNING OFFICE

SEP 2 1980
DEPARTMENT OF LAND
CONSERVATION AND DEVELOPMENT
MAY 5 1982



EXTENSION SERVICE
Wasco County Office

Courthouse Annex A
P. O. Box 821
The Dalles, Oregon 97058 (503) 296-5494

August 28, 1980

SALEM

Dorothy Soderstrom
Wasco County Planner
1721 West 10th Street
The Dalles, Oregon 97058

Dear Ms. Soderstrom:

In view of present LCDC questions about the rural subdivision activity on Seven Mile Hill west of The Dalles, I thought I might review the agricultural values in the area.

Twenty years or so ago the area was generally under the control of one livestock man who ran about a 300-head cow herd on 5 or 6,000 acres of that scrub oak land plus some improved fields. He couldn't make a go of it and sold off most of what he owned. In recent history, some of that area has been subdivided into rural home sites. The country is picturesque and desirable, I guess, for rural living but has practically no agricultural value. The soils are thin except for patches and these patches are generally pretty brushy, primarily scrub oak and, occasionally, a pine tree of poor timber quality.

Our local land use committees have concluded that this area should be used for rural subdivisions. This tends to relieve the subdivision pressure on lands that do have some agricultural value.

Satisfactory domestic water wells have generally been found for the subdivisions which again strengthens their desirability for that purpose.

The east facing slope of Seven Mile Hill has not been taken out of agricultural designation, and properly so, because it does have large areas of moderately good soils and satisfactory slopes for pasture, hay, and some grain production.

Very truly yours,

John R. Thienes
John R. Thienes
County Extension Agent

jrt tae



CITIZEN INVOLVEMENT GOAL

Section Break (Next Page)

GOAL # 1 Citizen Involvement (con.)

POLICY 3 Encourage involvements of citizens and property owners in the land use planning process.

Implementation

- A. Notices of all Citizen Advisory Group meetings should be given at least ten (10) days prior to the meetings.
- B. Notices of all Citizen Advisory Group meetings should be posted by the Wasco County Planning Office in the Wasco County Courthouse, at least two public places in each planning area, and shall be advertised in the newspaper of general circulation throughout the County.
- C. When revising or adopting the Comprehensive Plan there shall be a public hearing held with each Citizen Advisory Group that is affected by the proposed action.

Section Break (Next Page)

AGRICULTURAL LANDS GOAL

Section Break (Next Page)

GOAL # 3 Agricultural Lands
To preserve and maintain agricultural lands.

POLICY 1 Maintain Exclusive Farm Use zoning. Implementation

A. Maintain Exclusive Farm Use zone consistent with Oregon Revised Statutes 215.203 to 215.273 to qualify for special farm use assessment as set forth in O.R.S. 308.370 to 308.406.

POLICY 2 Encourage better management of all agricultural lands.

Implementation

A. Consider in all land division reviews the use of methods to minimize negative impacts of such development on surrounding agricultural areas.

B. Non-farm uses permitted within farm use zones adopted pursuant to O.R.S. 215.213 should be minimized to allow for maximum agricultural productivity.

C. Non-farm dwellings within the Exclusive Farm Use zone may be permitted with a conditional use permit in accordance with the provisions of O.R.S. 215.213.

D. Subdivisions and Planned Unit Developments will not be permitted in the Exclusive Farm Use zone.

E. Encourage the development of conservation plans utilizing Best Management Practices (BMP's) as developed by Wasco County Soil and Water Conservation Districts as defined by its standards and specifications.

POLICY 3 Land division criteria and minimum lot sizes used in areas designated as agricultural by this Plan shall be appropriate for the continuation of existing commercial agricultural enterprise in the area.

Implementation

GOAL # 3 Agricultural Lands (con.)

- A. In order to promote the continuation of existing commercial agricultural enterprise in Wasco County, the zoning regulations shall provide for two classifications of Exclusive Farm Use. The "A-1 (80)" Exclusive Farm Use zone shall have a minimum property size of eighty (80) acres. The "A-1 (20)" Exclusive Farm Use zone shall have a minimum property size of twenty (20) acres. Land designated by the Comprehensive Plan as agricultural and containing acreages greater than or equal to the minimum property size of the appropriate zone classification shall be presumed to be commercial agricultural entities.
- B. Revise the zoning regulations [A-1 (80) and A-1 (20) zones and appropriate procedural sections] to provide for the governing body or its designee to review all divisions of agricultural lands creating parcels for non-farm uses.
1. Divisions of agricultural lands for non-farm uses shall be consistent with all existing ordinances and the following criteria:
- (a) Any residential use which might occur on a proposed parcel will not seriously interfere with usual farm practices on adjacent agricultural lands.
 - (b) The creation of any new parcels and subsequent development of any residential use upon them will not materially alter the stability of the area's land use pattern.
 - (c) The proposed division or use of the proposed parcels will not eliminate or substantially reduce the commercial agricultural potential of the area nor be inconsistent with the Goals and Policies of this Plan.
 - (d) Such divisions are consistent with the provisions of O.R.S. 215.213(2) and (3), O.R.S. 215.243 and O.R.S. 215.263 as applicable.

Or one or more of the following conditions apply

GOAL # 3 Agricultural Lands (con.)

- (e) The parcel to be created will be sold to an adjoining farm operator, and such transaction does not result in the creation of an additional parcel or home site.
- (f) The proposed division will create a separate parcel for a second dwelling which exists on the property, and creation of the parcel is consistent with criteria (a) through (d) listed above.
- (g) The division clearly follows a physical feature which functionally divides and thus hinders normal farming activities, and creation of the parcel is consistent with criteria (a) through (d) listed above.

POLICY 4 Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an orderly and efficient manner.

Implementation

- A. Conversion of rural agricultural land to urbanizable land shall be in accordance with Goal #14, Policy 1, A-E.
- B. Extension of services, such as water supplies, shall be appropriate for proposed urban use.
- C. Minimize an adverse impact which electrical systems may have on the productivity of agricultural lands by reviewing future plans of the Bonneville Power Administration for major power-line corridors. Review and comment should be made by each of the affected planning areas.
- D. Pre-existing farm dwellings occupied on a rental or lease basis shall not justify the partitioning of good agricultural land or smaller acreage tracts in farm use zones.
- E. Normal agricultural practices (aerial pesticide applications, burning of pruning, dust and noise by machinery) shall not be restricted by non-agricultural interests within agricultural areas.

GOAL # 3 Agricultural Lands (con.)

F. The opportunity for review and comment shall be provided for citizen groups in the development of plans for the location of utilities such as power-lines and highways which may adversely impact agricultural lands.

POLICY 5 Encourage multiple purpose storage reservoirs and land and water reclamation projects which enhance and benefit agricultural land.

Implementation

- A. Encourage individual farmers to develop soil conservation plans for each farming unit by coordinating land use planning with the United States Department of Agriculture and Wasco County Soil and Water Conservation Districts.
- B. Allow agriculture-related uses such as multiple purpose storage reservoirs and water reclamation projects in the "A-1" Exclusive Farm Use zone

Section Break (Next Page)

FOREST LANDS GOAL

Section Break (Next Page)

GOAL # 4 Forest Lands

To conserve forest lands for forest uses.

POLICY 1 Land use regulations and tax incentives should be designed to perpetuate sustained timber production and to protect the big game winter range areas.

Implementation

- A. Encourage the preservation of timber site productivity classes' I-VI in commercial timber production.
- B. Allow recreational development (i.e., public and private parks, playgrounds and recreational grounds as described in Section 3.120(2)(e) of the Wasco County Zoning Ordinance) as a conditional use in the "F-2" zones.
- C. The minimum lot size on areas designated on the Comprehensive Plan Map as "Watershed" shall be eighty (80) acres.
- D. All timber harvesting shall be in accordance with the Oregon State Forest Practices Act.
- E. Lands south of the Willamette are primarily owned by the United States Government, State of Oregon and private timber companies. Lot sizes are large and are not likely to be partitioned. The eighty acre minimum lot size will help to protect the winter range areas. The minimum lot size on lands south of the Willamette Base Line designated as "Forest" on the Comprehensive plan Map shall be eighty (80) acres.
- F. Lands north of the Willamette Base Line are totally under private ownership with minimum lot sizes primarily below eight (80) acres. The forty (40) acre minimum lot size would prevent seventy-eight percent 78 lots from being further partitioned, protect the winter range habitat. The minimum lot size on lands north of the Willamette Base Line designated as "Forest" on the Comprehensive Plan Map shall be forty (40) acres.

ECONOMY OF THE STATE

Section Break (Next Page)

GOAL # 9 Economy of the state

To diversify and improve the economy of Wasco County.

POLICY 1 Maintain agriculture and forestry as a basis of the County's rural economy.

IMPLEMENTATION

- A. Subdividing and partitioning of productive agricultural and forest lands shall be discouraged.
- B. Exclusive Farm Use, zoning shall be maintained: to allow special farm use assessment as an incentive for continued agricultural use.
- C. Orchards, wheat, other small grain farms and grazing lands shall be continued as a major portion-of the economy.
- D. Wasco County will encourage secondary wood processing plants in Maupin and Tygh Valley in order to provide more local basic employment.
- E. Industries which process agricultural and forest products will be allowed, as a conditional use in the Exclusive Farm Use zone.

POLICY 2 Commercial and industrial development compatible with the county's agricultural and forestry based economy will be encouraged.

- A. Wasco County will support commercial and industrial development within the Urban Growth Boundaries of incorporated cities, which will help to discourage conversion of productive orchard and other agricultural land and provide more year-round employment 'opportunities.
- B. Commercial activities in conjunction with farm use, including storage of agricultural goods, are allowed as conditional uses in agricultural areas of the County, to diversify the economy.

PUBLIC FACILITIES AND SERVICES GOAL

Section Break (Next Page)

GOAL #11

Public Facilities and Services (con.)

POLICY 5

Future provision of public facilities and services shall be adequate to meet the needs of Wasco County citizens and be provided efficiently and economically.

Implementation

- A. The Dalles Sanitary Landfill shall be maintained as the solid waste disposal site in Wasco County until such time as additional sites become necessary.
- B. Improved public library and bookmobile service should be provided to all County residents.
- C. Increased and more efficient emergency medical service shall be encouraged, especially to those rural areas which must travel long distances for such service.
- D. The development of sanitary sewage disposal facilities for Wamic, Tygh Valley, Pine Grove, and Pine Hollow should be encouraged.
- E. Water systems developed on individual lots should provide a standpipe capable of handling the full capacity of the pumping system.
- F. The placement of nuclear facilities for the generation of nuclear energy shall be emphatically discouraged, especially in the more populous areas of the County where the obvious potential hazards would affect larger numbers of people.
- G. The availability of necessary utilities and public services shall be made known at the time of the development of subdivisions, Planned Unit Development and major partitions.

- H. The facilities and services provided shall be appropriate for, but limited to, the needs and requirements of the areas to be served.
- I. Facilities and services provided to areas designated Rural Residential and Rural Service Center shall be at levels appropriate to and necessary for rural uses only and shall not support urban uses.
- J. The County will coordinate its public facilities and services planning with the plans of affected special service districts and other governmental units.

Section Break (Next Page)

GOAL # 11 Public Facilities and Services (con.?)

- K. The County will develop a detailed drinking water service plan which will comply with O.R.S. 448.165 at the next update of the plan. A water system inventory will be the initial step and other factors such as groundwater resources, population growth, system aging, water quality and quantity will be considered in the detailed plan.

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URBANIZATION

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Goal #14 Urbanization

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

POLICY 1

Conversion of rural agricultural land to urbanizable land shall be based upon consideration of each of the following factors:

- A. environmental, energy, social and economic consequences;
- B. demonstrated need consistent with other goals;
- C. availability of alternative suitable locations for the requested use;
- D. compatibility of the proposed use with related agricultural land; and
- E. the retention of Class I, II, III, IV, V, and VI soils in farm use.

POLICY 2

Preserve community identity by encouraging concentration of residential development in and near existing communities.

Implementation

- A. Restrict the subdivision of land in areas with difficult access, topography or drainage; in areas lacking adequate domestic water supplies; or in areas having severe soil limitations for individual subsurface sewage disposal.
- B. Population growth will be encouraged within the Urban Growth Boundaries of incorporated cities and unincorporated areas designed for residential used within the comprehensive plan.
- C. Industrial, commercial and dense residential development should be restricted to areas within the urban growth

boundaries of incorporated cities as well as rural service centers and planned unit developments.

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APPENDIX

Section Break (Next Page)

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission
FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning
RE: Proposed Plan Amendment to Sportsman's
Paradise

Property Description:

2 South 12 East 2C, 10, 11 & 14B See Map
[Township] [Range] [Section(s)] [Tax Lot(s)]

Existing Comprehensive Plan Designation: Rural Residential

Existing Zoning: "FF-10" Forest-Farm

Proposed Comprehensive Plan Designation: Forest-Farm

Proposed Zoning: "FF-10" Forest-Farm

Basis for this Amendment: This area is proposed to be
deleted from the County's Exception Process. The new
Plan designation is more appropriate for the protection
of natural resources. No change to the existing zoning
map is required.

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment to Shady Brook
Estates

Property Description:

3 South	13 East	31B	See Map
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Rural Residential

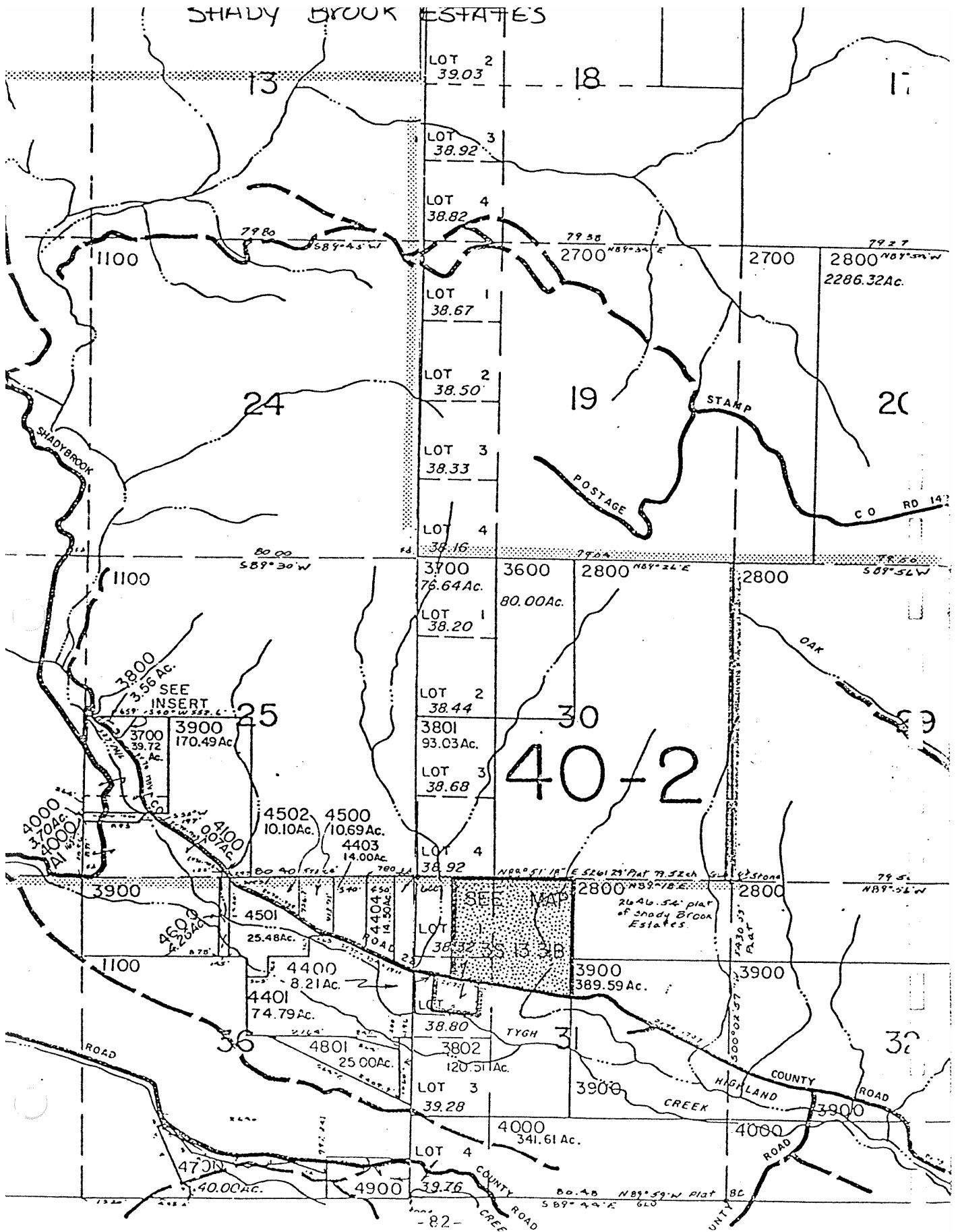
Existing Zoning: "FF-10" Forest-Farm

Proposed Comprehensive Plan Designation: Forest-Farm

Proposed Zoning: "FF-10" Forest-Farm

Basis for this Amendment: This area is proposed to be
deleted from the County's Exception Process. The new
Plan designation is more appropriate for the protection
of natural resources. No change to the existing zoning
map is required.

SHADY BROOK ESTATES



WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change to
Mountain Fir Lumber Company property in
Tygh Valley

Property Description:

4 South 11 East 10 500
[Township] [Range] [Section(s)] [Tax Lot(s)]

Existing Comprehensive Plan Designation: Rural Service Center

Existing Zoning: "A-1 (20)" Exclusive Farm Use

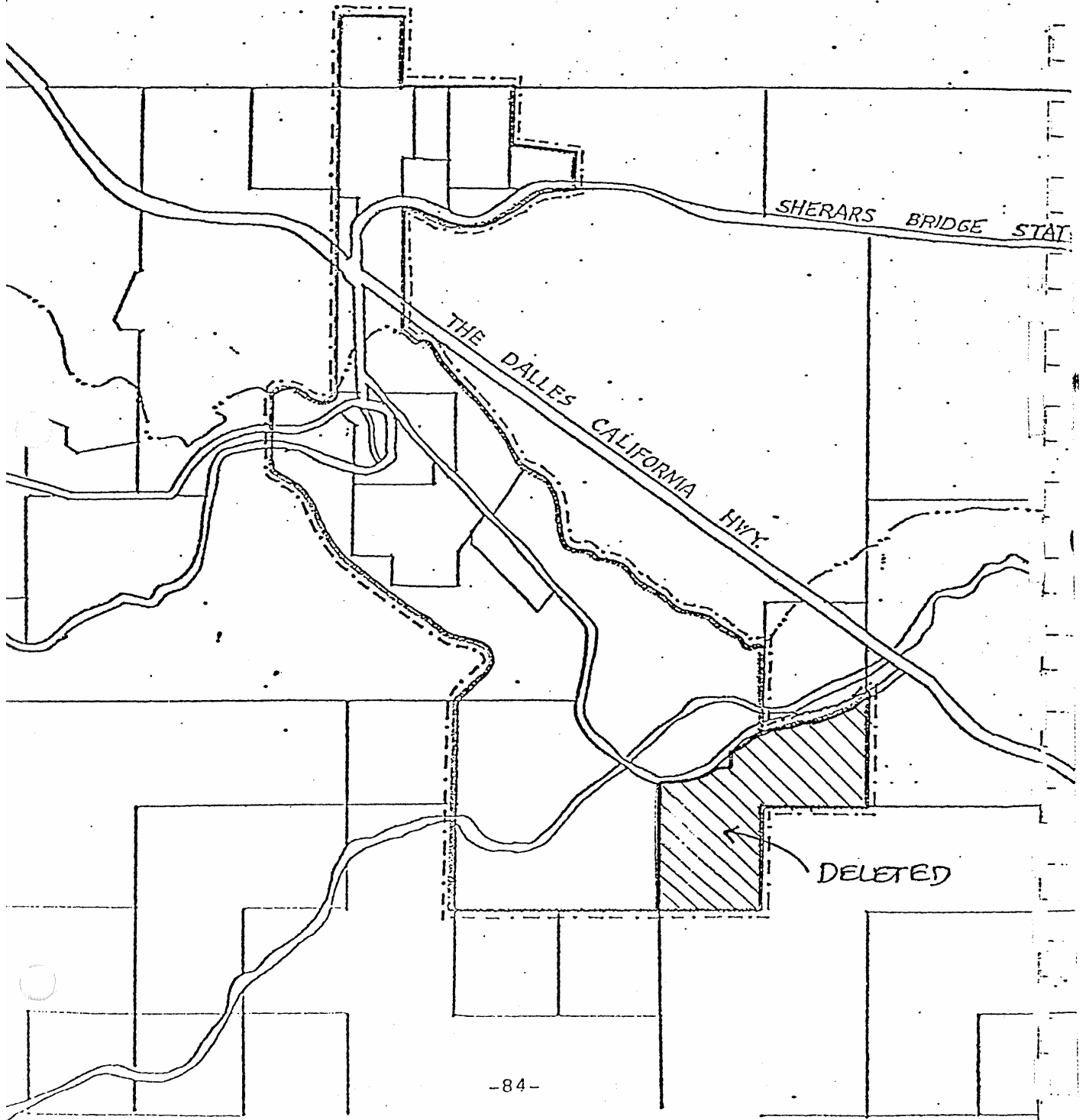
Proposed Comprehensive Plan Designation: Agriculture

Proposed Zoning: "A-1 (80)" Exclusive Farm Use

Basis for this Amendment: After re-evaluating this area
this parcel was found not to be committed to a non-farm use.

TYGH VALLEY

RURAL SERVICE BOUNDARY



WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change to
the Fifteenmile Creek Area.

Property Description:

1 North & 2 North	14 East	6 and 31	See Map
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

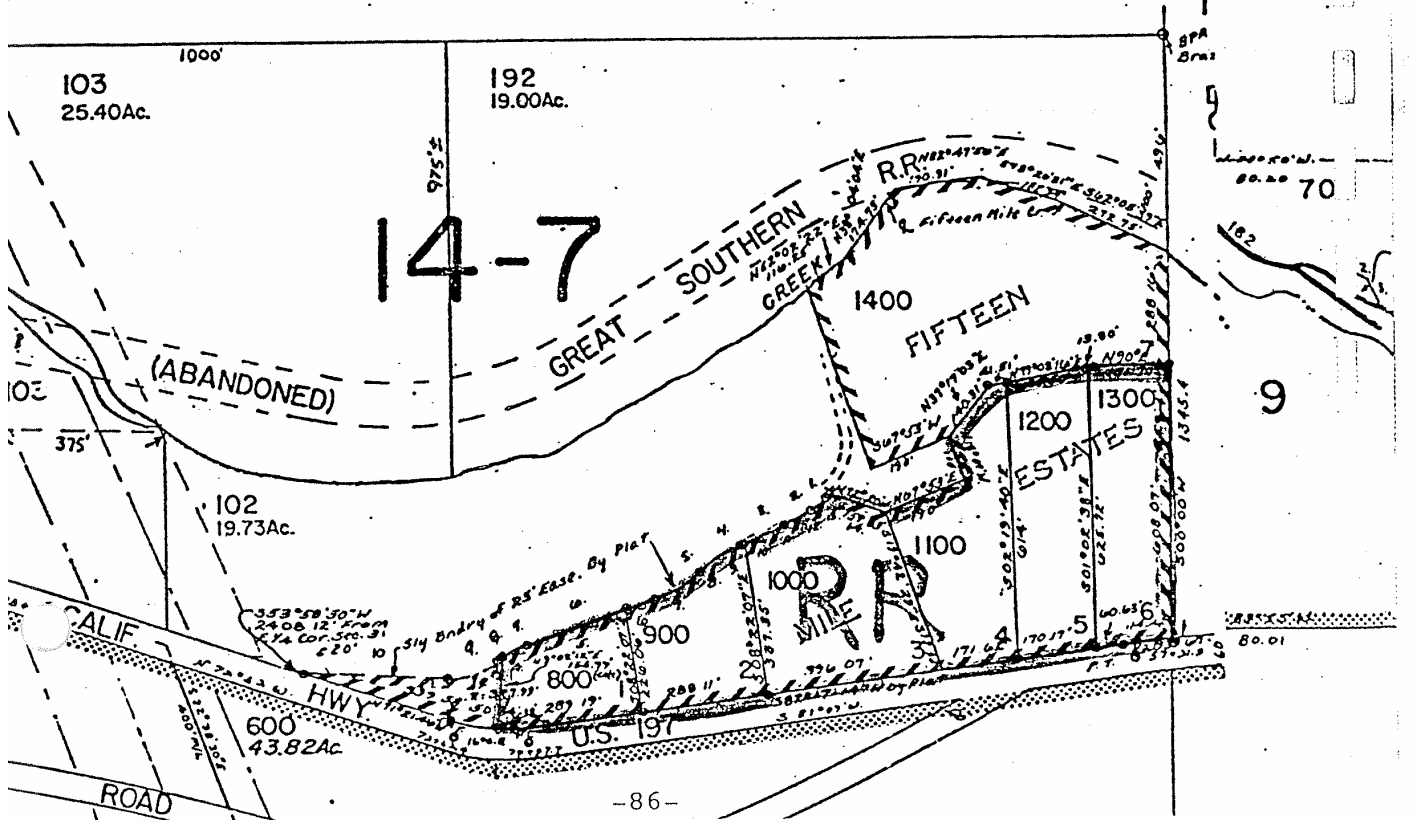
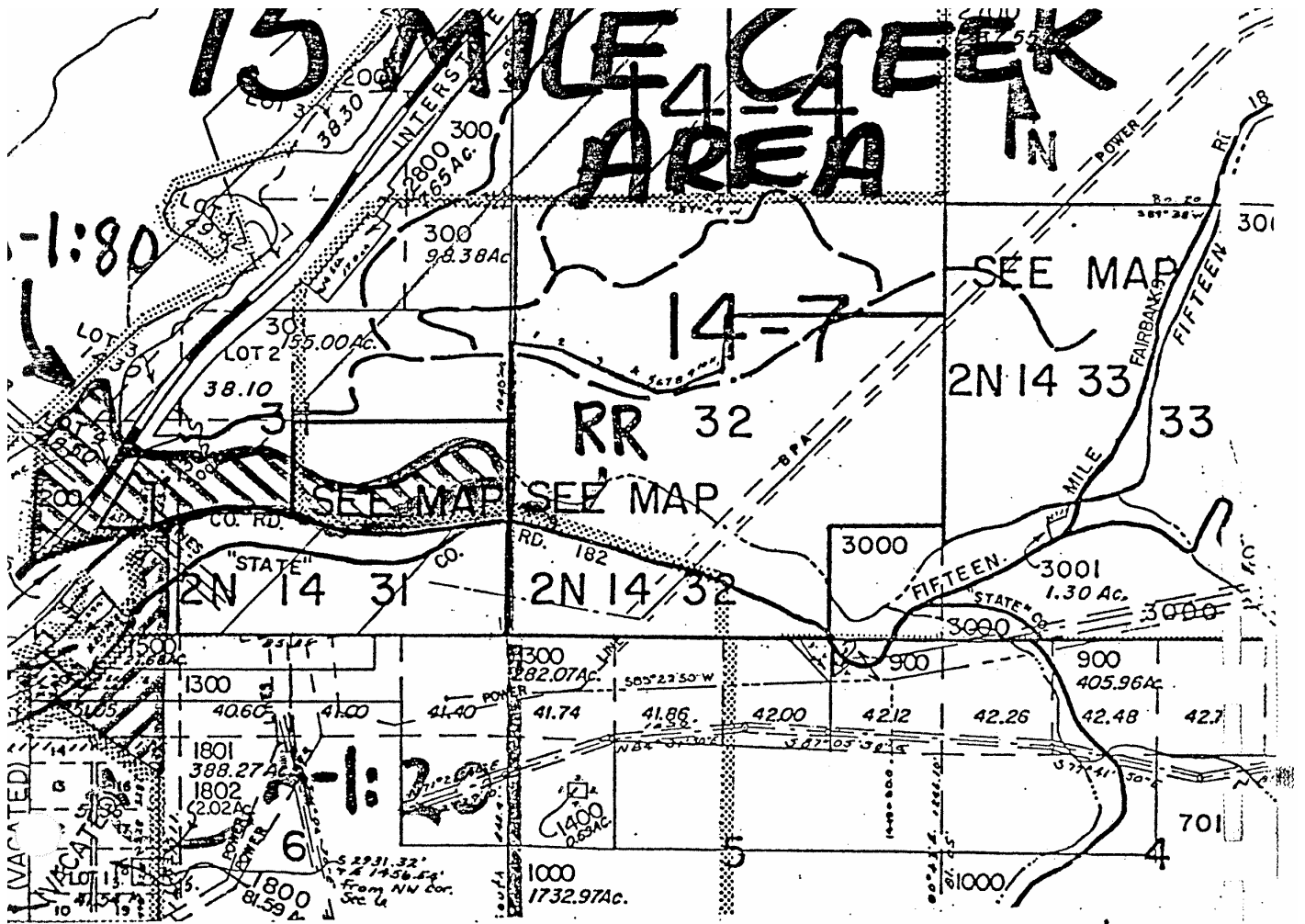
Existing Zoning: "R-1" Residential, "C-1" Commercial and
"A-2" Restricted Farm Use

Proposed Comprehensive Plan Designation: Rural Residential and
Agriculture

Proposed Zoning: "A-1(80)" Exclusive Farm Use and "RR-5"
"A-1(20)" Exclusive Farm Use, Rural Residential

Basis for this Amendment: This area was deleted from The
Dalles Urban Growth Boundary Area. The Rural Residential
zoning is committed to a non-resource use.

(See County's Exception Process).



WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change to
the Cherry Park Area

Property Description:

<u>1 North</u>	<u>13 East</u>	<u>1</u>	<u>See Map</u>
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

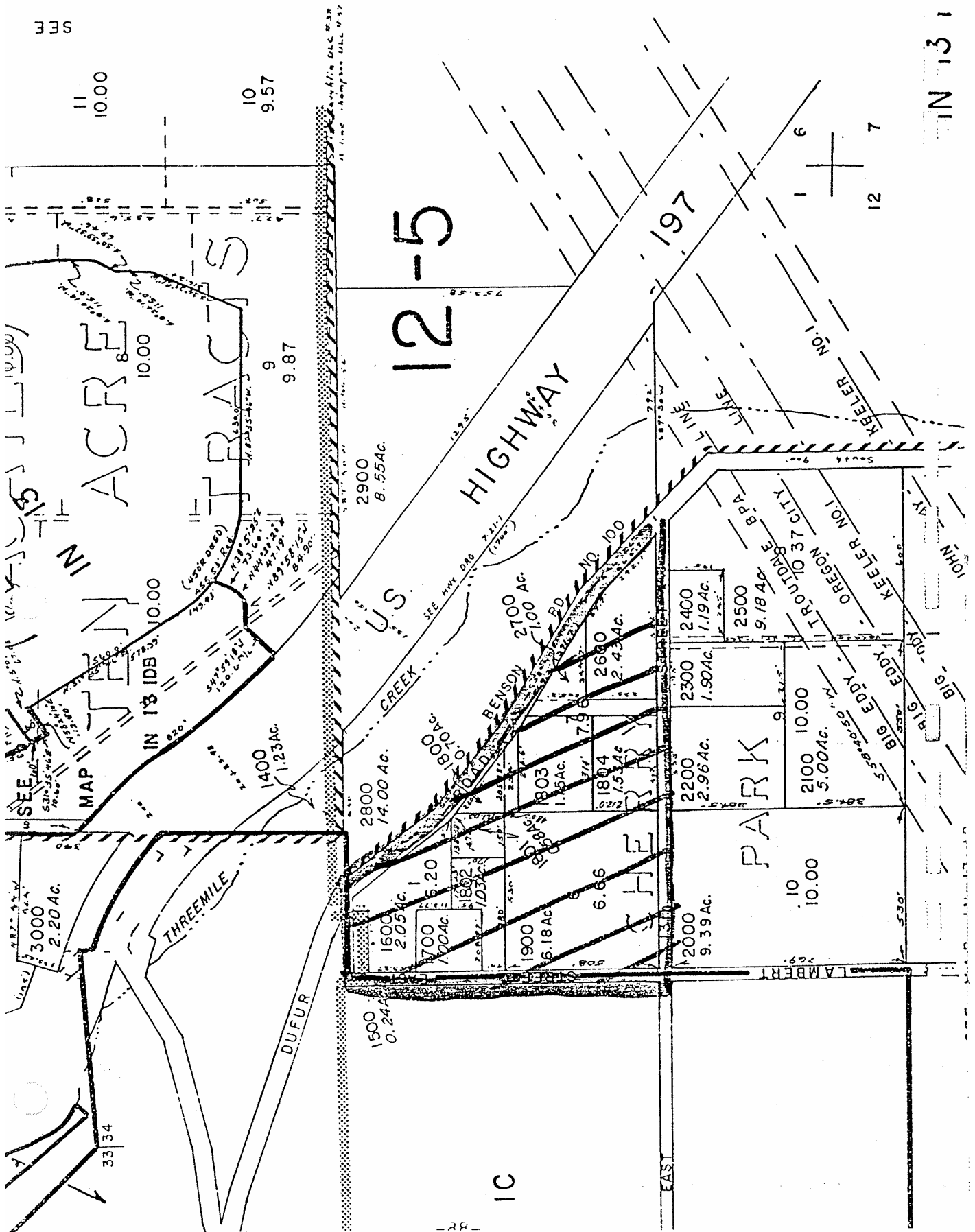
Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "A-2" Restricted Farm Use

Proposed Comprehensive Plan Designation: Rural Residential

Proposed Zoning: "RR-5" Rural Residential

Basis for this Amendment: This area was deleted from
The Dalles Urban Growth Boundary area. This area is
committed to a non-resource use.
(See County's Exception Process).



SEE

11
10.00

10
9.57

MAP IN 18 ACRES

MAP IN 18 IDB

TRACTS

9
9.87

2900
8.55AC.

12-5

US. HIGHWAY

197

2800
74.00 AC.

2100 AC.

1800
50.70 AC.

1803
1.5 AC.

1804
1.5 AC.

2600
2.4 AC.

2300
1.90 AC.

2400
1.19 AC.

2500
9.18 AC.

2200
2.96 AC.

2100
5.00 AC.

1000
10.00

1500
0.24 AC.

1700
1.00 AC.

1802
1.03 AC.

1900
6.18 AC.

2000
9.39 AC.

1000
10.00

1000
10.00

1000
10.00

1000
10.00

SHERBORN PARK

LAMBERT

KEELER NO. 1

OREGON CITY

TROUTDALE B.P.A.

KEELER NO. 1

KEELER NO. 1

KEELER NO. 1

KEELER NO. 1

KEELER NO. 1

KEELER NO. 1

KEELER NO. 1

KEELER NO. 1

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KEELER NO. 1

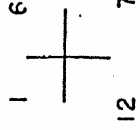
KEELER NO. 1

KEELER NO. 1

KEELER NO. 1

KEELER NO. 1

KEELER NO. 1



IN 13 1

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment to the Dry Hollow
Area

Property Description:

<u>1 North</u>	<u>13 East</u>	<u>10</u>	<u>See Map</u>
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "R-2" Residential

Proposed Comprehensive Plan Designation: Rural Residential

Proposed Zoning: "R-2" Residential

Basis for this Amendment: This area was deleted from
The Dalles Urban Growth Boundary area. This area has been
found to be committed to a non-resource use.

(See County's Exception Process).

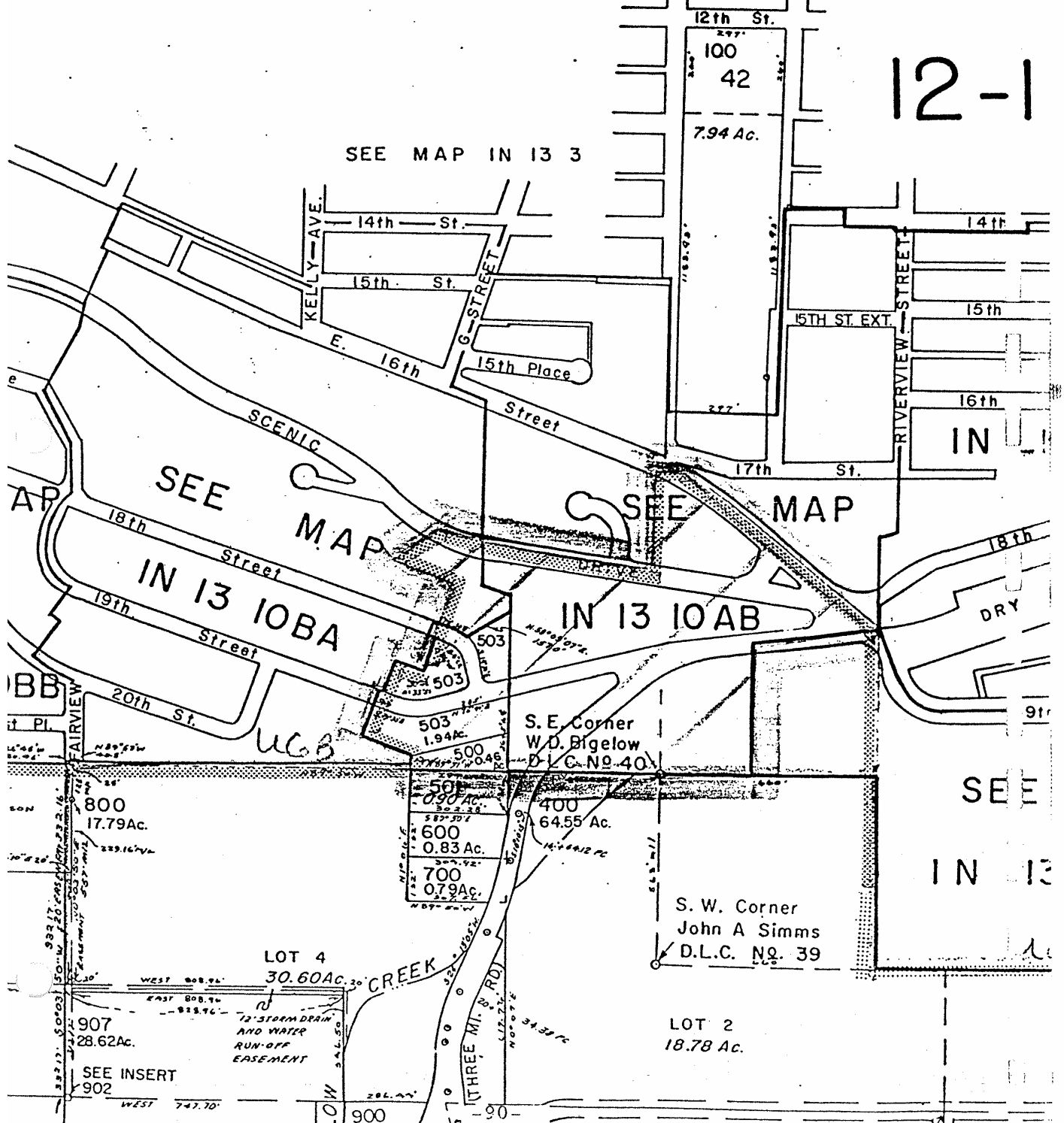
Dry Hollow AREA

Section 10 T.1N. R.13E. W.M.
WASCO COUNTY

1" = 400'

BIGELOW BLUFF ADD

12-1



WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission
FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning
RE: Proposed Plan Amendment and Zone Change to
the land south of Judson Baptist College

Property Description:

1 North 13 East 9 & 10 Part of 100, 901 & 905
[Township] [Range] [Section(s)] [Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "A-2" Restricted Farm Use

Proposed Comprehensive Plan Designation: Agriculture

Proposed Zoning: "A-1 (20)" Exclusive Farm Use

Basis for this Amendment: This area was deleted from
The Dalles Urban Growth Boundary area.

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change
to the Mill Creek Area

Property Description:

<u>1 North</u>	<u>13 East</u>	<u>4, 5, 8 & 9</u>	<u>See Map</u>
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "A-2" Restricted Farm Use

Proposed Comprehensive Plan Designation: Rural Residential and Agriculture

Proposed Zoning: "R-1" Residential and "A-1 (20)" Exclusive Farm Use

Basis for this Amendment: This area has been deleted from
The Dalles Urban Growth Boundary area. The Rural Residential
area is committed to a non-resource use. (See County's
Exception Process).

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change to
the Columbia Crest Area

Property Description:

1 North & 2 North, 13 East	5 & 32	See Map
[Township]	[Range]	[Section(s)] [Tax Lot(s)]

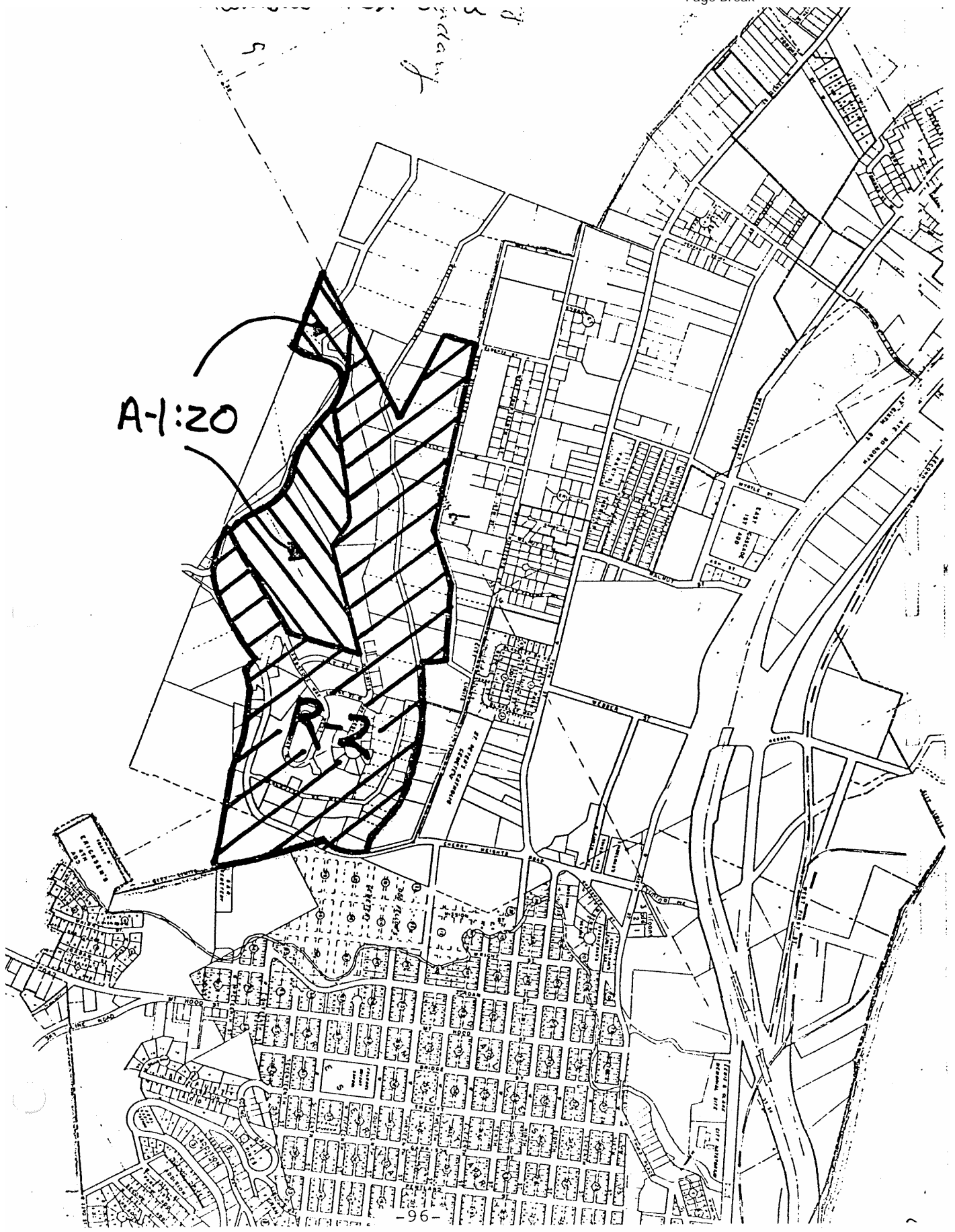
Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "R-2" Residential

Proposed Comprehensive Plan Designation: Future Growth Area
and Agriculture

Proposed Zoning: "R-2" Residential and "A-1 (20)" Exclusive
Farm Use

Basis for this Amendment: This area was deleted from The
Dalles Urban Growth Boundary Area. The Future Growth Area
is committed to a non-resource use.
(See County's Exception Process).



A-1:20

R-R

Secretary

196

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change
to the Chenowith Ridge Area

Property Description:

2 North	13 East	29,30,31 & 32	See Map
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "A-2" Restricted Farm Use and "R-1" Residential

Proposed Comprehensive Plan Designation: Rural Residential

Proposed Zoning: "RR-5" Rural Residential & "R-2" Residential

Basis for this Amendment: This area was deleted from The Dalles Urban Growth Boundary area. This area is committed to a non-resource use. (See County's Exception Process).

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

NIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change
to Murray's Addition and Foley Lakes
Mobile Home Park

Property Description:

2 North	13 East	19,20,29 & 30	See Map
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Future Growth Area

Existing Zoning: "C-1" Commercial, "R-2" Residential, "RR" Rural Residential, "A-2" Restricted Farm Use

Proposed Comprehensive Plan Designation: Future Growth Area

Proposed Zoning: "C-1" Commercial, "R-2" Residential zone,
"RR" Rural Residential

Basis for this Amendment: This area was deleted from The Dalles Urban Growth Boundary area and included in the Future Growth Area. This area is committed to a non-resource use. (See County's Exception Process). No change to zoning is required except northern portion of Foley Lakes Mobile Home Park.

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change to
the area north of Murray's Addition

Property Description:

2 North	13 East	30	See Map
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "A-2" Restricted Farm Use

Proposed Comprehensive Plan Designation: Rural Residential

Proposed Zoning: "RR-5" Rural Residential

Basis for this Amendment: This area was deleted from
The Dalles Urban Growth Boundary Area. This area is
committed to a non-resource use. (See County's Exception
Process).

SEE MAP
EPD-4

2N 13 18

SEE MAP

2N 13 17

RIVER

EDWARD CRATE
DLC 38

SEE MAP

SEE MAP
CL of Section

FF-40

2N 13 19

2N 13 20

SEE MAP

2N 13 21

SEE MAP

SEE MAP

CHENOWITH
DLC 37

SEE MAP

2N 13 29

2N 13 28

2N 13 30

JOHN IRVING
DLC 39

SEE MAP

SEE MAP

CHARLES W. SHANG
DLC 41

SEE MAP

2N 13 31

2N 13 32

2N 13 33

BPA TRANSMISSION
LINE

LINE

CATHOLIC MISSION
CLAIM

SEE MAP

SEE MAP

2N 13 33C

2N 13 33D

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

MEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment to The Dalles
Concrete Area

Property Description:

2 North	13 East	16	200 & 300
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "M-1" Light Industrial / "M-2" Heavy Industrial

Proposed Comprehensive Plan Designation: Industrial

Proposed Zoning: "M-1" Light Industrial / "M-2" Heavy Industrial

Basis for this Amendment: This area was deleted from
The Dalles Urban Growth Boundary area. This area is
committed to a non-resource use. (See County's Exception
Process).

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change
to The Dalles Country Club Area

Property Description:

2 North	13 East	17 & 20	See Map
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "C-1" Commercial and "A-2" Restricted Farm Use

Proposed Comprehensive Plan Designation: Commercial

Proposed Zoning: "C-1" Commercial

Basis for this Amendment: This area was deleted from
The Dalles Urban Growth Boundary area. This area is
committed to a non-resource use. (See County's Exceptions
Process).

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Re-Zone
to the area south of Tooley Terrace

Property Description:

<u>2 North</u>	<u>13 East</u>	<u>17 & 20</u>	<u>See Maps</u>
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

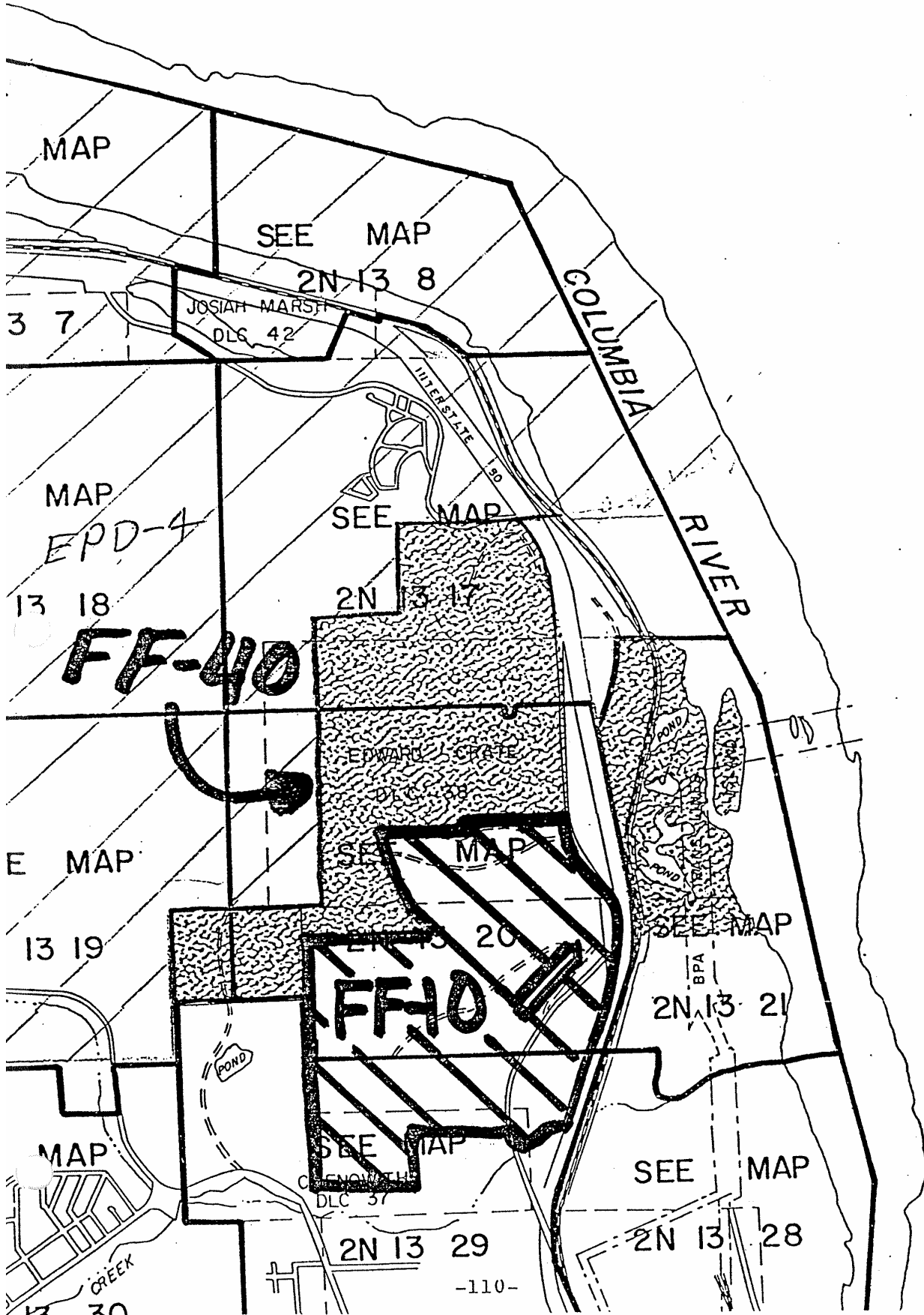
Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "A-2" Restricted Farm Use and "M-1" Light Industrial

Proposed Comprehensive Plan Designation: Forest-Farm

Proposed Zoning: "FF-40" Forest-Farm and "FF-10" Forest-Farm

Basis for this Amendment: This area was deleted from
The Dalles Urban Growth Boundary Area.



WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

PHONE: (503) 298-5169

DAN C. DUROW, Director of Planning

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Plan Amendment and Zone Change to Bert
Hodges Property and Vicinity

Property Description:

<u>2 North</u>	<u>13 East</u>	<u>29</u>	<u>See Map</u>
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: Un-Planned

Existing Zoning: "A-2" Restricted Farm Use, "R-2" Residential,
"C-2" Commercial

Proposed Comprehensive Plan Designation: Rural Residential
Commercial

Proposed Zoning: "C-1" Commercial & "R-1" Residential

Basis for this Amendment: This area was deleted from
The Dalles Urban Growth Boundary Area. This area has
been found to be committed to a non-resource use.
(See County's Exception Process).

WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: ZONE CHANGE AND PLAN AMENDMENT TO KETCHUM
RANCH

Property Description:

2&1 North	12 East	27,35 & 2	SEE MAP
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

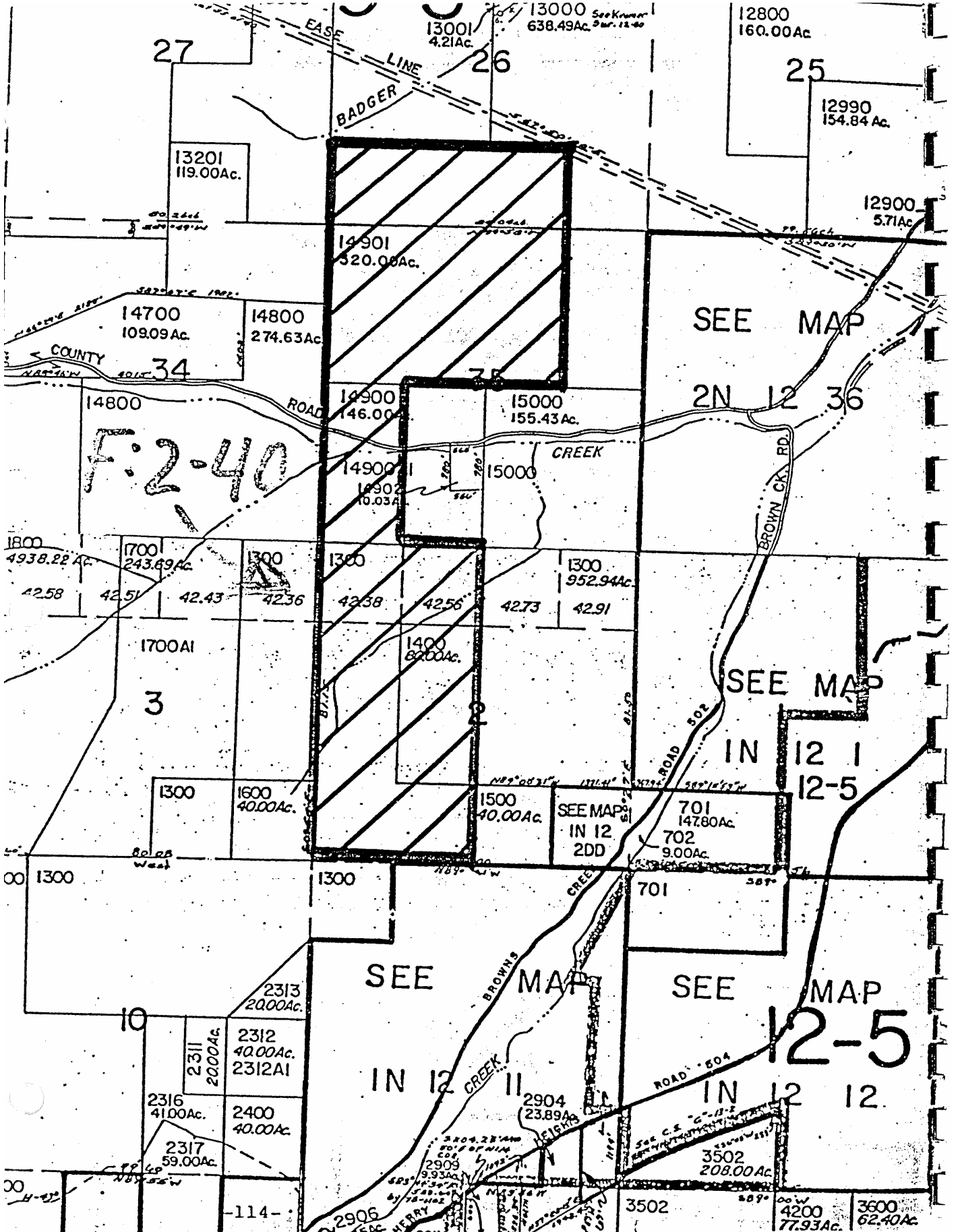
Existing Comprehensive Plan Designation: FOREST-FARM

Existing Zoning: "FF-10" FOREST-FARM

Proposed Comprehensive Plan Designation: FOREST

Proposed Zoning: "F-2:40" FOREST

Basis for this Amendment: WASCO COUNTY COURT DECISION
APRIL 13, 1983



WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET

THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning

PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: ZONE CHANGE AND PLAN AMENDMENT TO THE
BRYANT PROPERTY.

Property Description:

<u>2N</u>	<u>13E</u>	<u>20</u>	<u>part of 600</u>
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

Existing Comprehensive Plan Designation: UNPLANNED

Existing Zoning: "A-2" RESTRICTED FARM USE

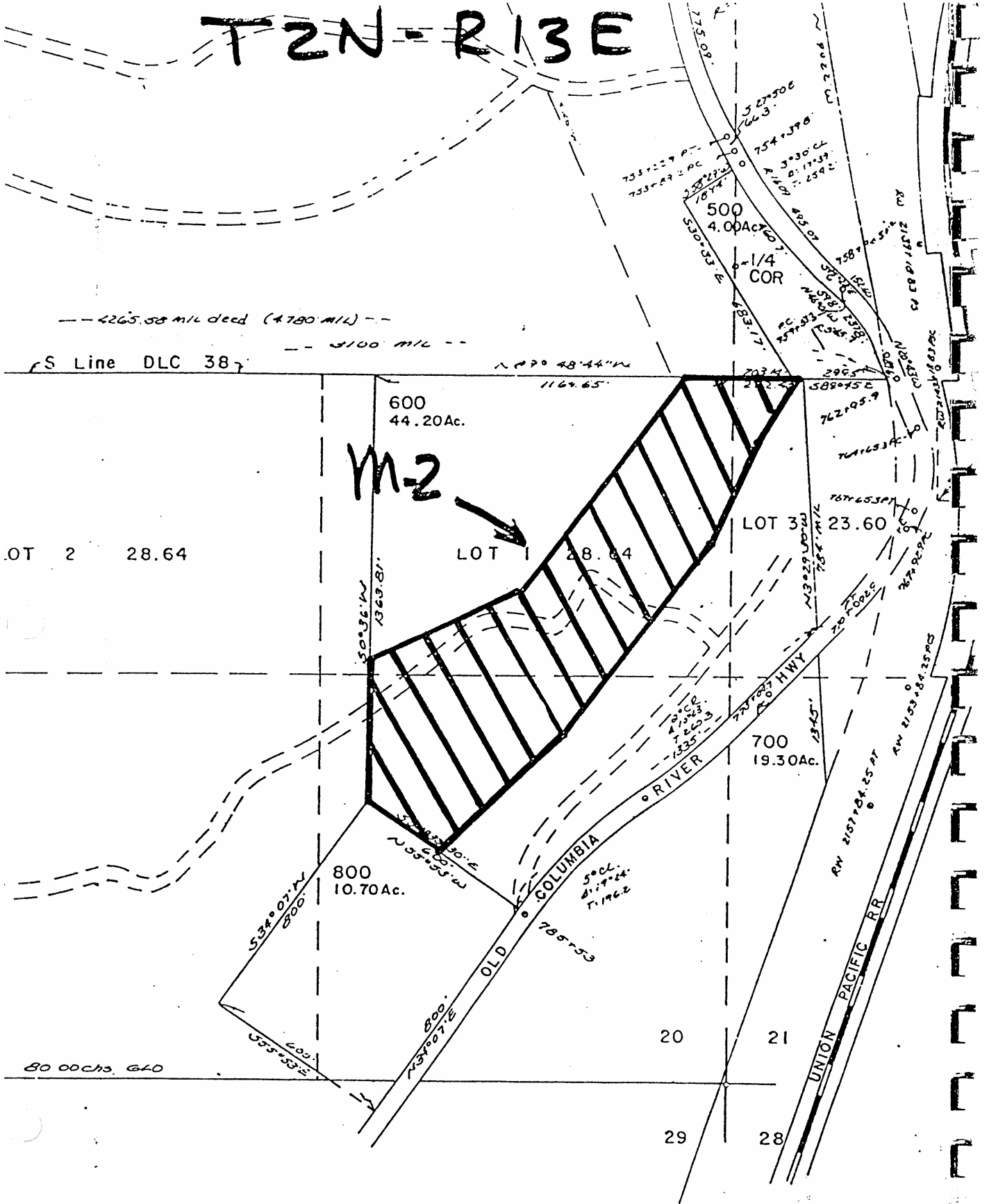
Proposed Comprehensive Plan Designation: INDUSTRIAL

Proposed Zoning: "M-2" HEAVY INDUSTRIAL

Basis for this Amendment: WASCO COUNTY COURT DECISION

(SEE COUNTY'S EXCEPTION PROCESS)

T2N-R13E



Definitions - EXISTING LAND USE MAP

Urban Growth Boundary Areas - includes those lands within the adopted Urban Growth Boundaries of the cities of Antelope, Dufur, The Dalles, Maupin, Mosier and Shaniko.

Residential - includes all residential developments, including multiple family dwellings and recreational subdivisions.
Commercial - includes all commercial uses, whether retail, wholesale, service oriented or professional.

Industrial - This classification includes both light and heavy industrial uses.

Public - includes all public and quasi-public uses, such as schools, fire and police stations, churches, parks, fairgrounds, and other recreation sites.

Agriculture - includes all lands used for agricultural purposes: orchard lands, wheat and other dry land farming lands, open range and grazing land (other than commercial forest) and all other agricultural lands, such as those cultivated and used for irrigated farm-lands, Christmas tree growing or other minor farm uses.

Forestry - this designation includes all commercial forest land, both publicly and privately owned. Productivity is greater than 20 cubic feet per acre per year.

Indian Reservation -- includes all lands within the boundaries of the Confederated Tribes of Warm Springs Indian Reservation of Oregon.

PURPOSE DEFINITIONS OF MAP CLASSIFICATIONS
On The
Comprehensive Plan Map

Forest

Purpose: To provide for all commercial and multiple use forest activities compatible with sustained forest yield.

Municipal Watershed

Purpose: To protect the domestic water supplies of The Dalles and Dufur.

Exclusive Farm Use - Orchard, Wheat and Range, General Agriculture

Purpose: To sustain orchard lands as a viable portion of the local economy.

To maintain wheat and other small grain farms as an element of the local economy.

To preserve existing general agricultural uses, such as irrigated farm land and Christmas tree farming, as well as soils classes I-VI for present and future agricultural uses.

Forest-Farm

Purpose: To provide for the continuation of forest and farm uses on soils which are predominantly class 7 and forest site class 6 and 7; and to preserve open space for forest uses (other than strictly commercial timber production) and for scenic value in the Gorge.

Rural Residential

Purpose: To provide for residential, commercial, agricultural and other uses of a rural type and level which will not conflict with commercial agricultural operations on resource lands.

Rural Service Centers

Purpose: To allow controlled development and growth to continue in existing rural unincorporated communities.

Urban Growth Areas

Purpose: To identify those lands within established Urban Growth Boundaries which will provide for high density urban development and pro-vision of urban services.

Reservation Lands

Purpose: To identify those lands within the Confederated Tribes of Warm Springs Indian Reservation of Oregon. This area includes all land within the McQuinn Line.

Section Break (Next Page)

Section Break (Next Page)

XIII. EXCEPTIONS TO GOAL #3

The exceptions process is described in the Land Conservation and Development Commission Goal #2, "Land Use Planning" of the Statewide Planning Goals and Guidelines, as follows:

When, during the application of the statewide goals to plans, it appears that it is not possible to apply the appropriate goal to specific properties or situations, then each proposed exception to a goal shall be set forth during the plan preparation phases and also specifically noted in the notices of public hearing. The notices of hearing shall summarize the issues in an understandable and meaningful manner.

If the exception to the goal is adopted, then the compelling reasons and facts for that conclusion shall be completely set forth in the plan and shall include:

- (a) Why these other uses should be provided for;
- (b) What alternative locations within the area could be used for the proposed uses;
- (c) What are the long term environmental, economic, social, and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;
- (d) A finding that the proposed uses will be compatible with other adjacent uses.

EXCEPTIONS SUMMARY

All of Wasco County exceptions have been based on commitment. The compelling reasons and facts are presented throughout this section of the plan. Exceptions based on commitment do not need the detailed justifications that exceptions based on need do. Therefore, questions (a) through (d) above do not always apply to committed lands. Where they do apply, the following summary and analysis will provide the needed information and justifications.

Total County Land Area:	1,530,880	Acres
Total Acreage in Exception Areas:	7,193.01	Acres
Percent of the County's Total Land Area in Exceptions	0.0047	Percent

Section Break (Next Page)

Section Break (Next Page)

COMMITTED EXCEPTIONS

Rural Service Centers (See maps and detail sheets)

1. Pine Grove	259.45	Acres
---------------	--------	-------

2. Pine Hollow	834.00	
3. Rowena	551.00	
4. Tygh Valley	756.00	
5. Wamic	170.31	
6. Walters Corners	6.00	
	<u>2,576.76</u>	Acres

<u>Committed Subdivisions (See detail pages)</u>		
Brown's Ranch Estates	116.2	Acres
Cameron Tracts	280.9	
Dundas Tracts	160.0	
Flyby Night Subdivision	190.75	
Mill Creek Wayside Garden	9.78	
Mountain View Homes	7.28	
Reservoir Addition	9.00	
Rowena Dell P.U.D.	64.09	
Shady Brook Estates	86.64	
Sportsmans Paradise	994.74	
North Sportsmans Paradise	219.18	
South Sportsmans Park	13.20	
Sportsmans Park 2	16.8	
Sportsmans Park 3	28.4	
Sportsmans Park 4	15.2	
Terrace Trailer Homes	8.5	
Terrace Trailer Homes 2	10.92	
Terrace Trailer Homes 3	1.56	
Tooley Terraces	10.24	
Valley View Acres	32.98	
Wahtonka Tracts Subdivision	100.60	
Wayside Second Addition	2.00	
Williams First Addition	17.6	
	<u>2,396.56</u>	Acres
<u>Other Committed Lands</u>		
Rowena Dell Area	1,234.36	Acres
Areas Adjacent to The Dalles U.G.B.	863.89	
Pine Grove Area	120.00	
Brown's Re-zone	1.15	
Mid-Columbia Grain Growers Re-zone	0.29	
	<u>2,219.69</u>	Acres

PINE GROVE

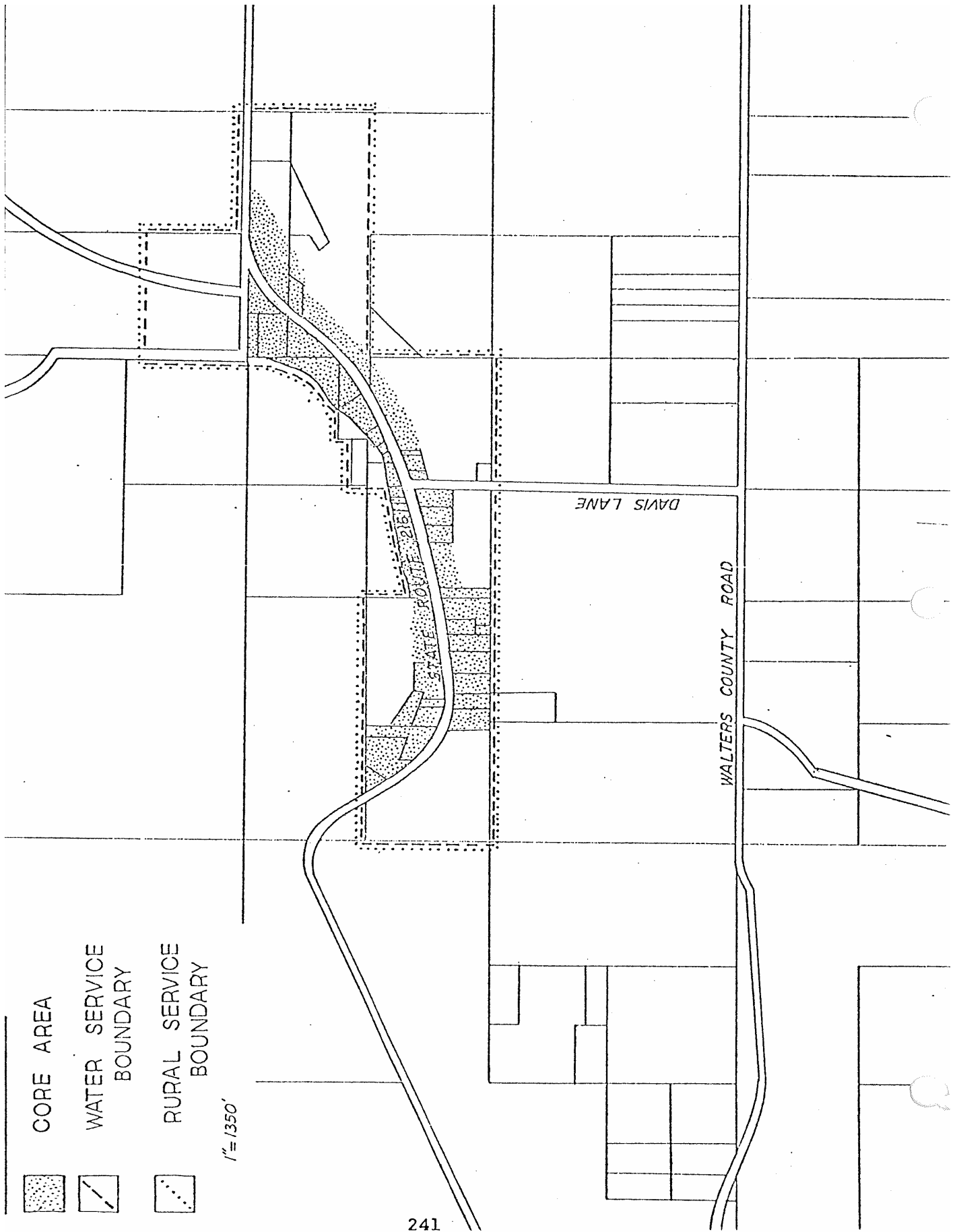
Pine Grove has approximately forty residents. It is located on an all-weather asphalt paved road sixteen miles west of Maupin on State Highway #216, a major highway between central Wasco County and Portland. Pine Grove forms a ribbon development along this highway for a distance of 1.15 miles. The population has remained fairly stable over recent years. An increase is expected over the next twenty year period in this central area due to increasing demands for housing and recreation. Pine Grove contains one combination store/service station, a restaurant, a tavern, and a rock quarry owned by the Oregon State Highway Division.

Pine Grove is served by a community water system. Sanitary waste water disposal is via individual septic tank units with subsurface drain fields. Fire protection is furnished by the Juniper Flat Rural Fire Protection District. Police protection is by the Wasco County Sheriff's Office. Bonneville Power Administration has power lines nearby.

Pine Grove is an established, platted community that is unincorporated. Many goods and services are provided to residents of the surrounding farm and forest lands which reduce the need to drive to other towns, such as Maupin, Tygh Valley, Dufur, or The Dalles.

JUSTIFICATION FOR COMMITTED SUBDIVISIONS

SUBDIVISION	Township, Range, LOCATION	ACRES	# LOTS	AVERAGE LOT SIZE	PERCENT OF LOTS COMMITTED	ZONING
Brown's Ranch Estates	2N, 13E, 31	116.2	19	6.12	11	RR-5
Cameron Tracts	2N, 12E, 9	280.9	33	8.51	24	RR-5
Dundas Tracts	2N, 12E, 16	160.	16	10.00	45	RR-5
Flyby Night Subdivision	2N, 12E, 15	190.75	25	7.63	44	RR-5
Mill Creek Wayside Garden	1N, 12E, 22	9.78	8	1.22	75	RMH-2
Mountain View Homes	1S, 13E, 34	7.28	13	0.56	26	R-2
Reservoir Addition	1N, 12E, 22	9.0	18	0.50	65	RMH-2
Rowena Dell	2N, 12E, 3	64.09	29	2.21	25	RR-5
Shady Brook Estates	3S, 13E, 31	86.64	6	14.44	68	FF-10
Sportsmans Paradise North	2S, 12E	994.74	118		21	FF-10
Sportsmans Paradise South	2S, 12E, 14	219.18	26	8.43	19	FF-10
Sportsmans Park	4S, 11E, 14	13.20	33		71	AR
Sportsmans Park 2	4S, 11E, 14	16.80	42	.04	71	AR
Sportsmans Park 3	4S, 11E, 14	28.40	71		44	AR
Sportsmans Park 4	4S, 11E, 14	15.20	38		39	AR
Terrace Trailer Homes	2N, 13E, 17	8.5	25	0.34	63	RMH-2
Terrace Trailer Homes 2	2N, 13E, 17	10.92	6	1.82	67	RMH-2
Terrace Trailer Homes 3	2N, 13E, 17	1.56	6	0.26	83	RMH-2
Tooley Terraces	2N, 13E, 17	10.24	16	0.64	40	R-1
Valley View Acres	1N, 13E, 12	32.98	17	1.94	35	RR-5
Wahtonka Tracts Subdivision	1N, 12E, 1	100.60	20	5.03	65	RR-5
Wayside Second Addition	1N, 12E, 22	2.00	4	0.50	75	RMH-2
Williams First Addition	1N, 13E, 8	17.6	16	1.10	83	R-1



EXCEPTION AREA PINE GROVE

LOCATION 5 S, 11 & 12 E ZONING CLASSIFICATION Varied
Twncshp., Range, Sec.

PLAN DESIGNATION Rural Service Center

TOTAL ACREAGE	<u>259.45</u>		
NUMBER OF PARCELS	<u>63</u>	AVERAGE PARCEL SIZE	<u>4.12</u>
LARGEST PARCEL	<u>41.07</u>		
SMALLEST PARCEL	<u>.02</u>		
OCCUPIED PARCELS	<u>55</u>		
VACANT PARCELS	<u>8</u>	(see below)	
		DEVELOPMENT DENSITY (ACRES/DWELLING)	<u>4.72</u>

.....

S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I 0 CLASS II 112.12 CLASS III & IV 30.12 CLASS VI 4.74
CLASS VII 112.47

FOREST CLASS, CUBIC FEET PER ACRE (ACRES IN EACH CLASS)

NON-FOREST 224.59 120-85 4.74 84-50 30.12 20 or Less _____

ADJACENT USES:

NORTH: Forest
EAST: Agriculture-range
SOUTH: Agriculture-forest
WEST: Forest

.....

ADDITIONAL INFORMATION:

Pine Hollow consists of 834 developed acres with 500 lots. Average lot size is 20,000 square feet; all have been sold. There are seventy permanent residents.

Five wells provide water to 200 water users. The capacity of the wells is 1,000 units. Sanitary wastewater disposal is via individual septic tanks with drain fields. Soil conditions are generally suitable for this type of wastewater disposal. A public wastewater collection/treatment system is planned for development.


Other services include one restaurant, two gas pumps, an airstrip, a commercial park, and a commercial lease park with twenty-eight spaces (another 72 are possible). Structural and nonstructural fire protection is by a volunteer fire department.


Adjacent land uses are primarily forest activities including game management by the Oregon State Fish and Wildlife Department. To the south and east there is scattered grazing and farming activities. Lot sizes of adjoining land ranges from forty (40) acres to three hundred ninety (390) acres. (See Pine Hollow Land Use map).

There is definitely a desire for this type of recreational development; as all the lots in Pine Hollow have been purchased and are committed to residential uses. The only other development of this type is at Rock Creek Reservoir, approximately five miles to the west.

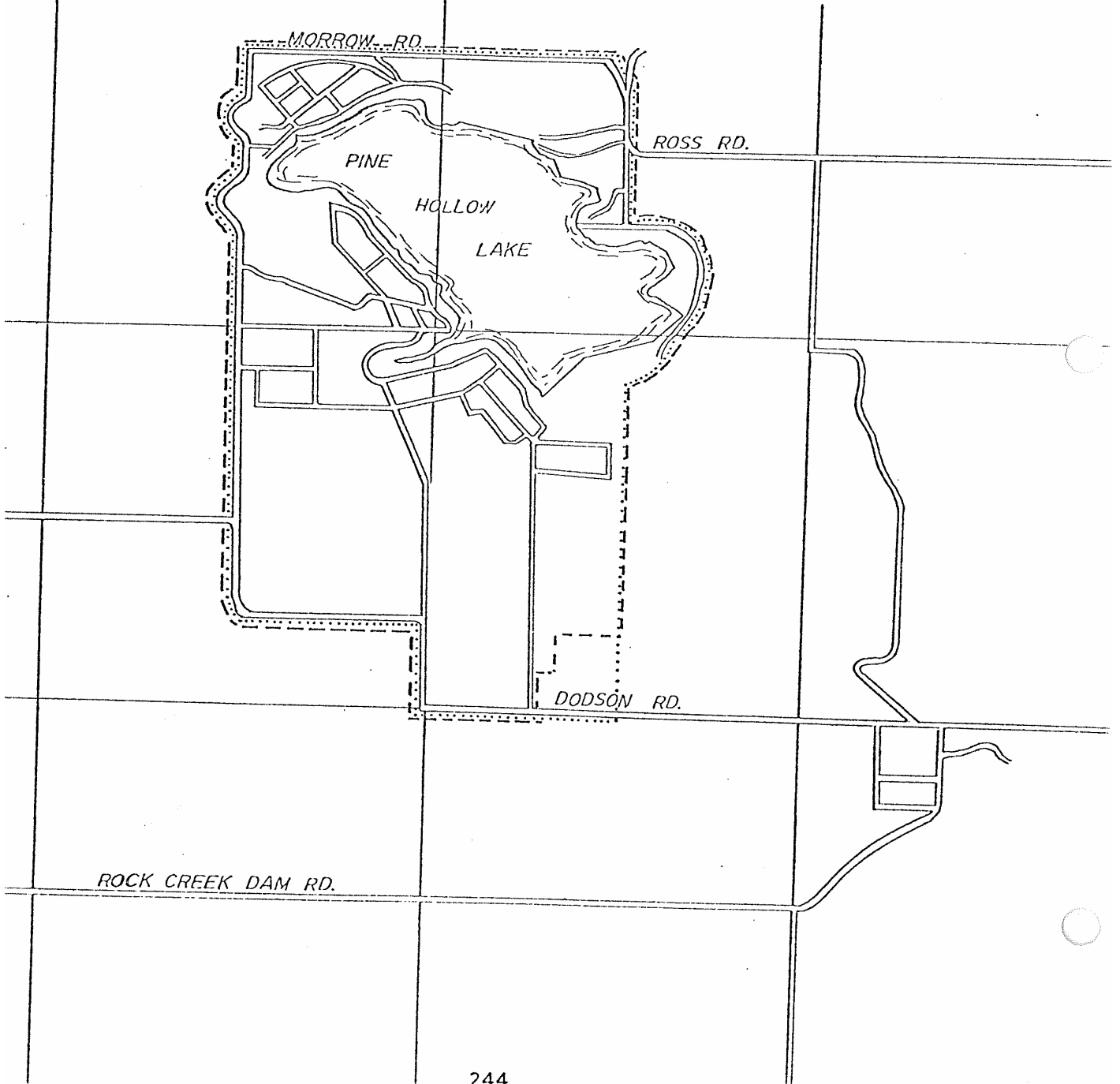
Residents of Pine Hollow do not need to travel long distances to obtain both necessary goods and services as well as re-creational facilities. This type of development is very compatible with surrounding farm and forest uses, and in fact, provides services to help sustain them.

PINE HOLLOW

 WATER SERVICE BOUNDARY

 RURAL SERVICE BOUNDARY

1"=2000'



EXCEPTION AREA PINE HOLLOW

LOCATION 4 S, 12 E, 3, 4, Twnshp., Range, Sec. 9 and 10 ZONING CLASSIFICATION A-R (Agricultural-Recreational)

PLAN DESIGNATION Recreational

TOTAL ACREAGE	<u>834</u>		
NUMBER OF PARCELS	<u>500</u>	AVERAGE PARCEL SIZE	<u>1.76</u>
LARGEST PARCEL	<u>14.5</u>		
SMALLEST PARCEL	<u>.23</u>		
OCCUPIED PARCELS	<u>70 (year round)</u>		
VACANT PARCELS	<u>1</u>	(see below)	
		DEVELOPMENT DENSITY (ACRES/DWELLING)	<u>* 7.14</u>

.....
S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I -0- CLASS II -0- CLASS III & IV 380 CLASS VI 4.5
CLASS VII 449.5

FOREST CLASS, CUBIC FEET PER ACRE (ACRES IN EACH CLASS)

NON-FOREST - 120-85 - 84-50 834 20 or Less -

ADJACENT USES:

NORTH: Agricultural
EAST: Agricultural
SOUTH: Agricultural
WEST: Agricultural-Forest

.....
ADDITIONAL INFORMATION:

* This entire area is committed to full time residential and part-time recreational use. Although many lots are not used year round, they are used extensively in the summer months.

ROWENA

Rowena is located about five miles west of The Dalles along Interstate Highway 84 and the Old Columbia Gorge Highway 30. Approximately 160 people reside in this community. Of the 61 residences, 51 are conventional homes and 10 are mobile homes. This area has traditionally been zoned to allow mobile homes.

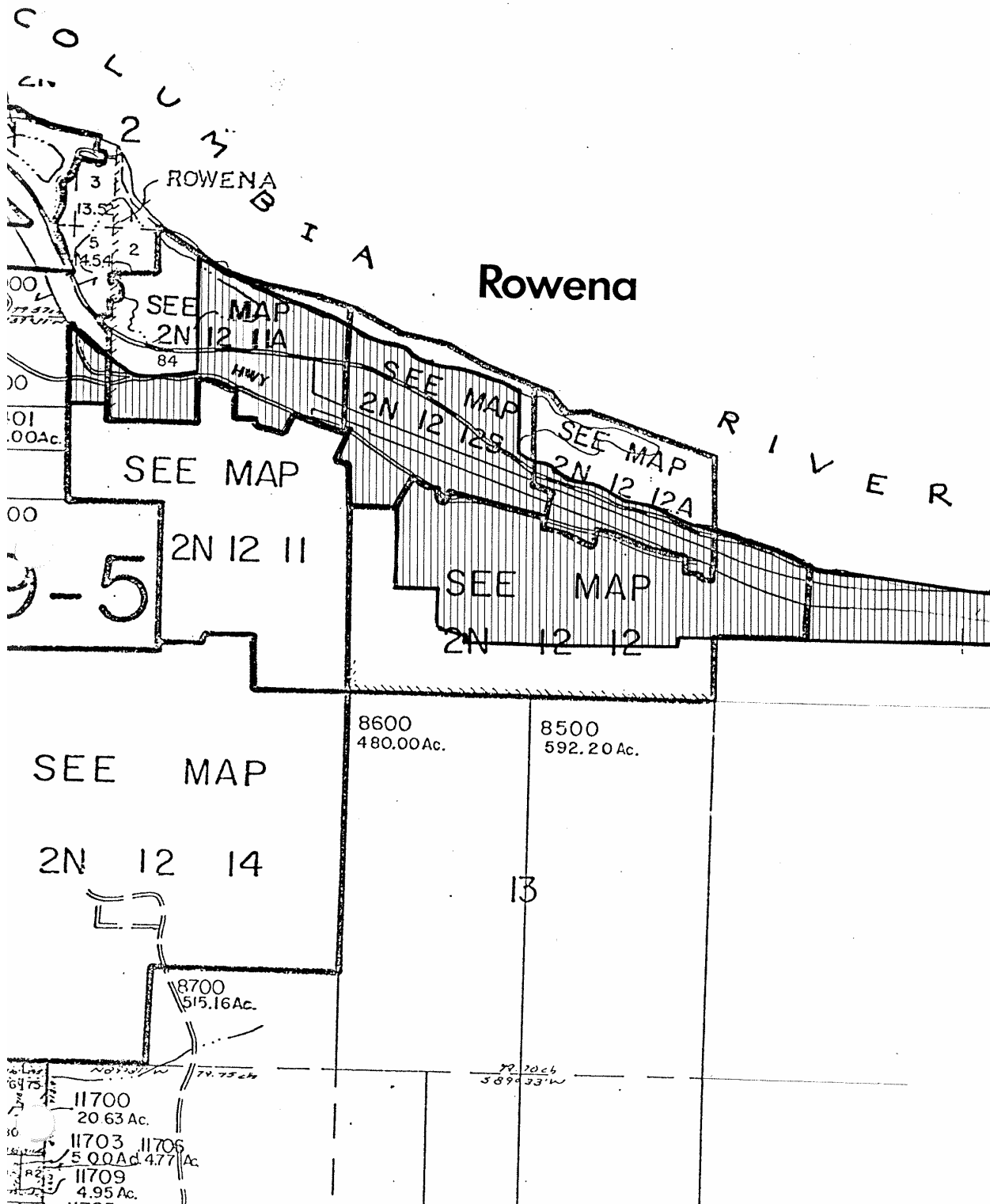
The Rowena rural service area covers approximately 551 acres. Average lot size in the developed areas is 4.61 acres. Approximately 140 acres are in highway and railroad rights-of-way. Some development has occurred north of Interstate 84 and the Union Pacific Railroad tracks, which is generally in the flood plain of the Columbia River. Most of the development, however, lies south of I-84.

Rowena is solely a residential community, having no commercial, industrial or public uses. Individual wells and septic systems service this area. Police protection is given by the Wasco County Sheriff's Office and the Oregon State Police. Fire protection is given by the Wasco Rural Fire Department in The Dalles.

The rural service boundary designated for Rowena engulfs those lands which are generally committed to residential use. Soils are generally class VII and the predominant Forest site class is VII, or non-forest.

Although Rowena contains no commercial establishments of any nature, the short distance to The Dalles makes goods and services easily attainable without large investments in time and energy. There will be little long-term effect on the area if the present residential uses are allowed to continue.

Some of the Rowena area is in farm and open space uses. These areas are generally not included in the exception area. Only those lands committed to small lot sizes and residential uses were included. They present no conflict to the surrounding open space and non-intensive farming practices.



EXCEPTION AREA ROWENA

LOCATION 2 North, 12 East ZONING CLASSIFICATION Varied
Twncshp., Range, Section

PLAN DESIGNATION Rural Service Center

TOTAL ACREAGE	<u>551</u>	* See note	
NUMBER OF PARCELS	<u>89</u>	AVERAGE PARCEL SIZE	<u>4.61</u>
LARGEST PARCEL	<u>35</u>		
SMALLEST PARCEL	<u>0.01</u>		
OCCUPIED PARCELS	<u>61</u>		
VACANT PARCELS	<u>28</u>	(see below)	

DEVELOPMENT DENSITY (ACRES/DWELLING) 6.73

S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I -0- CLASS II -0- CLASS III & IV -0- CLASS VI 79
CLASS VII 303.32

FOREST CLASS, CUBIC FEET PER ACRE (ACRES IN EACH CLASS)

NON-FOREST 220.32 120-85 75 84-50 87 20 or Less -0-

ADJACENT USES:

- NORTH: Columbia River
- EAST: Agricultural, residential and open space
- SOUTH: Cliffs of the Columbia Gorge, some limited agricultural
- WEST: Agricultural, Recreational

ADDITIONAL INFORMATION:

*The total figure of 551 acres includes land in highway and railroad rights-of-way. Average parcel size and density calculations excluded the 140 acres in these uses; i.e., 411 acres is the total land area within the rural service center boundaries used for all other pertinent calculations on this page.

TYGH VALLEY

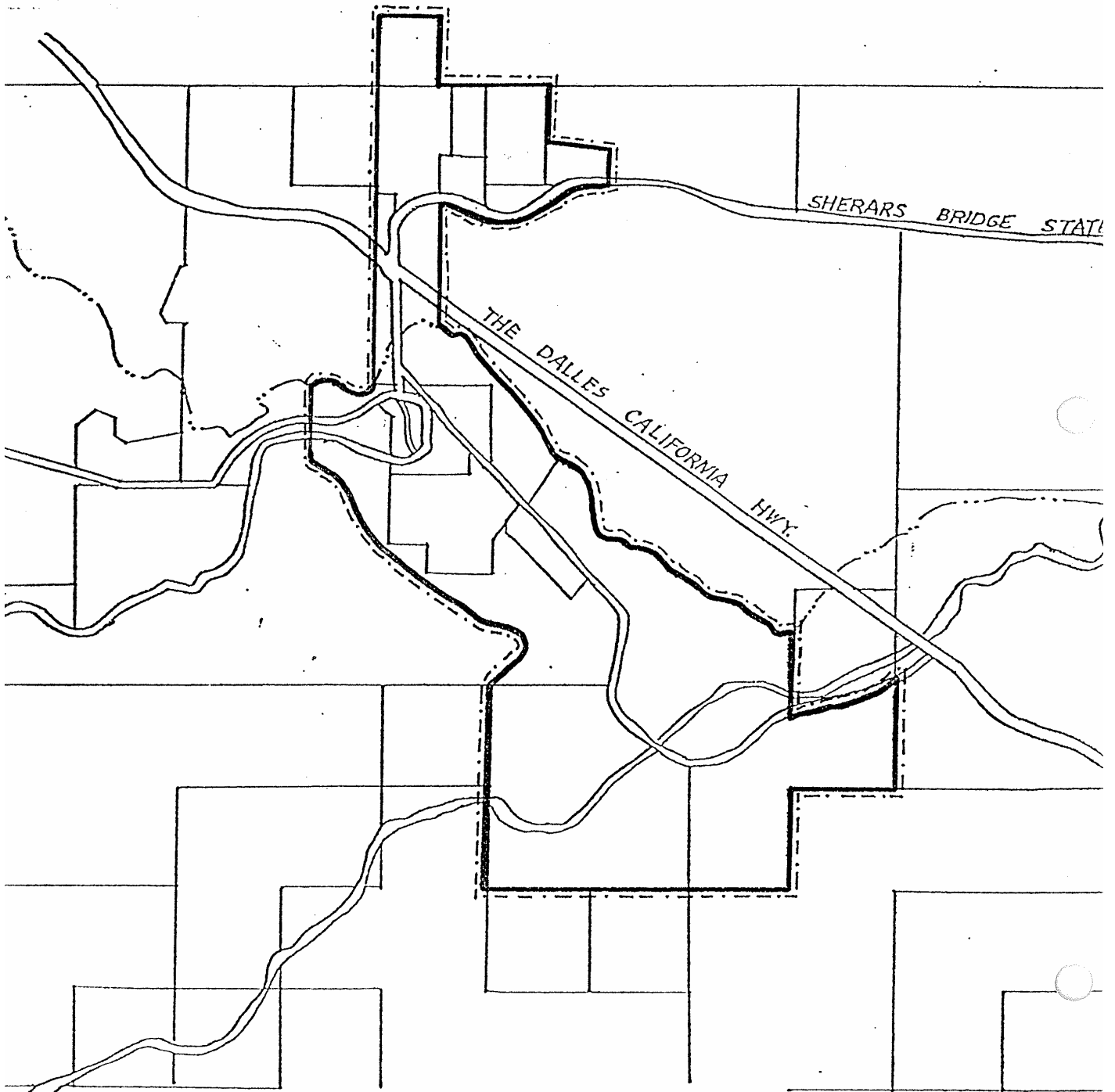
Tygh Valley is a community situated adjacent to and south of State Highway 0216, located eighteen miles south of Dufur and ten miles north of Maupin. There are approximately 175 residents. Tygh Valley Timber Company, located about one mile south of town, maintains private company family housing for approximately an additional 85 persons. The population has remained fairly constant over the years and it is expected that this trend will continue with a modest increase in population expected over the next twenty year period. Tygh Creek meanders on the north between the community and the re-aligned state highway. Commercial establishments consist of the following: a general store, restaurant, combination tavern/cafe, two service stations, welding shop, motel, trailer parks and two churches.

The community is served by a water system supplied by one spring and two wells. The present supply will meet the community's needs for the next ten to twenty year period. Tygh Valley's fundamental waste water disposal system is by individual septic tanks with drain fields. Soil conditions generally are suitable for this type of waste water disposal. Police protection is by the Wasco County Sheriff's Office.

The area within the Rural Service Center designation is committed to urban uses. Similar urban uses may be found in the City of Maupin, approximately four miles to the south. This area provides many necessary urban services to residents in and around this area and also to tourists and passers-by. Permitting these services to occur in this area will conserve energy for transportation uses and provide economic benefits in terms of goods and services provided Tygh Valley has existed as a community for many years. The urban uses in the town have been a benefit to the surrounding farming uses by providing needed social and economic services.

TYGH VALLEY

RURAL SERVICE BOUNDARY



EXCEPTION AREA TYGH VALLEY

LOCATION 4 South, 13 East ZONING CLASSIFICATION Varied
Twncshp., Range, Sec.

PLAN DESIGNATION Rural Service Center

TOTAL ACREAGE	<u>756</u>		
NUMBER OF PARCELS	<u>178</u>	AVERAGE PARCEL SIZE	<u>4.25</u>
LARGEST PARCEL	<u>91.22</u>		
SMALLEST PARCEL	<u>.11</u>		
OCCUPIED PARCELS	<u>95</u>		
VACANT PARCELS	<u>83</u>	(see below)	
		DEVELOPMENT DENSITY (ACRES/DWELLING)	<u>7.96</u>

.....
S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I -0- CLASS II -0- CLASS III & IV 321 CLASS VI 223
CLASS VII 212

FOREST CLASS, CUBIC FEET PER ACRE (ACRES IN EACH CLASS)

NON-FOREST 756 120-85 -0- 84-50 -0- 20 or Less -0-

ADJACENT USES:

NORTH: Agriculture - vacant
EAST: Agriculture
SOUTH: Range - vacant
WEST: Agriculture

.....
ADDITIONAL INFORMATION:

WAMIC

Wamic has a population of approximately one hundred and fifty residents. It is located on an all-weather asphalt paved county road, five miles west of Tygh Valley and Federal Highway #197. Threemile Creek traverses through the northerly portion of the community with the majority of the residential development on the south side of the creek. Wamic contains one combination grocery/clothing/ hardware store; a combination garage/repair shop; a telephone office; a church and an elementary school. Over the past twenty years the community's population has remained fairly constant, and it is anticipated this same trend will continue during the next twenty years.

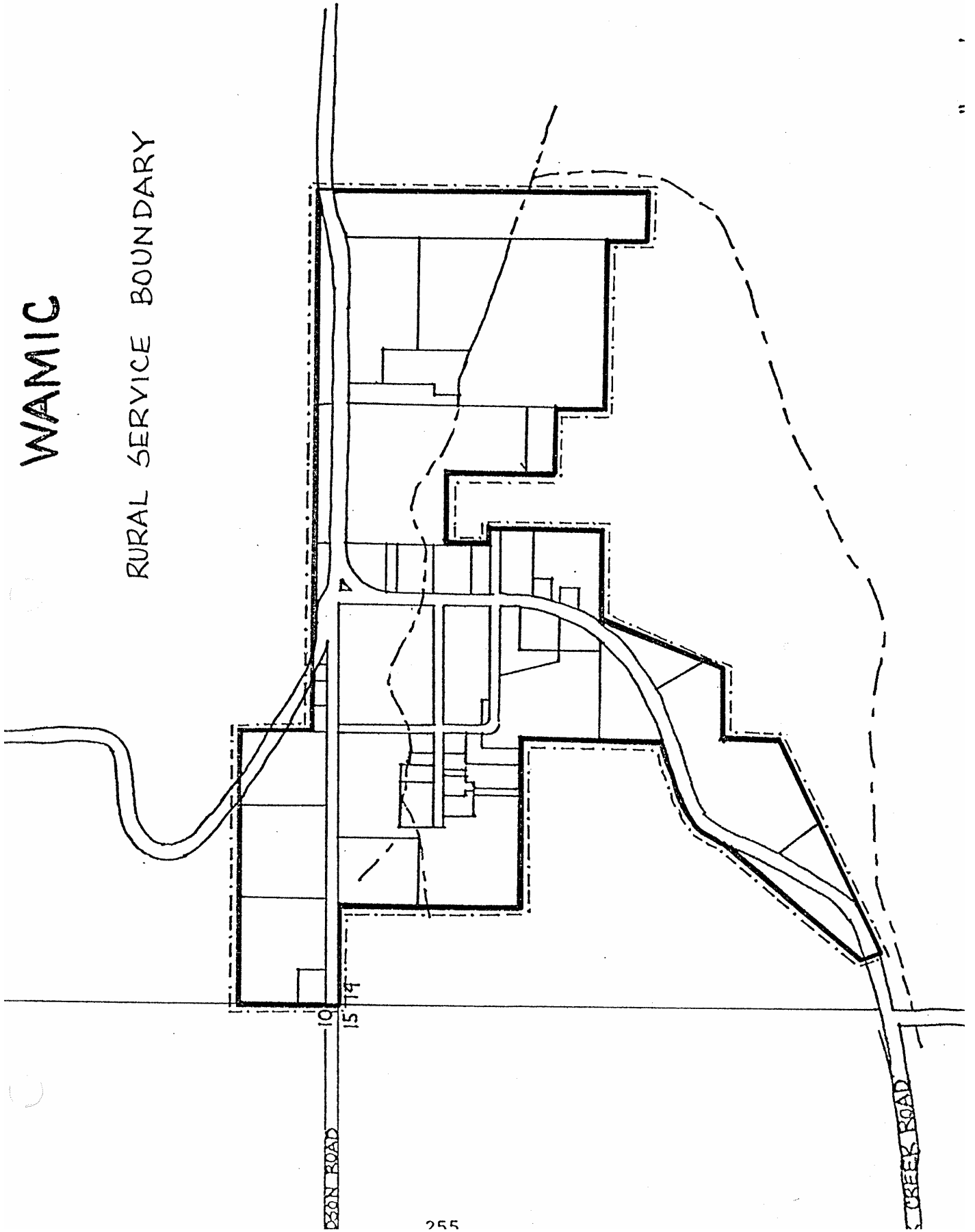
Wamic is served by a community water system that is considered adequate for the next ten year period. A separate underground piping irrigation system serves the residents' outdoor sprinkling and irrigation needs. Sanitary waste water disposal is by use of individual septic tanks with sub-surface drainfield installations. Police protection is provided by the Wasco County Sheriff's Office.

The lands within the Wamic Rural Service Center have been committed to urban and residential use for many years. To obtain similar services elsewhere, one would have to travel to Pine Grove which is approximately twelve miles to the south or to Tygh Valley, about four miles to the east.

Wamic provides social and economic services needed by residents in the surrounding farm and forest lands. It is situated at a convenient distance between the two larger towns of Tygh Valley and Pine Grove, which reduces the need to travel longer distances to obtain goods and services. This presents an advantageous economic and energy savings.

WAMIC

RURAL SERVICE BOUNDARY



EXCEPTION AREA WAMIC

LOCATION 4 South, 12 East, Twnshp., Range, Sec. 11 & 14 ZONING CLASSIFICATION Varied

PLAN DESIGNATION Rural Service Center

TOTAL ACREAGE	<u>170.31</u>		
NUMBER OF PARCELS	<u>63</u>	AVERAGE PARCEL SIZE	<u>2.70</u>
LARGEST PARCEL	<u>11.10</u>		
SMALLEST PARCEL	<u>.04</u>		
OCCUPIED PARCELS	<u>40</u>		
VACANT PARCELS	<u>12</u>	(see below)	
		DEVELOPMENT DENSITY (ACRES/DWELLING)	<u>4.26</u>

.....
S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I _____ CLASS II 4.35 CLASS III & IV _____ CLASS VI 59.14
CLASS VII 106.82

FOREST CLASS, CUBIC FEET PER ACRE (ACRES IN EACH CLASS)

NON-FOREST _____ 120-85 1.18 84-50 _____ 20 or Less _____

ADJACENT USES:

NORTH: Forest, Agriculture, Range
EAST: Agriculture, Range
SOUTH: Forest, Agriculture, Range
WEST: Agriculture, Range, Forest

.....
ADDITIONAL INFORMATION:

EXCEPTION AREA WALTERS CORNERS

LOCATION 5 South, 12 East, Twnshp., Range, Sec. 13, 14, 23, 24 ZONING CLASSIFICATION "C-2" COMMERCIAL

PLAN DESIGNATION Rural Service Center

TOTAL ACREAGE 6.0 approx.

NUMBER OF PARCELS 4 AVERAGE PARCEL SIZE 1.5 Acres

LARGEST PARCEL 2.27

SMALLEST PARCEL 0.79

OCCUPIED PARCELS 3

VACANT PARCELS 1 (see below)

DEVELOPMENT DENSITY (ACRES/DWELLING) 2

.....

S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I - CLASS II 6 CLASS III & IV - CLASS VI -

CLASS VII -

FOREST CLASS, CUBIC FEET PER ACRE (ACRES IN EACH CLASS) Not Applicable

NON-FOREST 120-85 84-50 20 or Less

ADJACENT USES:

NORTH: Agricultural

EAST: Agricultural

SOUTH: Agricultural

WEST: Agricultural

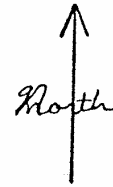
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ADDITIONAL INFORMATION:

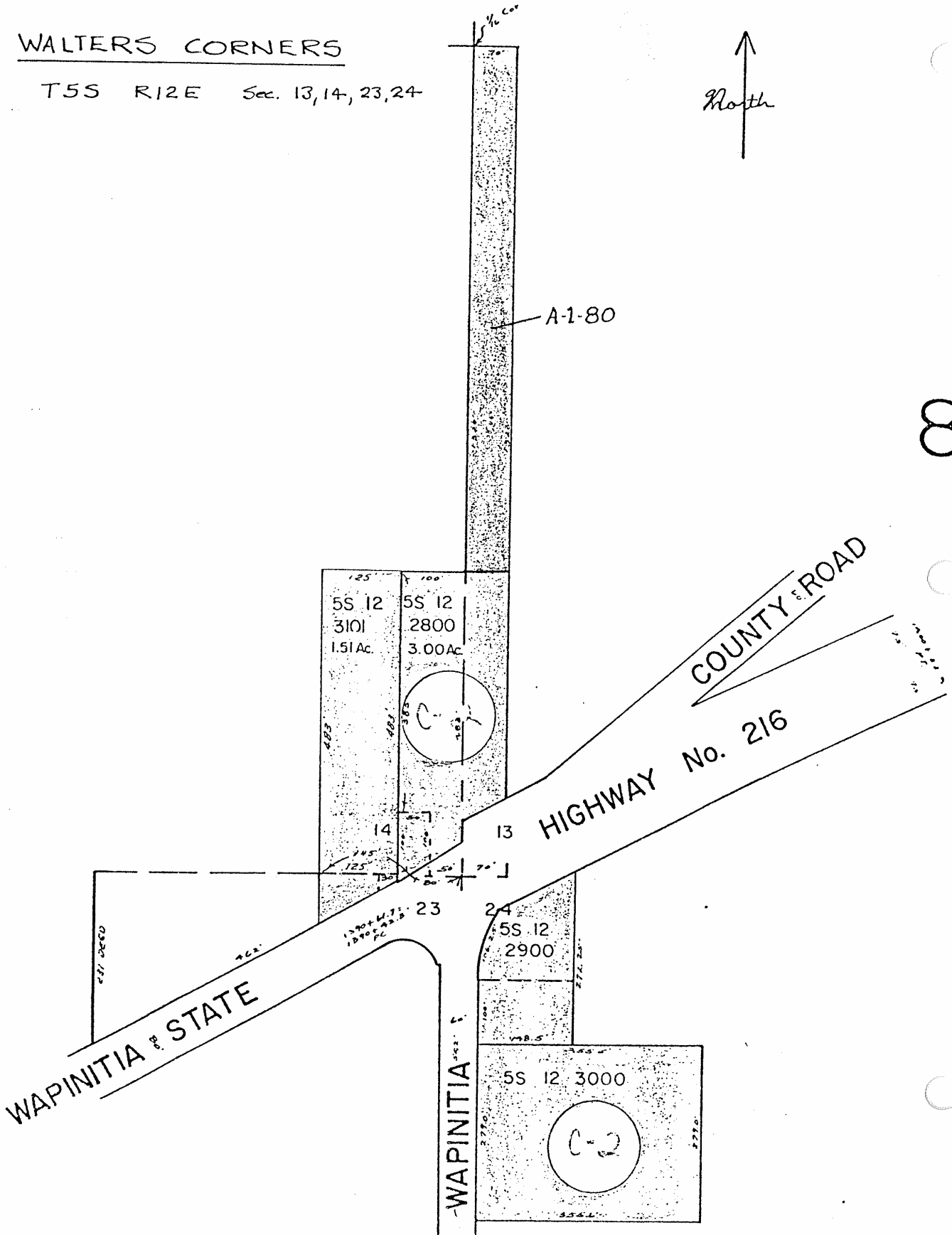
The commercial use of Walters Corners has existed for many years and is a landmark in that area of the County. No long-term, negative environmental, economic, social, or energy consequences will occur if the use continues. No conflicts have ever occurred with adjacent uses nor are they expected to occur in the future.

WALTERS CORNERS

T5S R12E Sec. 13, 14, 23, 24



8



EXCEPTION AREA Rowena Dell Area

LOCATION 2 North, 12 East ZONING CLASSIFICATION "RR-5"
Twncshp., Rge., Sec.

PLAN DESIGNATION Rural Residential

TOTAL ACREAGE	<u>1,234.36</u>	AVERAGE	
		PARCEL SIZE	<u>18.99</u>
NUMBER OF PARCELS	<u>65</u>		
LARGEST PARCEL	<u>295.66</u>		
SMALLEST PARCEL	<u>.12</u>		
OCCUPIED PARCELS	<u> </u>		
VACANT PARCELS	<u> </u>	(see below)	

DEVELOPMENT DENSITY (ACRES/DWELLING)

.....
S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I -0- CLASS II -0- CLASS III & IV 84.12 CLASS VI -0-
CLASS VII 1140.24

FOREST CLASS, CUBIC FOOT SITE CLASS

CLASS 1 CLASS 2 CLASS 3 CLASS 4
CLASS 5 210.08 CLASS 6 676.12 CLASS 7 (NON-FOREST) 348.16

ADJACENT USES:

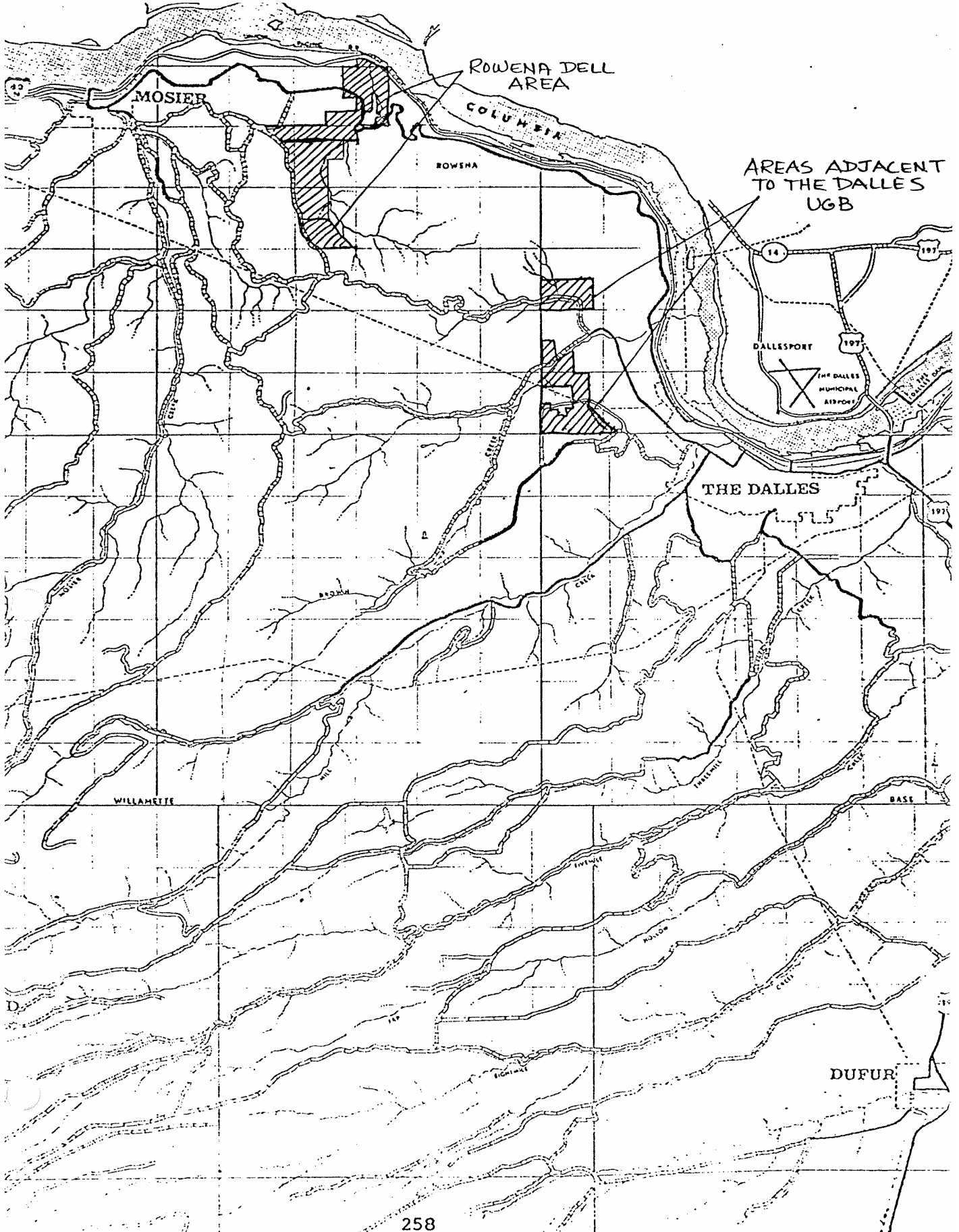
NORTH: Columbia River and other rural residential lands
EAST: Agriculture - Scrub Oak
SOUTH: Agriculture - Scrub Oak
WEST: Agriculture - Scrub Oak

.....
ADDITIONAL INFORMATION:

Most frequently occurring lot size is 0.01 to 9.99 acres.

0.01 to 9.99	(37)	Five acre minimum lot size will prohibit 56% of the lots from being partitioned further.
10 to 19.99	(16)	
20 to 39.99	(5)	
40 to 79.99	(4)	
80+	(3)	

See Attached Map.



EXCEPTION AREA Areas Adjacent to The Dalles
Urban Growth Boundary

LOCATION 2 North, 13 East ZONING CLASSIFICATION "RR-5"
Twncshp., Rge., Sec.

PLAN DESIGNATION Rural Residential

TOTAL ACREAGE	<u>863.89</u>	AVERAGE	
NUMBER OF PARCELS	<u>46</u>	PARCEL SIZE	<u>18.78</u>
LARGEST PARCEL	<u>80.00</u>		
SMALLEST PARCEL	<u>.47</u>		
OCCUPIED PARCELS	<u> </u>		
VACANT PARCELS	<u> </u>	(see below)	

DEVELOPMENT DENSITY (ACRES/DWELLING)

.....

S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I CLASS II CLASS III & IV 261.12 CLASS VI
CLASS VII 602.77

FOREST CLASS, CUBIC FOOT SITE CLASS

CLASS 1 CLASS 2 CLASS 3 CLASS 4
CLASS 5 102.40 CLASS 6 208.53 CLASS 7 (NON-FOREST) 552.96

ADJACENT USES:

NORTH: Vacant, Volcanic Cliffs, Some Grazing
EAST: The Dalles Urban Growth Boundary
SOUTH: Agricultural and Residential Uses
WEST: Grazing, Wheat

.....

ADDITIONAL INFORMATION:

The most frequently occurring lot size is 0.01 to 9.99 acres

0.01 to 9.99	(26)	Five acre minimum lot size will prohibit 57% of the lots from being partitioned further.
10 to 19.99	(4)	
20 to 39.99	(8)	
40 to 79.99	(7)	
80+	(1)	

See Attached Map.

EXCEPTION AREA Pine Grove Area

LOCATION 5 South, 11 East ZONING CLASSIFICATION "RR-5"
Twncshp., Rge., Sec.

PLAN DESIGNATION Rural Residential

TOTAL ACREAGE	<u>120</u>	AVERAGE	
NUMBER OF PARCELS	<u>14</u>	PARCEL SIZE	<u>8.57</u>
LARGEST PARCEL	<u>22.50</u>		
SMALLEST PARCEL	<u>2.50</u>		
OCCUPIED PARCELS	<u> </u>		
VACANT PARCELS	<u> </u>	(see below)	

DEVELOPMENT DENSITY (ACRES/DWELLING)

.....

S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I -0- CLASS II -0- CLASS III & IV -0- CLASS VI 120
CLASS VII -0-

FOREST CLASS, CUBIC FOOT SITE CLASS

CLASS 1 CLASS 2 CLASS 3 CLASS 4
CLASS 5 60 CLASS 6 60 CLASS 7 (NON-FOREST)

ADJACENT USES:

NORTH: Agriculture - Range
EAST: Pine Grove
SOUTH: Warm Springs Indian Reservation - Scrub Oak
WEST: Timber

.....

ADDITIONAL INFORMATION:

Most frequently occurring lot size is 0.01 to 9.99 acres.

0.01 to 9.99	(9)	Five acre minimum lot size will prohibit 64% of the lots from being partitioned further.
10 to 19.99	(4)	
20+	(1)	

See Zoning Map for Location.

EXCEPTION AREA Brown's Re-Zone

LOCATION 1 North, 13 East, 5 Twtnshp., Range, Sec. ZONING CLASSIFICATION "R-4" Residential

PLAN DESIGNATION Residential

TOTAL ACREAGE	<u>1.15</u>	
NUMBER OF PARCELS	<u>1</u>	AVERAGE PARCEL SIZE _____
LARGEST PARCEL	<u>-</u>	
SMALLEST PARCEL	<u>-</u>	
OCCUPIED PARCELS	<u>Yes</u>	
VACANT PARCELS	<u>-</u>	(see below)

DEVELOPMENT DENSITY (ACRES/DWELLING) 6 Rental Units

S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I _____ CLASS II _____ CLASS III & IV 1.15 CLASS VI _____
CLASS VII _____

FOREST CLASS, CUBIC FEET PER ACRE (ACRES IN EACH CLASS)

NON-FOREST 1.15 120-85 _____ 84-50 _____ 20 or Less _____

ADJACENT USES:

NORTH: Agricultural
EAST: Orchards
SOUTH: Orchards
WEST: Roofing Business

ADDITIONAL INFORMATION:

The multi-family structures have been on this lot since 1964. The lot was re-zoned prior to their construction. No conflict with surrounding agricultural uses has ever occurred.

EXCEPTION AREA Mid-Columbia Grain Growers - Re-Zone

LOCATION 7 South, 17 East, 32 Twnshp., Range, Sec. ZONING CLASSIFICATION "M-1" Light Industrial

PLAN DESIGNATION Rural Service Center

TOTAL ACREAGE 0.29

NUMBER OF PARCELS 1

AVERAGE PARCEL SIZE _____

LARGEST PARCEL -

SMALLEST PARCEL -

OCCUPIED PARCELS 1

VACANT PARCELS -

(see below)

DEVELOPMENT DENSITY (ACRES/DWELLING) Industrial Use

.....
S.C.S. SOIL CLASS (ACRES IN EACH CLASS)

CLASS I _____ CLASS II 0.29 CLASS III & IV _____ CLASS VI _____

CLASS VII _____

FOREST CLASS, CUBIC FEET PER ACRE (ACRES IN EACH CLASS)

NON-FOREST x 120-85 _____ 84-50 _____ 20 or Less _____

ADJACENT USES:

NORTH: Agricultural land

EAST: Agricultural land

SOUTH: Agricultural land

WEST: City of Antelope

.....
ADDITIONAL INFORMATION:

This property was zoned "M-1" on July 6, 1976. The use has continued with no apparent conflicts with surrounding agricultural activities.

XIV. FINDINGS AND RECOMMENDATIONS

A. JUSTIFICATIONS FOR MINIMUM LOT SIZES

Goal #3 states that "minimum lot sizes as are utilized for any farm use zones shall be appropriate for the continuation of the existing commercial agricultural enterprise within the area". The minimum lot sizes in the exclusive farm use zones are twenty (20) acres and eighty (80) acres. The justifications for these lot sizes are as follows.

1. A-1 (20)

The A-1 (20) zoning has generally been applied to the orchard lands surrounding The Dalles and lying to the south of Mosier. The average lot size for all orchard lands in 1976 was 42.2 acres and was approximately forty (40) acres in 1980.¹ However, this does not represent the true picture of orchard sizes in the County; nor does it address the Goal 3 requirement stated above.

The question of what is a "commercial agricultural enterprise" has been wrestled with for several years in Oregon by many of the agricultural experts in government, universities and businesses. Everyone has a general idea or understanding of the answer, but no one has yet been able to precisely define it; and perhaps that is best. De-fining a commercial orchard enterprise in Wasco County is also extremely difficult. Everyone knows an orchard when they see one, but each of the 150 orchards in Wasco County have their own unique set of circumstances which makes a single definition improbable and impractical. Each orchard operates differently but many have common characteristics.

One characteristic common to most, if not all, of the smaller orchards is that the orchard enterprise is not the sole source of income for the owner. The idea then that lot sizes must be large enough to ensure that one can make his livelihood solely from the orchard enterprise is simply not valid. ["1000 Friends" letter; July 31, 1981, Page 6, U 3].

¹Thienes, Jack. Telephone Conversation.

The smaller orchards make up the majority of all orchard lands within Wasco County. There are currently 150 orchards comprising 6,000 acres. The ten largest orchards involve 2,690 acres, leaving 3,310 acres for the remaining 140 orchards.

No one would argue that the small orchard enterprises are not important to the overall fruit processing economy of Wasco County. The large orchards have been described as the backbone of the fruit industry. That being the case, and carrying the analogy further, the small orchards must then be the heart. If the opportunity for buying and operating a small orchard should be eliminated by excessively large minimum lot sizes, an acceleration of the consolidation of orchards, which is already occurring, would result. Many people who might want to begin operating a small orchard or those who want to expand an existing orchard under these circumstances would be disappointed because they could not afford the price of the larger parcels nor the equipment necessary to maintain a large operation.

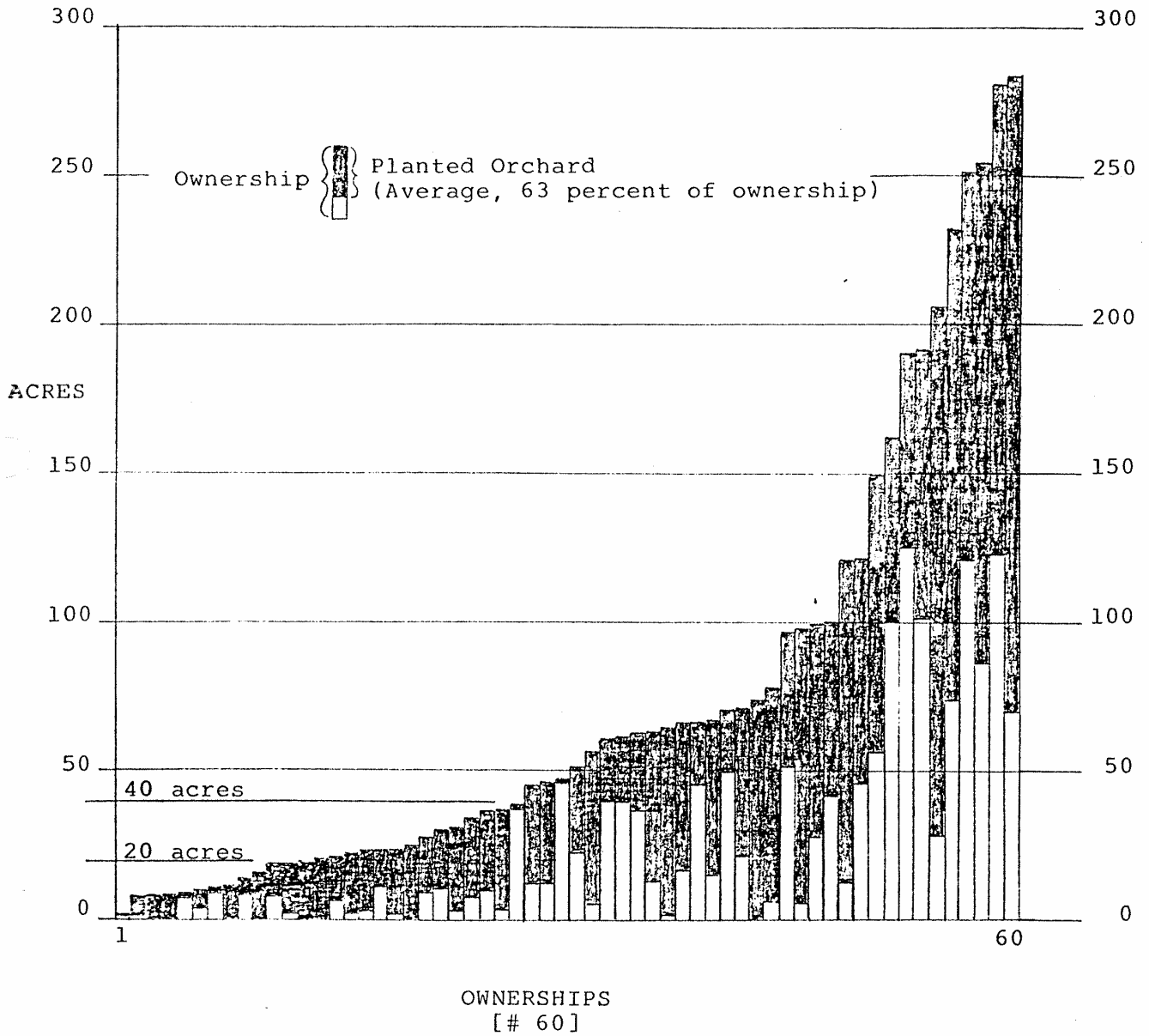
The following analysis of the sample area of orchard lands in Wasco County helps to illustrate the justification for the twenty (20) acre minimum lot size.

In order to get a better understanding of what constitutes a commercial orchard enterprise, a sample area of approximately eight (8) square miles was chosen in the heart of the orchard lands just south of the City of The Dalles. All of the sections 8, 9, and 10 (outside of the urban growth boundary), and all of sections 15, 16, 17, 21, 22 and those portions of sections 7, 11, 14, 18, 20, 23, 27 and 28 which had contiguous ownership parcels in Township 12 North, Range 13 East, were included. Ownerships for all lands within this sample area were established on an overlay of the Assessor maps. All lands planted in orchards were then drawn over the ownership patterns. The orchard lands information was traced from Agricultural Stabilization and Conservation air photos taken in 1979. All ownerships which had planted orchards

²Total ownership was for all parcels whether contiguous or not.

GRAPH OF
OWNERSHIP AND PLANTED ORCHARD

Sample Area
Approx. 8 square miles



were included in the analysis. Those ownerships larger than one acre within the sample area which had no planted orchards were removed and analyzed separately. All ownerships less than one acre were totally removed. (This was a small number and the parcels generally occurred close to main roads or other built areas).

The results of the ownership and planted orchards analysis show that on an average, 63 percent of each ownership was actually planted in orchards. Steep slopes, roads, home sites, creek bottoms and other topographic circumstances accounted for most of the unplanted area. It follows, then, that the argument of calculating a minimum lot size based strictly on ownership alone has little validity. ["1000 Friends" letter; July 31, 1981, page 6].

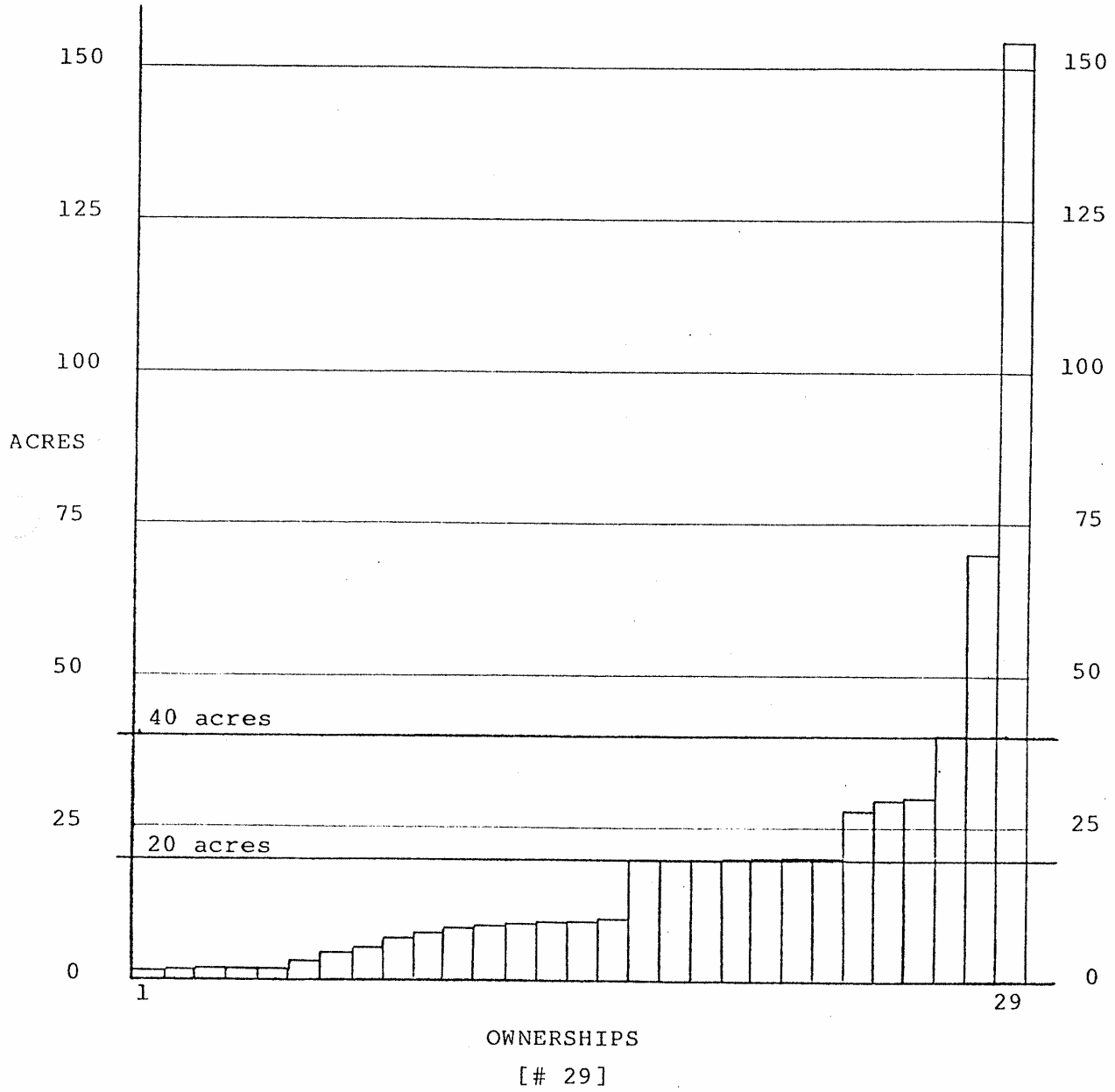
The graph shows that having a twenty (20) acre minimum lot size would protect 27 commercial orchard enterprises in the sample area of 60 ownerships (almost half) from being further partitioned. A forty acre minimum would protect only 17 more. Clearly, minimum lot size alone cannot protect the backbone orchards unless the minimum lot size is above 300 acres. Protection of those orchards must be accomplished by some other means. Wasco County has provided protection of the large orchards by not allowing subdivisions in exclusive farm use zones. This provision provides the protection needed by the large orchards.

Additionally, protection of the continued operation of the small orchards would be achieved best with a twenty (20) acre minimum lot size. The graph of Non-Orchard Ownerships illustrates this fact. Twenty-six (26) of the 29 ownerships in the sample area that are without planted orchards could not be further partitioned. This would prevent any additional non-orchard developments which could interfere with existing orchard operations. Thus, the twenty (20) acre minimum lot size in the A-1 (20) zone is fully justified.

2. A-1 (80)

The vast majority of Wasco County has been zoned exclusive farm use, eighty (80) acre minimum lot size. These areas are composed of wheat and range land.

NON-ORCHARD OWNERSHIPS
Within Orchard Lands Sampled
Approx. 8 square miles



Although no detailed analysis like that done for orchard lands was done for wheat and range land, many of the same arguments and rationale hold true. Approximately 1,500 to 2,000 acres, or more is needed to "make a living" in these areas of the county. However, Goal 3 does not require that a minimum lot size be established to allow someone to make a living. It does require a lot size which will allow the commercial agricultural enterprise that already exists to continue. During the past thirty to forty years the number of farms has been decreasing and farm size increasing; minimum lot size will have no effect on this trend. This fact can be clearly demonstrated in Wasco County. For eleven years, from 1969 to 1980, wheat and range lands were zoned twenty (20) acre minimum, yet the trend toward larger farms continued throughout that period.

Again, as was the case for orchard lands, to pre-vent the large ranches of 2,000 acres or more from being divided a minimum lot size of 1,000 acres or more would be needed. It is clear that protection of those farms must be accomplished by some other means. As with orchard lands, subdivisions will not be permitted in any exclusive farm use zone. This provision provides the protection needed by the large ranches.

Although the cost of range land is relatively low, the costs to establish a residence are extremely high. The costs of electricity and water alone will discourage residential development on eighty (80) acre parcels and will not be affordable for most people. The eighty (80) acre minimum lot size does preserve the area's commercial agricultural enterprises and is fully justified.

3. F-2 (40) and F-2 (80)

The "F-2 (40)" and "F-2 (80)" forest zones have very limited permitted uses and conditional uses that are generally compatible with primary timber management. Due to the high cost of these lands, the forty (40) and eighty (80) acre minimum lot sizes will be more than adequate to keep them in forest uses. Most of the lands zoned "F-2 (80)" is in either the Mt. Hood National Forest, White River Game Management Area or are private timber company holdings. These lands are adequately managed for forest, recreational and open space uses.

The area zoned "F-2 (40)" is considered sensitive big game habitat. Again, the Department of Fish and Wildlife has stated that they are supportive of this lot size for the area. Forty to 79.99 acre lots are the most frequently occurring lot size in the area. The forty (40) acre zone would protect (would prohibit further partitioning of), 78% of the lots. The forty (40) acre zoning is adequately justified.

4 F-1 (80)

The "F-1 (80)" zone has been applied to The Dalles and Dufur watersheds. These areas are currently managed under "The Dalles Municipal Watershed-Comprehensive Management Plan", and the Dufur City Watershed Management Plan.

These watersheds lie almost completely in the Mt. Hood National Forest. The very limited permitted and conditional uses and the large eighty (80) acre minimum lot size as well as the public ownership will adequately protect these lands from conflicting uses.

5. F-F (10) and F-F (40)

The Forest-Farm zone is intended to protect existing forest and farm uses and to preserve open space. Important forest uses in this zone are those associated with wildlife, recreation and open space as opposed to timber production. The "F-F (10)" and "F-F (40)" zones are predominantly soils Class VII, so are not designated as exclusive farm use and are not part of the exceptions areas.

These zones provide the protection necessary for the uses identified as being significant to continue. The "F-F (40)" zone generally follows the Columbia Gorge boundary and prohibits subdivisions, limits development of non-farm buildings to ten per-cent of the parcel, and allows Planned Unit Developments. The "F-F (10)" zone limits development to ten percent of the parcel, allows subdivisions, and encourages Planned Unit Developments by allowing a density bonus. These provisions will preserve the existing forest and farm uses in these zones.

B. GOAL 5 ISSUES

Goal 5 states that open space shall be preserved and natural and scenic resources protected. The administrative rule on Goal 5, adopted by the Commission on May 1, 1981, has given the means by which these resources should be inventoried and preserved. The conflict resolution process used for each Goal 5 issue is illustrated below.

1. Land Needed or Desirable for Open, Space

Generally, all of the agricultural and forestry lands in the County could be considered as open space, in accordance with Goal 5. Other lands, such as the rock cliffs found in the Columbia Gorge, the Deschutes and John Day Scenic Waterways, the White River and The Dalles and Dufur Watersheds could also be considered as open space lands. Each of these areas is being protected by various methods, to preserve their natural and scenic properties.

The type of "conflicting use" most often found to occur in the above mentioned open space lands is residential development, either conventional homes or mobile homes. Each open space resource and the method of protection are noted below.

a) Agricultural and Forest Lands:

According to sections 3.120(2)(a) and 3.210(1)(c) of the Wasco County Zoning Ordinance, residences are permitted outright in the agricultural and forest zones only in conjunction with a farm or forest use. Section 3.210(2)(r) permits a residence not connected with a farm or forest use as a conditional use, based on conditions set forth in section 3.120 (3), 3.210(3) and Oregon Revised Statutes 215.263. These conditions and the density requirement of each zone provide adequate protection of the farm, forest and open space resource. Other conditional uses must comply with the same conditions as mentioned above.

b) Columbia Gorge:

The Columbia Gorge, (as defined by Oregon Revised Statutes 390.460), is being protected from conflicting uses by the placement of the Environmental Protection District (EPD) Overlay zone, Section 3.700 of the Wasco County Zoning Ordinance. This overlay allows farm and forest uses, some utilities and re-creational use to occur, and dwellings in connection with farm or forest uses, provided they are constructed of materials which will minimize adverse

impacts to the scenic values of the Gorge. All other uses permitted in the primary zone, either permitted out-right or as conditional uses, are considered as conditional uses in the Environmental Protection District zone. The conflicting uses are allowed, but are specifically limited.

c) The Deschutes and John Day Scenic Waterways:

These waterways are protected by the State Scenic Rivers Act and the E.P.D. Division 5 (§3.755(5)).

d) The White River:

The White River Canyon (generally from rim to rim), has been designated as a natural area by the Nature Conservancy and Wasco County, and protected by the placement of the Environmental Protection District zone. Due to the Environmental Protection District zone, topography and nature of the canyon, (very few roads exist in this area), the threat of conflicting uses damaging this resource is negligible. The re-source is adequately protected.

e) The Dalles and Dufur Watersheds:

These municipal watersheds are both zoned "F-1 (80)", which does not allow residential uses in any form, either as permitted use or conditional uses. Generally, only farm and forest uses and uses to maintain and enhance water quality and supply are permitted.

2. Mineral and Aggregate Resources

As stated in the Goals and Policies under Goal #5, rock and aggregate resources will be identified and protected by placement of the Environmental Protection District zone.

Extraction of these resources is a conditional use in the agricultural and forestry zones and a permitted use in the manufacturing zones.

Generally, residential uses are the uses which come into conflict with the extraction of aggregate and mineral resources. The provisions of the Environmental Protection District Division 5 overlay zone provide the protection necessary for all aggregate sites.

3. Energy Resources

Wind provides the most encouraging potential new source of energy in Wasco County. Privately owned and used wind generators are permitted in the farm and forest zones as customary accessory uses to any of the permitted uses [see Section 3.120(1)(f) and 3.210(1)(c).] If the owner of a wind generator sells excess electricity to a Utility, the Ordinance permits it as a utility facility necessary for public service [see Section 3.120 (1)(d) and 3.210(1)(d).]

Large-scale, commercial wind farms are considered as conditional uses in the A-1 Exclusive Farm Use zone and the F-F Forest-Farm zone. The limitations on conditional uses set forth in each section of the Ordinance and in Chapter 5 (Conditional Use Permits), must be addressed before the conditional use may be granted.

Exploration for geothermal resources is treated in a similar manner. It is considered as a conditional use in the agricultural zones, subject to the provisions in Chapter 5 of the Ordinance.

4. Fish and Wildlife Areas and Habitats

Big game herds are considered to be a valuable resource that was being threatened and in danger of being damaged. To remedy this situation, the placement of low density zoning requirements and stream setbacks were used to protect the resource. The development densities of one dwelling unit per forty (40) acres north of the Willamette Base Line and one per eighty (80) acres south of the Line were sanctioned by the Department of Fish and Wild-life as being adequate to maintain big game herds in the sensitive big game winter range area.

5. Ecologically and Scientifically Significant Natural Areas, Including Desert Areas

Natural areas have been identified and protected by the placement of the Environmental Protection District zone. None of the identified natural areas contain lands owned by private timber companies. No conflicts exist in the timber lands.

The Environmental Protection District zone allows for farm and forest practices to continue. The property owners that were contacted generally felt that there would be no conflicts with use of their land and protection of a natural area.

6. Outstanding Scenic Views and Sites

Outstanding scenic views and sites are generally those in the Columbia Gorge, the Deschutes and John Day Scenic Waterways and the White River Canyon. Protection of these areas has been discussed previously.

7. Water Areas, Wetlands, Watersheds and Groundwater Resources

Generally all water areas and wetlands are managed and protected by the State of Oregon. Occasionally, conflicts between recreational uses and agricultural uses exist, and are resolved at the State level. If the conflict is concerning water rights, the issue is resolved by the County Water master.

8. Wilderness Areas

There are no designated wilderness areas in the County.

9. Historic Areas, Sites, Structures and Objects

Thirty historic sites have been designated in the County. Only four of the sites are included in the "Statewide Inventory of Historic Sites and Buildings", for Wasco County, (Department of Transportation, 1976). These sites have been protected by the placement of the Environmental Protection District zone. Any alteration or building of a structure that would have a detrimental effect on a historic site, as determined by the Planning Commission or County Court, based on input by the Historic Landmarks Advisory Committee, will not be permitted.

10. Cultural Areas

Cultural areas include archeological resources, as well as historic sites. Any proposed conflicting uses will be considered in light of the conditions set forth in the Environmental Protection District overlay zone.

11. Potential and Approved Oregon Recreation Trails

There are currently no Oregon recreation trails in Wasco County. The Columbia Gorge trail, which may pass into the county in the distant future, would fall under the conditions set forth in Section 3.755 of the Zoning Ordinance, which also affects the Columbia Gorge.

The Pacific Crest Trail, which passes through the County, is considered a part of the State Trail system. This trail, however, is located in the National Forest and is managed and maintained by the U.S. Forest Service. No conflicts exist in relation to any Oregon recreation trails.

12. Potential and Approved Federal Wild and Scenic Water-ways and State Scenic Waterways

At the present time there are no Federal wild and scenic rivers in the county and no knowledge of any potential for such a designation. State Scenic Waterways have been discussed previously (see Item 1 (c).)

APPENDIX

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GOAL # 1 Citizen Involvement
To develop and maintain a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

POLICY 1 Improve the availability of planning information to all of the residents in the County,

Implementation

- A. Hold at least one Citizen Advisory Group meeting per year. Other meetings shall be held as needed to inform the group of proposed changes in the Comprehensive Plan or other land use actions.
- B. The Chairmen of the planning areas shall be advised on all agency meetings or hearings on actions affecting land use.
- C. Make all pertinent land use information from all agencies available to the Citizen Advisory Group chairmen,

POLICY 2 A Citizen Involvement Program shall encourage the participation of citizens representing a broad cross-section of the population.

Implementation

- A. A diversified geographic and vocational cross-section of citizens will be encouraged to participate in Citizen Advisory Groups.
- B. The Wasco County Planning Office shall provide clear and concise notice of the opportunities for citizen involvement.
- C. Encourage open attendance and participation by all people at Citizen Advisory Group meetings.

GOAL # 1 Citizen Involvement (con.)

POLICY 3 Encourage involvement of citizens and property owners in the
land use planning process.

Implementation

- A. Notices of all Citizen Advisory Group meetings should be given at least ten (10) days prior to the meetings.
- B. Notices of all Citizen Advisory Group meetings should be posted by the Wasco County Planning Office in the Wasco County Courthouse, at least two public places in each planning area, and shall be advertised in the newspaper of general circulation throughout the County.
- C. When revising or adopting the Comprehensive Plan, there shall be a minimum of two public hearings held within the affected planning area.

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GOAL # 2 Land Use Planning

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

POLICY 1 Citizen Involvement shall be an integral part of the planning process and shall be accomplished through the County's Citizen Involvement Program.

Implementation

- A. The Citizen Involvement Program shall be maintained and updated periodically by the Wasco County Planning Office.
- B. The Citizen Involvement Program shall abide by the policies as set forth in Goal # 1, "Citizen Involvement".

POLICY 2 Comprehensive plans and implementing ordinances shall be consistent with the statewide goals and guidelines as well as the needs and desires of citizens in the County.

Implementation

- A. The Comprehensive Plan shall include all elements identified by the Land Conservation and Development Commission which are applicable to the County.
- B. Inventories and other forms of data used in the development of the Comprehensive Plan shall be the most factual and current data available.
- C. The Comprehensive Plan shall be coordinated with all other plans and programs affected by, or having effect on, land use within the County.
- D. All implementing ordinances applicable to the County shall be consistent with the Comprehensive Plan.

GOAL # 2 Land Use Planning (con.)

POLICY 3 The Comprehensive Plan shall be reviewed periodically for necessary revisions to keep pace with changes in the physical, environmental, social and economic character of the County.

Implementation

- A. The Citizen Advisory Groups, in conjunction with the County Planning staff, shall conduct annual Comprehensive Plan review and evaluation.
- B. Plan review and amendment shall take place every two years or whenever significant changes in the social, economic, physical, or environmental character of the County are evident.
- C. Plan review, evaluation, and amendment shall be carried out utilizing the revisions process as set forth in the Comprehensive Plan. (This process is identical to the planning process employed for the initial development of the Comprehensive Plan.)

POLICY 4 Increase public awareness of the planning process and plan implementation.

Implementation

- A. Signs should be posted throughout the County to indicate permits are required.
- B. Federal, State, County and City agencies should cooperate to simplify, combine and expedite permit application.
- C. Allow for local public input into the process of locating electrical corridors.
- D. Hearing notice procedures shall be included in the Wasco County Zoning Ordinance.

GOAL # 3 Agricultural Lands

To preserve and maintain agricultural lands.

POLICY 1 Maintain Exclusive Farm Use zoning.

Implementation

- A. Maintain Exclusive Farm Use zone consistent with O.R.S. 215.203 to 215.273 to qualify for special farm use assessment as set forth in O.R.S. 308.370 to 308.406.
- B. Minimum lot sizes in agricultural zones shall be appropriate for the preservation of ground water resources, continued agricultural use and aesthetic qualities.
 - 1. On all lands designated as Exclusive Farm Use on the Comprehensive Plan may, if determined to be non-productive, using the Soil Conservation Service soils maps (soils classes VII or VIII) the minimum lot size may be reduced to twenty (20) acres, in accordance with Chapter 3.210(2)(o) of the Wasco County Zoning Ordinance and the applicable regulations of the Wasco County Subdivision and Land Development Ordinance.
 - 2. Commercial activities in conjunction with farm use shall be allowed as conditional uses in the Exclusive Farm Use zone.
 - 3. Non-farm uses permitted within farm use zones adopted pursuant to O.R.S. 215.213 should be minimized to allow for maximum agricultural productivity.
 - 4. Non-farm dwellings within the Exclusive Farm Use zone may be permitted with a conditional use permit in accordance with the provisions of O.R.S. 215.213.
 - 5. Subdivisions and Planned Unit Developments will not be permitted in the Exclusive Farm Use zone.

POLICY 2 Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an orderly and efficient manner.

Implementation

- A. Conversion of rural agricultural land to urbanizable land shall be in accordance with Goal # 14, Policy 1, A-E.
- B. Extension of services, such as water supplies, shall be appropriate for proposed urban use.
- C. Minimize an adverse impact which electrical systems may have on the productivity of agricultural lands by reviewing future plans of the Bonneville Power Administration for major power-line corridors. Review and comment should be made by each of the affected planning areas.
- D. Pre-existing farm dwellings occupied on a rental or lease basis shall not justify the partitioning of good agricultural land or smaller acreage tracts in farm use zones.
- E. Normal agricultural practices (aerial pesticide applications, burning of pruning, dust and noise by machinery) shall not be restricted by non-agricultural interest within agricultural areas.
- F. The opportunity for review and comment shall be provided for citizen groups in the development of plans for the location of utilities such as power-line and highways which may adversely impact agricultural lands.

POLICY 3

Encourage multiple purpose storage reservoirs and land and water reclamation projects which enhance and benefit agricultural land.

Implementation

- A. Encourage individual farmers to develop soil conservation plans for each farming unit by coordinating land use planning with Soil Conservation Service.
- B. Allow agriculture-related uses such as multiple purpose storage reservoirs and water reclamation projects in the "A-1" Exclusive Farm Use zone.

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GOAL # 4

Forest Lands

To conserve forest lands for forest uses.

POLICY 1

Land use regulations and tax incentives should be designed to perpetuate sustained timber production.

Implementation

- A. Encourage the preservation of timber site productivity Classes I-VI in commercial timber production.
- B. Allow recreational development (i.e., public and private parks, playgrounds and recreational grounds as described in section 3.120(2)(e) of the Wasco County Zoning Ordinance) as a conditional use in the "F-2" zones.
- C. The minimum lot size on areas designated on the Comprehensive Plan map as "Watershed" shall be eighty (80) acres.
- D. All timber harvesting shall be in accordance with the Oregon State Forest Practices Act.

POLICY 2

Landscape and visual design should be applied in timber harvest areas.

Implementation

- A. The Wasco County Planning Commission shall require that changes in land use shall not destroy tree growth along streams, and may require developers to include tree plantings along streams in the design of projects.
- B. Clear-cutting shall be discouraged within the visual corridor of the Columbia River Gorge in accordance with Goal # 5.
- C. Maximum utilization of existing utility right-of-way should be required before permitting new rights-of-way.
- D. Selective cutting of commercial timber along the White River should take into consideration the preservation of this scenic river, in accordance with Goal # 5.

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GOAL # 5

Open Spaces, Scenic and Historic Areas and Natural Resources

To conserve open space and protect natural and scenic resources.

POLICY 1

Identify and protect rock and aggregate sources.

Implementation

- A. The development of new rock and aggregate sources shall be consistent with the projected need for such sites.

- B. Sites identified for aggregate resources shall not support interim or permanent uses which may jeopardize the future availability of the re-source.
- C. Rock and aggregate resource extraction shall be a conditional use in all agricultural and forestry zones, and shall be permitted uses in the "M-2" and "M-3" Industrial Zones.
- D. Aggregate and mineral extraction may be permitted as a conditional use in the Rural Residential Zone, upon site review, in accordance with Chapter 5 of the Wasco County Zoning Ordinance.
- E. Identified rock and aggregate sources will be protected by placement of the Environmental Protection District, Division 5 overlay zone.

POLICY 2

All rock and aggregate sites shall include aesthetic considerations.

Implementation

- A. After rock pits are exhausted, the site shall be contoured to reduce visual impacts. This provision shall be required when the County Planning Commission grants the permit for a new site.
- B. New rock and aggregate sites shall not be allowed within the quarter mile boundary of either the John Day or Deschutes Rivers.

GOAL # 5 Open Spaces, Scenic and Historic Areas and Natural Resources (con.)

POLICY 2

- C. New quarries and rock pits shall be reclaimed and hazards eliminated upon cessation of operations.
- D. Rock pits should be located in areas that are not visible from major public highways or road corridors.
- E. Areas near roads and highways with high traffic volumes and areas of high visual concern will be the lowest priority locations for new rock pits.
- F. There shall be no new surface mining sites or the expansion of existing sites within the Columbia Gorge as defined by Oregon Revised Statute 390.460 and the Columbia River Gorge Commission except in areas not clearly and readily visible from Washington Highway 14, Interstate Highway 84, and the Columbia River.

POLICY 3

The Deschutes and John Day River Scenic Waterways shall be maintained and protected as natural and open space areas with consideration for agriculture and recreation.

Implementation

- A. Coordinate all land use planning activities with the Bureau of Land Management, Oregon State Department of Transportation and the Warm Springs Indian Reservation. These three parties shall be notified of all proposed land actions within the Deschutes River and John Day River Scenic Waterways for their review and comment.
- B. Allow agricultural operations within the Des-chutes and John Day Scenic Waterways.
- C. Allow only buildings customarily provided in conjunction with farm use within the visual corridors of the Deschutes and John Day Scenic Waterways.

GOAL # 5 Open Spaces, Scenic and Historic Areas and Natural Resources (con.)

POLICY 3

D. Encourage the preservation of landscape features of the John Day and Deschutes Rivers.

POLICY 4 Cooperate with managing agencies to solve recreation use management on the John Day and Deschutes River Scenic Waterways.

Implementation

A. Coordinate with and support the managing agencies recreation use management issues and facilities necessary for recreation and resource protection.

POLICY 5 Maintain the existing aesthetic quality of the Columbia River Gorge.

Implementation

- A. Scenic and Open Space areas in the Columbia River Gorge will be preserved by placement of the Environmental Protection District, Division 4, and overlay zone.
- B. The Oregon State Highway Division should employ plantings to provide buffers between residential areas and Interstate 84 when feasible.
- C. Forestry uses shall be in accordance with the Oregon Forest Practices Act.
- D. Clear-cutting within the legal boundaries of the Columbia River Gorge is discouraged.

POLICY 6 Encourage the construction of ponds for livestock, fire protection and water reclamation.

Implementation

- A. Allow such uses in the "A-1" (Exclusive Farm Use) zone.
- B. The County Water master and Sanitarian shall continue to regulate appropriations, diversions and sewage waste disposals to ensure quality water resources.

GOAL # 5 Open Spaces, Scenic and Historic Areas and Natural Resources (con.)

POLICY 7 Encourage land use and land management practices which contribute to the preservation and enhancement of fish and wildlife resources, with consideration for private agricultural operations.

Implementation

- A. Identify and protect all wildlife habitats by:
 - 1. Implementation of an Environmental Protection District overlay for sensitive fish and wildlife habitats.
 - 2. Regulations of setback requirements and conditional uses on riparian habitats.
 - 3. Maintaining large minimum lot sizes in forest and agricultural zones to reduce residential densities.
- B. The Department of Fish and Wildlife will continue to assist landowners in minimizing agricultural damage from deer and elk and other animals through implementation of various programs as described in the Wasco County Comprehensive Plan, Chapter II, Section M.
- C. Tax incentives should be made available to land-owners for open space or wildlife preservation pursuant to Oregon Revised Statutes 308.750 to 308.790.
- D. Identify and protect all rare and endangered plants and animals.

POLICY 8 Historic, cultural and archaeological areas should be preserved.

Implementation

- A. The Wasco County Historical Landmarks Commission shall maintain a current inventory of all existing and potential historic sites.
- B. Encourage public ownership and preservation of areas identified as a significant historic, cultural or archaeological site.

GOAL # 5 Open Spaces, Scenic and Historic Areas and Natural Resources (con.)

POLICY 8

- C. Requests for development in areas of known historical or archaeological benefit shall include information pertinent to the significance of the area as an archaeological or historical site.
- D. Natural areas as identified in the Plan shall be given consideration for preservation.
- E. Location of archaeological sites shall not be disclosed, (this information is exempt from the Freedom of Information Act), unless development is proposed which would threaten these resources. When any development is proposed which may affect an identified archaeological site, the site will be protected by the Environmental Protection District Division 4, overlay zone.
- F. Historic and cultural sites (when identified) shall be protected by the placement of the Environmental Protection District Division 4, overlay zone.

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GOAL # 6 Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the County.

POLICY 1 Encourage land uses and land management practices which preserve both the quantity and quality of air, water and land resources.

Implementation

- A. Recognizing that the soil resource base is vital to maintaining productivity, encourage agricultural conservation and management practices which minimize the adverse effects of wind and water erosion.
- B. The adopted solid waste collection and disposal ordinance shall be enforced.
- C. Riparian vegetation on natural stream banks shall be preserved by the placement of an Environmental Protection District overlay zone or by regulation of setback requirements.

POLICY 2

Maintain air quality in compliance with state and federal standards.

Implementation

- A. Encourage a more detailed study of air quality in Wasco County by the Department of Environmental Quality.
- B. New industries must comply with the air quality standards set forth by the Department of Environmental Quality.
- C. Support efforts to complete an air shed study in The Dalles and Dallesport area.

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GOAL # 6 Air, Water and Land Resources Quality (con.)

POLICY 3 Maintain quantity and quality of water in compliance with state and federal standards.

Implementation

- A. Support best management practices for identified problems to maintain and improve land and water resourced qualities as adopted in "Sediment Reduction Project - 208 Non-Point Source Pollution Control Program", prepared by the State Soil and Water Conservation Commission, August, 1978.
- B. Incorporate all future water quality information into the Wasco County Comprehensive Plan.
- C. Continue regulation of subsurface sewage disposal systems and other point source water pollution emissions.
- D. Evaporation ponds containing toxic chemicals should be sealed or lined, and monitored by the Department of Environmental Quality.
- E. The adequacy of the Ground water supplies and their quality shall be a major consideration in all development.
- F. The Dalles Watershed shall be managed by the "Comprehensive Management Plan for The Dalles Municipal Watershed," 1972.
- G. The Dalles, Dufur and Antelope Watersheds shall be primarily managed for their domestic water supplies.
- H. Encourage the reduction of siltation in the Columbia River drainage by whatever means are found to be reasonable and effective.

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GOAL # 6 Air, Water and Land Resources Quality (con.)

POLICY 4 Noise levels should be maintained in compliance with state and federal standards.

Implementation

- A. Noise levels for all new industries must be kept within standards set by state and federal agencies.

- B. Consideration for the effects of noise on the surrounding environment will be given when a new development of any kind is proposed.
- C. Noise sensitive areas should be identified and only compatible uses permitted in their vicinity.
- D. When building new highways or making major improvements on existing highways, consideration shall be given to reducing the noise impact on surrounding land uses.

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GOAL # 7 Areas Subject to Natural Disasters and Hazards

To protect life and property from natural disasters and hazards.

POLICY 1 Control flood hazards through active management of water resources, soil conservation techniques and flood plain identification.

Implementation

- A. The County shall continue to meet participation requirements for the national flood insurance program in identified flood hazard areas.
- B. Lands within identified flood plains should be excluded from intensive development.
- C. Flood plains have been identified by use of the Housing and Urban Development Flood Plain maps and will be protected by placement of the Environmental Protection District zone, Division 1.
- D. Coordinate the flood plain ordinance provisions with the Soil Conservation Service.
- E. Open space and agricultural uses are preferred in identified flood plain areas.
- F. Projects for channelization, diversion and other flood control measures designed to reduce flood hazards should be supported.

POLICY 2 Intensive developments should not be allowed in an identified Natural Hazard Area.

Implementation

- A. Active natural hazard areas will be identified by the placement of an Environmental Protection District overlay zone.
- B. Only those activities which are associated with non-intensive recreational or agricultural pursuits should be allowed upon lands inventoried as active natural hazard areas.

GOAL # 7 Areas Subject to Natural Disasters and Hazards (con.)

POLICY 2

- C. Pre-existing uses, not in accordance with Goal # 7, Policy 2 B., should be phased-out in active natural hazard areas.
- D. Development restrictions on active geologic hazard areas shall be specified in the Zoning Ordinance Chapter 3.700.
- E. Areas subject to active natural hazards should be evaluated as to the degree of hazard present, and appropriate limitations on use be imposed.
- F. An on-site investigation and written report by a certified geologist shall be required before development will be allowed in an active geologic hazard area.
- G. Applicants proposing development in an inactive geologic hazard area will be notified of that fact.

POLICY 3

Wasco County shall maintain siting regulations for mobile homes to reduce safety and fire hazards.

Implementation

- A. When securing a mobile home placement permit, siting regulations will be provided to the homeowners.
- B. Due to potential wind hazards, tie-downs are required on all mobile homes located within thirty (30) miles of the Columbia River.

GOAL # 8 Recreational Needs

To satisfy the recreational needs of the citizens of Wasco County and visitors.

POLICY 1

Manage the Deschutes and John Day Scenic Waterways to minimize recreational over-use, accumulation of solid waste and conflicts with agricultural use, while maximizing their scenic and recreational values.

Implementation

- A. Encourage governmental agencies to restrict open camp fires on the Deschutes and John Day Rivers.
- B. Encourage the development of a cooperative management plan between private landowners and government agencies.
- C. Prohibit recreational subdivisions within the Deschutes and John Day Scenic Waterways.
- D. Encourage governmental agencies, (including the Marine Board, Bureau of Land Management, Department of Transportation and Wasco County), to limit the use of recreational power boats on the Deschutes and John Day Rivers.

POLICY 2

Develop and maintain a variety of recreational sites and open spaces adjacent to population concentrations to adequately meet the County's recreational needs.

Implementation

- A. The County may establish public park lands adjacent to future multiple-purpose reservoirs. This may include the dedication of park land to the County from a federal agency or private land developer at future reservoir sites.
- B. Encourage a system of safe and convenient trails for non-motorized recreation and transportation. Adequate right-of-way should be acquired on public roads to provide bicycle, pedestrian and equestrian paths where feasible.

GOAL #8 Recreational Needs (con.)

POLICY 2

- C. Large planned developments shall include the reservation of a suitable area of park land or open space.
- D. Aesthetic values in existing and future re-creational sites should be preserved and enhanced.

POLICY 3

Discourage illegal recreational access through private agricultural lands.

Implementation

- A. Encourage governmental agencies to develop a public information program concerning recreational access through private lands.
- B. Condemnation of private land for recreational use will be strongly opposed.
- C. Easements for recreational use at well-established access points should be acquired. Possible funding sources such as the National Park Service and Oregon State Parks should be investigated.

GOAL # 9 Economy of the State

To diversify and improve the economy of Wasco County.

POLICY 1 Maintain agriculture and forestry as a basis of the County's rural economy.

Implementation

- A. Subdividing and partitioning of productive agricultural and forest lands shall be discouraged.
- B. Exclusive Farm Use zoning shall be maintained to allow special farm use assessment as an incentive for continued agricultural use.
- C. Orchards, wheat, other small grain farms, and grazing lands shall be continued as a major portion of the economy.
- D. Wasco County will encourage secondary wood processing plants in Maupin and Tygh Valley in order to provide more local basic employment.
- E. Industries which process agricultural and forest products will be allowed, as a conditional use in the Exclusive Farm Use zone.

POLICY 2 Commercial and industrial development compatible with the County's agricultural and forestry based economy will be encouraged.

Implementation

- A. Wasco County will support commercial and industrial development within the Urban Growth Boundaries of The Dalles, Dufur, Maupin, Mosier, Antelope and Shaniko, which will help to discourage conversion of productive orchard and other agricultural lands and provide more year-round employment opportunities.
- B. Commercial activities in conjunction with farm use, including storage of agricultural goods, are allowed as conditional uses in agricultural areas of the County, to diversify the economy.

GOAL # 9 Economy of the State (con.)

POLICY 2

- C. Because The Dalles Auction Yard provides a unique general service that is economically beneficial to the entire County; its present location shall be protected from incompatible land use intrusion.
- D. Encourage increased commercial activity in the communities of Pine Grove and Tygh Valley rural service centers.
- E. Allow limited industrial growth in areas designated near Pine Grove and Tygh Valley.
- F. Protection and utilization of valuable rock and aggregate sources should be carried out as specified in Goal #5, Policies # 1, A-E; and # 2, A-F.

POLICY 3

Wasco County will support the expansion and increased productivity of existing industries and firms as a means to strengthen local and regional economic development.

POLICY 4

Wasco County will support the Mid-Columbia Economic Development District, the Wasco County Over-all Economic Development Plan (OEDP), and the Warm Springs Over-all Economic Development Plan (OEDP).

POLICY 5

Tourism in Wasco County will be supported and encouraged.

Implementation

- A. Wildlife habitat and scenic waterways should be maintained for their scenic value to residents and tourists in Wasco County.
- B. Historic sites should be preserved and maintained to promote tourism in Wasco County.
- C. Additional parks, overnight camping areas, and other recreational areas should be provided when needed to encourage tourism in the County.

GOAL #10 Housing

To provide for the housing needs of the citizens of Wasco County.

POLICY 1 The development of adequate housing for all Wasco County citizens will be encouraged.

Implementation

- A. Mobile homes shall be allowed as a permitted or conditional use on agricultural land for landowners and employees.
- B. Mobile homes are a type of housing that may be allowed as a conditional use on certain forest lands.

POLICY 2 A variety of housing types, locations and densities shall be encouraged.

Implementation

- A. Residential developments should be related to physical site characteristics.
- B. Residential developments shall be protected from encroachment of incompatible land uses.
- C. Multiple family dwellings should be allowed only within the Urban Growth boundaries of the incorporated cities and within excepted areas, unless connected with farm labor.

GOAL #11 Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

POLICY 1 Provide an appropriate level of fire protection, both structural and wildfire, for rural areas.

Implementation

- A. The Bureau of Land Management, private landowners and railroad companies should be encouraged to develop a cooperative fire management program for the Deschutes River Area.
- B. Adequate fire protection should be a factor in locating and planning rural subdivisions or Planned Unit Developments.
- C. The County will assist Rural Fire Protection Districts in the acquisition of equipment and development of facilities.
- D. All community water systems shall provide minimum fire flow capacities and have a fire hydrant system.
- E. Adequate access shall be provided to any available water sources within development areas.
- F. Road design for rural subdivisions and planned unit developments should incorporate appropriate requirements with respect to mobility and access by fire suppression equipment.

POLICY 2 Provide an appropriate level of police protection for rural areas.

Implementation

- A. Wasco County should continue to provide police protection, in conjunction with the Oregon State Police, commensurate with the needs of the rural community.

GOAL #11 Public Facilities and Services (con.)

POLICY 3 Minimize adverse impacts resulting from power line corridor and utility development.

Implementation

- A. The Bonneville Power Administration should compensate for damage resulting from power-line corridor development at levels based on the loss of agricultural and residential values and productivity.
- B. When economically and physically feasible, transmission lines should be laid underground.
- C. The Planning Commission and Citizen Advisory Groups should review all future Bonneville Power Administration power line corridor developments which may be routed through Wasco County, as well as all electrical substation and power plant development proposals.
- D. Public utility easements and transmission line corridors should be designed to provide for multiple land use.
- E. Maximum utilization of existing utility right-of-way should be encouraged to minimize the need for additional rights-of-way.
- F. Public utilities shall be responsible for appropriate maintenance including noxious weed control on all existing and future rights-of-way.

POLICY 4 Encourage adequate and convenient school facilities for the citizens of Wasco County.

Implementation

- A. The County will continue to cooperate with school district(s) in the planning and placement of future educational facilities.
- B. The County will coordinate with the affected school district(s) when new subdivisions or Planned Unit Developments are proposed.

GOAL #11 Public Facilities and Services (con.)

POLICY 5 Future provision of public facilities and services shall be adequate to meet the needs of Wasco County citizens and be provided efficiently and economically.

Implementation

- A. The Dalles Sanitary Landfill shall be maintained as the solid waste disposal site in Wasco County until such time as additional sites become necessary.
- B. Improved public library and bookmobile service should be provided to all County residents.
- C. Increased and more efficient emergency medical service shall be encouraged, especially to those rural areas which must travel long distances for such service.
- D. The development of sanitary sewage disposal facilities for Wamic, Tygh Valley, Pine Grove, and Pine Hollow should be encouraged.
- E. Water systems developed on individual lots should provide a standpipe capable of handling the full capacity of the pumping system.
- F. The placement of nuclear facilities for the generation of nuclear energy shall be emphatically discouraged, especially in the more populous areas of the County where the obvious potential hazards would affect larger numbers of people.
- G. The availability of necessary utilities and public services shall be made known at the time of the development of subdivisions, Planned Unit Development and major partitions.
- H. The facilities and services provided shall be appropriate for, but limited to, the needs and requirements of the areas to be served.
- I. Facilities and services provided to areas designated Rural Residential and Rural Service Center shall be at levels appropriate to and necessary for rural uses only and shall not support urban uses.
- J. The County will coordinate its public facilities and services planning with the plans of affected special service districts and other governmental units.

GOAL #12 Transportation

To provide and encourage a safe, convenient and economic transportation system.

POLICY 1 Develop and maintain an adequate County road system.

Implementation

- A. The County's six-year road plan shall be available for review and comment to' citizens of Wasco County.
- B. The development of alternative modes of transportation within the Wasco County six-year road plan shall be encouraged.
- C. Road construction that has a minimum impact on agricultural production will be encouraged.
- D. The safety features of County roads shall be improved to reduce congestion, adverse turns and impaired visibility.
- E. Wasco County shall continue to publish biennial statements of road construction and re-construction priorities.
- F. The Wasco County road system should be coordinated with the U.S. Forest Service road and trail system.
- G. Controlled access along highways and major arterials should enhance traffic flow and promote safety.
- H. Standards for development along highways and roads shall take into consideration setbacks to reduce traffic hazards and congestion.

POLICY 2 A system of convenient private and public airports will be encouraged.

Implementation

- A. Public and private airports will be evaluated to determine which are most valuable to future economic development and commerce.

GOAL #12 Transportation (con.)

- B. All development of airports and their associated approach areas and clear zones should be maintained in uses compatible with airport activity.
- C. The Environmental Protection District zone will be applied to all public airport approach areas and clear zones to prevent the establishment of air space obstruction in all approaches.
- D. The Chenowith Airport shall be retained as a base for the operation of private aircraft for residents of Wasco County.

POLICY 3 Maintenance of the railroad service to the County will be encouraged.

POLICY 4 Transportation services to make quality health and social services available and accessible to all residents will be provided when County revenues permit.

GOAL #12 Transportation (con.)

POLICY 4

Implementation

- A. A convenient and economic system of transportation should continue to be provided for needy senior citizens and the handicapped and other transportation disadvantaged.
- B. Ramps, automatic doors, elevators, and other conveniences shall be placed in all new public buildings, to make access within those buildings possible for the handicapped and elderly.
- C. Wasco County will consider the Transit Development Program developed by Mid-Columbia Economic Development District when implementing transportation programs.
- D. Wasco County will use its one percent of total funds received from the State Highway Division for the development and maintenance of foot-paths, bicycle trails and curb cuts or ramps as they are needed.

Section Break (Next Page)

GOAL #13 Energy Conservation

To conserve energy.

POLICY 1 The County will work with appropriate State and Federal agencies to identify and protect, and if feasible, develop potential energy resources, especially renewable energy resources.

POLICY 2 Reduce the consumption of non-renewable sources of energy whenever possible.

Implementation

- A. Conversion of energy sources from non-renewable sources to renewable sources shall be encouraged.
- B. The allocation of land and uses permitted on the land should seek to minimize the depletion of non-renewable sources of energy.

POLICY 3 Minimize energy consumption through the use of zoning and subdivision standards.

Implementation

- A. Zoning controls and subdivision design standards shall be developed and administered with consideration for the conservation of energy sources and the reduction of energy consumption.
- B. In the review of subdivision plans, consideration shall be made of the following in relation to energy consumption:
 - 1) Lot size, dimension and siting controls;
 - 2) Building height, bulk and surface area;
 - 3) Density of uses, particularly those which relate to housing densities;
 - 4) Availability of light, wind and air.
- C. Uses developed on the land shall be managed and controlled so as to maximize the conservation of energy.

GOAL #13 Energy Conservation (con.)

POLICY 3 Considerations should be given to systems and incentives for the collection, re-use and recycling of solid waste and other waste products.

Implementation

- A. Recycling centers for the collection of glass bottles, newspapers, tin cans, etc., should be encouraged.
- B. Public awareness and education concerning the use of recycling centers and methods shall be encouraged.
- C. Encourage the utilization of sewage treatment wastes for fertilizer, methane gas production or other feasible products.

POLICY 4 The transportation system shall be diversified with emphasis on energy conservation.

Implementation

- A. Bicycle paths and pedestrian walkways should be placed whenever and wherever feasible.

POLICY 5 Use of renewable energy shall be encouraged.

Implementation

- A. Wind generators will be permitted in the forestry, agricultural and rural zones.
- B. The County should develop a solar access ordinance.
- C. Facilities to manufacture alcohol from farm or timber waste products will be permitted as conditional uses in the forestry and agricultural zones.

GOAL #14 Urbanization

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

POLICY 1

Conversion of rural agricultural land to urbanizable land shall be based upon consideration of each of the following factors:

- A. environmental, energy, social and economic consequences;
- B. demonstrated need consistent with other goals;
- C. availability of alternative suitable locations for the requested use;
- D. compatibility of the proposed use with related agricultural land; and
- E. the retention of Class I, II, III, IV, V, and VI soils in farm use.

POLICY 2

Preserve community identity by encouraging concentration of residential development in and near existing communities.

Implementation

- A. Restrict the subdivision of lands in areas with difficult access, topography or drainage; in areas lacking adequate domestic water supplies; or in areas having severe soil limitations for individual subsurface sewage disposal.
- B. Population growth will be encouraged within the Urban Growth Boundaries of The Dalles, Dufur, Maupin, Mosier, Antelope, and Shaniko and unincorporated areas designated for residential uses within the comprehensive plan.
- C. Industrial, commercial and dense residential development should be restricted to areas within the urban growth boundaries of incorporated cities as well as rural service centers and planned unit developments.

GOAL #14 Urbanization (con.)

POLICY 3 Encourage subdivisions to be developed by a planned development approach, maximizing physical design, the retention of open space and reducing adverse impacts.

POLICY 4 Availability of public services shall be made known at the time of the development of subdivisions, Planned Unit Developments, and major partitions.

POLICY 5 Subdivision and partitioning activities shall be designed to reduce the County's financial participation in road construction within development areas.

IN THE COUNTY COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF ESTABLISHING A)
WASCO COUNTY HISTORICAL LANDMARKS)
ADVISORY COMMITTEE)

ORDER **FILED**

APR - 3 1980

Sue A. Poffett COUNTY CLERK
By _____ Deputy

NOW ON THIS DAY, April 2nd, 1980,
the Court duly meeting for the transaction of public business
and a majority of the Court being present; and,

IT APPEARING TO THE COURT: That on June 5, 1978,
and again on March 3, 1980, the Wasco County Planning Com-
mission met to consider the establishment of a Wasco County
Historical Landmarks Advisory Committee; and,

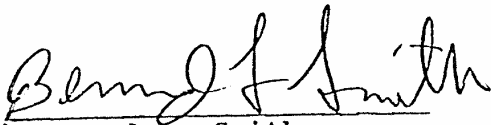
IT FURTHER APPEARING TO THE COURT: That (1) In
response to the Land Conservation and Development Commission,
Goals, the Wasco County Planning Commission recognized a need
for the establishment of a Wasco County Historical Committee,
the purpose of which will be to identify historical landmarks
in Wasco County and develop inventories for inclusion in the
Wasco County Comprehensive Plans; and (2) In order to involve
and receive input from knowledgable citizens of the County,
the Commission determined that membership to the Committee will
consist of two (2) persons residing in The Dalles Urban Area
and five (5) persons residing within various geographic areas
of Wasco County, with a Chairman, Vice-Chairman, and Secretary
to be elected by the Committee members; and,

IT FURTHER APPEARING TO THE COURT: That officers of
the various area citizen advisory groups were contacted re-
questing that they submit names of knowledgable persons in their
area to serve on this Committee.

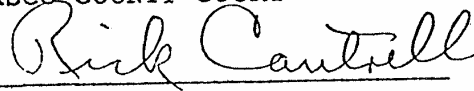
NOW, THEREFORE, IT IS HEREBY ORDERED: That a Wasco County Historical Landmarks Advisory Committee shall be established, with Planning Commission member Barbara Bailey as Commission Representative, in addition to the following appointees:


Gladys Seufert	The Dalles, Oregon
Jean Krier	The Dalles, Oregon
Al Limeroth	Dufur, Oregon
W.L. Bolton	Dufur, Oregon
Lenore Walters	Wamic, Oregon
Mrs. Nolan Anderson	Antelope, Oregon
Everett Metzentine	Wamic, Oregon

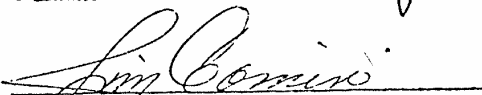
Approved as to Form:


Bernard L. Smith
District Attorney

WASCO COUNTY COURT


Rick Cantrell
Judge


John Conroy
Commissioner


Jim Corwin
Commissioner

CITIZEN INVOLVEMENT PROGRAM
WASCO COUNTY, OREGON

HISTORY

Active citizen participation is essential to an effective planning program. Without citizen involvement and knowledge of the planning process, plans are merely words and symbols on paper. Citizens are the key to land use planning in the county.

The history of citizen involvement may be traced to the inception of the Wasco County Planning Commission in the early 1950's. The formation of area advisory committees in 1968 and 1969 represented a major extension of the continuing citizen involvement policies of the Wasco County Court. On December 27, 1973, a formal citizen involvement program was adopted by the Court. Provisions of this program included the formation of seven advisory committees, a Director's advisory list, and a number of methods of information distribution. Citizen involvement procedures were also listed for the six cities in Wasco County. A Committee for Citizen Involvement was added on November 5, 1975.

In early 1977, changes in staff personnel prompted the reformation of the Comprehensive Plan from sixteen planning units into five planning units, known as the Western, Eastern, Central, Southern, and The Dalles Urban units. To accommodate this shift in planning units from sixteen to five, new citizen advisory committees were organized. The new committees consisted of the same citizens involved previously.

Plans for the Western, Eastern, Central and Southern units were adopted by the County Court in January of 1980 and taken to the Land Conservation and Development Commission for acknowledgment. Due to an excess of repetitive information and the difficulties presented in correlating, re-viewing and utilizing four separate county plans, it was decided, based on comments and suggestions from the Land Conservation and Development Commission

staff and reviewing agencies, that they would be combined into one Comprehensive Plan. The Dalles Urban Plan remains as the Plan for the City of The Dalles and surrounding urban area. The county-wide approach to planning will continue to allow active citizen participation by maintaining the planning areas in connection with the citizen involvement program.

The purpose of this document is to adopt a new citizen involvement program to reflect recent changes. The intent is to get a renewed commitment by the people of Wasco County to the land use planning program.

THE PROGRAM (Communication)

It is the desire of the Wasco County Court to provide for active citizen participation and to assure effective two-way communication with citizens of Wasco County in the development of comprehensive planning within Wasco County. It is, therefore, determined that the Wasco County Planning Office shall be responsible for implementation of the following activities and programs.

Page Break

CITIZEN ADVISORY GROUPS (Citizen Influence)

The purpose of the Citizen Advisory Group is to give plan and policy recommendations to the County Planning Office staff and Planning Commission. Each group is organized to give advice on their respective area, and encouraged to be involved in all phases of the planning process. They are the "heart" of the citizen involvement program. These Citizen Advisory Group meetings will provide a forum for agency personnel, local officials, and all interested citizens to discuss and resolve conflicts on the comprehensive plans.

The four advisory committees will be organized as follows:

Western Area Citizen Advisory Committee, Eastern Area Citizen Advisory Committee, Central Area Citizen Advisory Committee, Southern Area Citizen Advisory Committee.

There will be no formal membership appointments beyond the Chairman, Vice-Chairman and Secretary. These formal appointments are needed for contact people that the Planning Department can depend on for setting meeting dates and contacting interested individuals in the area for advice on Planning Commission actions.

Again, the main purpose of the citizen Advisory Groups is to aid in plan and policy formation.

TECHNICAL, INFORMATION (Methods to Involve Citizens)

Technical information will be presented and made available in an understandable form. Notices of Citizen Advisory Group meetings will be posted in the local post offices, libraries, and other public places within the affected areas. The local newspapers and radio stations will also be asked to broadcast meeting notices.

FEEDBACK MECHANISMS

Recommendations resulting from the Citizen Involvement program will be retained and made available to the public. The rationale used in making land use policy decisions will be available in the form of written records.

FINANCIAL SUPPORT

This citizen involvement program is in part supported financially by the State Land Conservation and Development Commission for Fiscal Year 1980-81.

The Citizen Advisory Group for the Rural Planning Areas will meet as staff requests to review comprehensive plan data and make policy recommendations. Individual Citizen Advisory Groups may schedule special meetings-to review proposed Planning Commission actions and Board of Adjustment actions such as re-zones, variances, subdivisions, etc.

AGENCY INVOLVEMENT

The purpose of the agency involvement program is to assure adequate participation in the comprehensive planning process. All agencies will be involved to the extent necessary to coordinate individual plans and programs. Agency personnel are invited to all Citizen Advisory Group meetings for in-put into the planning process. Agencies will also be asked for technical data for the plan document by the Wasco County Planning Office.

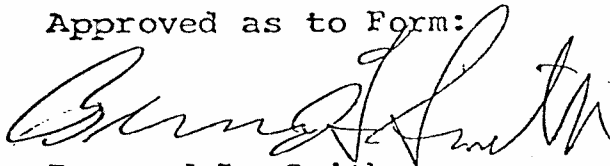
It should also be understood by all Federal and State agencies as well as other local special purpose districts that their planning for future development should be coordinated with the County Planning Department.

COMMITTEE FOR CITIZEN INVOLVEMENT

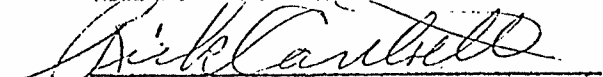
The committee for Citizen Involvement will be composed of the Chairman and Vice-Chairman of the four Citizen Advisory Groups. They will evaluate the effectiveness of Citizen Involvement and suggest ways to gain added citizen participation, evaluate the adequacy of agency involvement, and make any suggestions for improvement in citizen or agency involvement.

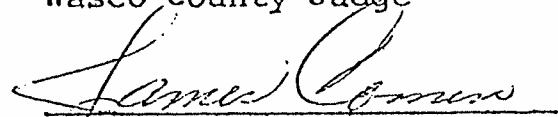
Adopted this day of April 22, 1981, by the
Wasco County Court.

Approved as to Form:


Bernard L. Smith
District Attorney

WASCO COUNTY COURT


Richard Cantrell
Wasco County Judge


James Comini
County Commissioner


Virgil Ellett
County Commissioner

Page Break

CITIZEN ADVISORY GROUP OFFICERS

Western	Chairman: Grant Wilson	478-3437
	Vice-Chairman: Bill Reeves	478-3368
Eastern	Chairman: George Fax	296-6941
	Vice-Chairman: George Hood	467-2532
Central	Chairman: Ray Webb	328-6229
	Vice-Chairman: Gene Reynolds	483-2239

Southern

Chairman: Don Gomes, Jr. 489-3319

Vice-Chairman: Margaret Hill 489-3263

URBAN GROWTH AREA
JOINT MANAGEMENT AGREEMENTS

Wasco County and the City of Antelope
Wasco County and the City of The Dalles
Wasco County and the City of Dufur
Wasco County and the Town of Maupin
Wasco County and the City of Mosier
Wasco County and the City of Rajneeshpuram

Wasco County has not entered into any joint
management agreement with the town of Shaniko,

as its Urban Growth Boundary lines coincide with the city limit lines.

FILED WASCO CTY
THE DALLES, OR.

DEC 02 1981

Dec 2 12 59 PM '81

SUE A. PROFFITT
COUNTY CLERK

RECEIVED
WASCO COUNTY PLANNING OFFICE

URBAN GROWTH AREA
JOINT
MANAGEMENT AGREEMENT

WASCO COUNTY AND CITY OF ANTELOPE

URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

The parties to this Joint Management Agreement shall be the City of Antelope, Oregon and Wasco County, Oregon, hereinafter referred to as City and County.

The terms of this Joint Management Agreement shall be applicable to the City's urban growth area,

This Joint Management Agreement is entered into pursuant to ORS Chapters 190 and 197 and the Oregon Statewide Planning Goals for the purpose of facilitating the orderly expansion of the City's urban growth area.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with ORS Chapters 92, 197, 215 and 227 and applicable to Oregon State-wide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

I. INTRODUCTORY INFORMATION:

- A. This Joint Management Agreement will facilitate the orderly and efficient expansion of the urban growth area, as needed, by the City of Antelope.
- B. The Antelope City Council has adopted by ordinance a comprehensive plan which includes an urban growth boundary and planning goals, objectives, and policies. The plan was determined to be in compliance with the statewide planning goals in 1978.

II. GENERAL COMPREHENSIVE PLAN PROVISIONS:

- A. The County and City shall have joint input for land use decisions and actions affecting the expansion of the urban growth boundary. Wasco County's responsibility over any land within the urban growth area, outside of the City limits, shall be maintained until such land is annexed to the City.

- B. It is the policy of the City and County to maintain a rapid exchange of information relating to their respective land use decisions which affect the urban growth area.

- C. The Antelope urban growth area has been identified as urbanizable and is considered to be available over time for urban expansion. In order to promote consistency between the County and City, the County shall incorporate any changes to the urban growth boundary into the County Plan by ordinance.

III. ZONING AND SUBDIVISION ORDINANCES:

- A. Upon the expansion of the urban growth boundary outside of the City limits, the County shall incorporate into and make a part of the County Zoning and Subdivision Ordinances the substantive (as opposed to procedural) portions of the City's Zoning and Subdivision Ordinances.
- B. For the purposes of this Joint Management Agreement:
 - 1. Substantive provisions of a zoning ordinance shall be those sections of the ordinance which establish outright uses, conditional uses, and zone requirements.
 - 2. Substantive provisions of a subdivision ordinance shall be those sections of the ordinance which establish design standards for required improvements.
- C. It is agreed that the County will not exercise any right to waive conditions as authorized by either the City's Zoning or Subdivision Ordinance unless prior written approval to do so has been obtained from the City.
- D. The above mentioned incorporated Ordinances shall only be applied to zone change, conditional use, variance, subdivision, major partition, minor partition and building permit requests affecting the City's urban growth area outside of the City limits.

Page Break

IV. REFERRED APPLICATION/SITUATIONS:

- A. The County Planning Department shall refer each request affecting the City's urban growth area outside the city limits including zone change, conditional use, variance, subdivision, major partition, minor partition and building permit, to the City for its review and comment within 10 days of the date the request was filed with the Wasco County Planning Department.
- B. The City shall review the request and submit its recommendation to the Wasco County Planning Department within 30 days after receipt of the request by the City. Requests for review period extensions shall not be granted for more than 60 days. In addition to its written recommendation the City may, if it so desires, be represented at the public hearing to express their views or rebut testimony. Recognizing that the City is directly

concerned with land use changes occurring within the urban growth area, outside the city limits, the County shall fully weigh any and all City recommendations prior to making its decision.

- C. The City's planning staff shall prepare reports and recommendations based upon the City's consideration of the requests. In the event that no planning staff exists, such duties shall be delegated by the City Council. Staff reports and recommendations shall be signed by the Mayor.
- D. Should no recommendations be forthcoming within established response times, absent a request for an extension, the City shall be presumed to have no comment regarding the application.

V. CITY SERVICES:

- A. The City may extend City services to any site located within the urban growth area at the affected property owner's request and expense. Such extension of services to sites not contiguous to the City shall be conditioned upon an unlimited agreement signed by the affected property owner that the site may be annexed by City Council action as soon as the site becomes contiguous to the City.
- B. For the purposes of this Joint Management Agreement, City services shall include, but not necessarily limited to, water and fire protection.
- C. Service and hook-on charges shall be established by the City Council.

Page Break

VI. ANNEXATION:

Annexation of sites within the urban growth area shall be in accordance with relevant annexation procedures contained in the Oregon Revised Statutes, Oregon Case Law, and City Ordinances and shall not occur until such sites become contiguous to the City as required by the Oregon Revised Statutes.

VII. APPEALS:

As Wasco County retains responsibility for land use decisions and actions affecting the urban growth area outside the city limits, appeals from such decisions and actions shall be in accordance with the appeals process specified in the County Zoning and Subdivision Ordinances. The City shall have standing to appeal any land use decision of the County involving the urban growth area, outside the city limits.

VIII. URBAN GROWTH BOUNDARY REVIEWS AMENDMENTS AND AGREEMENTS:

The City's urban growth boundary shall be reviewed annually as prescribed by the Comprehensive Plan. Any proposed amendments to the urban growth boundary shall be initiated by the City and such amendments shall be adopted by a majority of both the City Council and the County Court.

If the City's Comprehensive Plan, or implementing measures fail to conform to: the Oregon revised statutes, Oregon Case Law, or the Oregon Statewide Planning Goals, the nonconforming document shall be amended as soon as 'practicable. Such amendments shall be adopted by the appropriate governing bodies.

Page Break

IN WITNESS THEREOF, this Urban Growth Area Joint Management Agreement is signed and executed this:

2nd DAY OF December, 1981

1st DAY OF December, 1981

Wasco County Court

Antelope City Council

Rick Kautrell Judge

Margaret W. Hill Mayor

Jim Comini

Betty J. Anderson

Vergil Ellett

Robert L. Osborn

Frances Jackson

Philip J. Hill

RECEIVED (OCT 10 1980
 URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT
 WASCO COUNTY PLANNING OFFICE County and the City of The Dalles

FILED
 OCT 10 1980
 Sue A. Proffitt COUNTY CLERK
 By _____ Deputy

The parties to this Joint Management Agreement are the City of The Dalles, Oregon, herein referred to as the City, and Wasco County, Oregon, herein referred to as the County, and is entered into pursuant to ORS Chapters 190 and 197 and the Oregon Statewide Planning Goals, for the purpose of facilitating an orderly transition from rural to urban land uses within the City's urban growth area.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with Oregon Revised Statutes and Oregon Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

This Agreement shall be applicable to the City's urban growth area which is defined as that area of land extending from the City's corporate limits to the City's urban growth boundary as referenced and mapped in the City's Comprehensive Plan on the 8th day of October, 1979, and as amended by the City Council on the 9th day of September, 1980, and hereby incorporated into and made a part of this document (See Attachment A).

I. Introductory Information

- A. This Joint Management Agreement is the culmination of a series of actions intended, in part, to facilitate the orderly and efficient transition from rural to urbanizable to urban land uses within the urban growth area. Such actions include the preparation of a City Comprehensive Plan, the cooperative establishment of an urban growth boundary (see Attachment A), coordination with affected governmental units, and County review of the City Comprehensive Plan.
- B. The City Council has adopted by ordinance a comprehensive plan which includes an urban growth boundary and planning goals and policies (see Attachment B-1).

II. General Comprehensive Plan Revisions

- A. The County shall be responsible for land use decisions and actions affecting the City's urban growth area, but such responsibility shall cease as to any land within this area when it is annexed to the City subject to provisions of the Oregon Revised Statutes.
- B. The City's urban growth area has been identified as urbanizable and is considered to be available over a period of time for urban expansion. In order to promote consistency between the City's planning effort and County land use decisions and actions affecting the urban growth area, the County shall incorporate that portion of the City's Comprehensive Plan which addresses the urban growth area in the County Comprehensive Plan.

Urban Growth Joint Management Agreement
Wasco County and City of The Dalles
Page Three

- a. Land zoned Exclusive Farm Use pursuant to Section II.D above may be so zoned; and,
 - b. Land presently zoned for less intensive uses than indicated by the Comprehensive Plan may remain so zoned.
- D. After action is taken by the County pursuant to Section IV. C. above, all subsequent rezoning by the County shall be consistent with the City Comprehensive Plan and Zoning Map and no action with respect thereto shall be taken until the City has been given notice of the proposed action and an opportunity to be heard and/or testify in favor of or in opposition to the rezoning; provided that the foregoing requirements shall not apply where land is to be zoned to a lesser intensity or density of use.
- E. The City Ordinance incorporated in the County Ordinance pursuant to Section IV. A. above shall only be applied to zone change, conditional uses, variance, planned unit development, subdivision, major partition, building permit and mobile home park requests affecting the City's urban growth area.

V. Referred Applications/Situations

- A. The County Planning Department shall submit a copy of each request affecting land use in the City urban growth area to the City Planning Department for its review and comment within ten (10) days of the date the request was filed with the County Planning Department.
- B. The City Planning Department shall review the request and submit its recommendation to the County Planning Department within fifteen (15) days of the date the request was received by the City.
- C. The County shall retain final decision-making responsibility for all land use actions affecting the City urban growth area, but such decisions shall only be made after receipt of the timely recommendations from the City and shall be subject to compliance with Section IV.D.
- D. Requests shall be administered following the guidelines and procedures outlined below. Extensions of review time may be allowed when the regular schedule of meetings of reviewing bodies make it impossible to follow these guidelines. Such time extensions shall be an administrative function of the City and County Planning Departments. Review time not to exceed thirty (30) days.
 1. Zone Changes, Major Partitions, Subdivisions, Planned Unit Developments, Mobile Home Parks.
 - a. Application submitted to County Planning Staff.
 - b. Application submitted to City Planning Staff within ten (10) days of receipt.

- c. Application reviewed by City Planning Commission and City Council and recommendations returned to County Planning Commission within (15) day of receipt.

Section Break (Next Page)

- d. Public hearing by County Planning Commission.
 - e. Recommendations or final plat submitted to County for final action.
2. Conditional Uses
- a. Application submitted to County Planning Staff.
 - b. Application submitted to City Planning Staff within ten (10) days of receipt.
 - c. Application reviewed by City Planning Commission and City Council and recommendation returned to County Planning Commission within fifteen (15) days of receipt.
 - d. Public hearing by County Planning Commission and final action.
3. Variances
- a. Application submitted to County Planning Staff.
 - b. Application submitted to City Planning Staff within ten (10) days of receipt.
 - c. Application by City Planning Commission and City Council and recommendation returned to County Board of Adjustment within fifteen (15) days of receipt.
 - d. Public hearing by County Board of Adjustment and final action.
4. Minor Partitions
- a. Application submitted to County Planning Staff.
 - b. Application submitted to City Planning Staff within five (5) days of receipt.
 - c. Application reviewed by City Planning Staff and recommendation returned to County Planning Staff within five (5) days of receipt.
 - d. Final action by County Planning Staff.
5. Building Permits
- a. Administrative action by County Planning Staff.
- E. The County shall refer any proposed discretionary action back to the City for its review and comment in the event such action was not addressed in the original request for review. The same time limitations imposed by Sections V.A. and V.B. above shall be applicable.

Urban Growth Joint Management Agreement
Wasco County and City of The Dalles
Page Five

- F. Should no recommendation be forthcoming within established response times, absent a request for an extension, the City shall be presumed to have no negative comment regarding the application.
- G. Upon final decision regarding an application, the County Planning Department shall notify the City Planning Department within ten (10) days of the final action. All appeals .by the City shall be filed within fifteen (15) days of notice of final action.

VI. City Services

- A. City services to the urban growth area shall only be extended as per City Council policy.
- B. For the purposes of this Agreement, City services shall be limited to water, sanitary sewer and storm sewer, and paving or street improvements.
- C. For the purposes of this Agreement, expenses to be incurred by the affected property owner shall include the owner's proportioned share of line installation costs, service connection fees, and paving or street improvement costs.
- D. Service rates and service connection fees as well as construction standards shall be established by Ordinance adopted by the City Council.

VII. Annexation

- A. Annexation of areas within the Urban Growth Boundary shall be in accordance with relevant annexation procedures contained in the The Oregon Revised Statutes and City Ordinances.

VIII. Roads

- A. The County and City shall cooperatively develop a street plan and an implementation policy regarding streets and roads within the urban growth area.
- B. The County shall retain ownership, maintenance, and jurisdiction over all County roads within the urban growth area until such time as the City assumes jurisdiction under procedures authorized by the Oregon Revised Statutes.
- C. All building permits or proposed subdivisions which require access to or from a County road or a City street by curb cuts or approach roads shall be submitted to the County Court or the City Council, as the case may require, for approval.

XI. Severability

The provisions of this Joint Management Agreement are severable. If an article, sentence, clause, or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this Agreement.

IN WITNESS WHEREOF, this Urban Growth Area Joint Management Agreement is adopted this 6th day of October, 1980 by the following vote:

Page Break

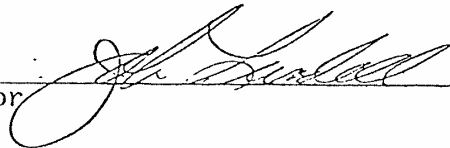
Voting yes, Councilmen: Probstfield, Tiano and Phillips.

Voting no, Councilmen : Wood and Martin.

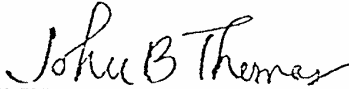
Absent, Councilmen : None

Approved by the Mayor October, 1980.

Mayor



ATTEST:



City Clerk

IN WITNESS WHEREOF, this Urban Growth Area Joint Management Agreement is adopted this 8th day of October, 1980 by the following vote:

Voting yes, Commissioners : Cantrell, Conroy, and Comini

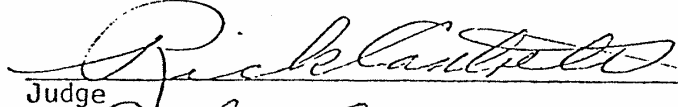
Voting no, Commissioners : None

Absent, Commissioners : None

Approved by the County Court this 8 day of October, 1980.

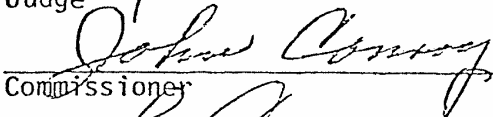
APPROVED AS TO FORM:

Judge

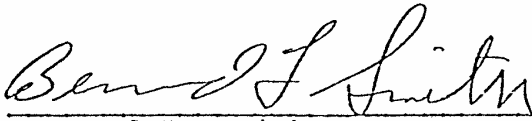


Commissioner

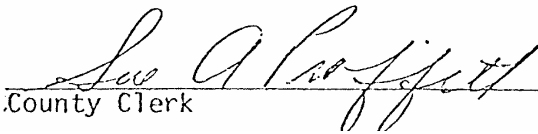
Commissioner



Bernard L. Smith
Wasco County District Attorney



ATTEST:


County Clerk

Page Break

FILED

SEP 27 1979

Leo A. Poffitt COUNTY
By _____ CLERK
Deputy

**URBAN GROWTH AREA
JOINT
MANAGEMENT AGREEMENT**

Between

WASCO COUNTY AND CITY OF DUFUR

Page Break

URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

The parties to this Joint Management Agreement shall be the City of Dufur, Oregon and Wasco County, Oregon.

The terms of this Joint Management Agreement shall be applicable to the Dufur urban growth area. For the purposes of this Agreement, the urban growth area shall be defined as that area of land extending from the Dufur corporate limits to the City of Dufur urban growth boundary as referenced and mapped in the City of Dufur's Comprehensive Plan which was adopted on June 21, 1977.

This Joint Management Agreement is entered into pursuant to ORS Chapters 190 and 197 and the Oregon Statewide Planning Goals for the purpose of facilitating the orderly transition from rural to urban land uses within the City of Dufur's urban growth area.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with ORS Chapters 92, 197, 215, and 227 and applicable Oregon Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

I. Introductory Information

- A. This Joint Management Agreement is the culmination of a series of actions intended, in part, to facilitate the orderly and efficient transition from urbanizable to urban land uses within the urban growth area. Such actions include the preparation of a city comprehensive plan, the cooperative establishment of an urban growth area, coordination with affected governmental units, and county review of the city comprehensive plan.
- B. The Dufur City Council has adopted by ordinance a comprehensive plan which includes an urban growth boundary and planning goals, objectives, and policies.

II. General Comprehensive Plan Provisions

- A. Wasco County and the City of Dufur shall have joint input for land use decisions and actions affecting the Dufur urban growth area. Wasco County's responsibility over any land within this urban growth area shall be maintained until such land is annexed to the City.
- B. The Dufur urban growth area has been identified as urbanizable and is considered to be available over

time for urban expansion. In order to promote consistency between the city's planning effort and Wasco County land use decisions and actions affecting the urban growth area, Wasco County shall incorporate that portion of the City of Dufur Comprehensive Plan which addresses the urban growth area into the Wasco County Comprehensive Plan.

- C. After the City of Dufur's Comprehensive Plan has been reviewed by the Wasco County Court, and after County concurrence with and approval of the Plan as to applicable statewide planning goals and adoption of the Plan for the urban growth area, all public sector actions which fall within the scope of the City of Dufur's Comprehensive Plan shall be consistent with the Plan.

- D. It is the policy of the City of Dufur and Wasco County to maintain a rapid exchange of information relating to their respective land use decisions which affect the City of Dufur urban growth area.

III. Zoning and Subdivision Ordinances

- A. The substantive, as opposed to procedural, portions of the City of Dufur Zoning and Subdivision Ordinances (see Attachments A and B) shall be incorporated into and made a part of the Wasco County Zoning and Subdivision Ordinances.
- B. For the purposes of this Joint Management Agreement:
 - 1. Substantive provisions of a zoning ordinance shall be those sections of the ordinance which establish outright uses, conditional uses, and zone requirements.
 - 2. Substantive provisions of a subdivision ordinance shall be those sections of the ordinance which establish design standards for required improvements.
- C. It is agreed that Wasco County will not exercise any right to waive conditions as authorized by either the City of Dufur Zoning or Subdivision Ordinance unless prior written approval to do so has been obtained from the City of Dufur.

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- D. The above mentioned incorporated Ordinances shall only be applied to zone change, conditional use, variance, subdivision, and major partition, affecting the City of Dufur urban growth area.

IV. Referred Application/Situations

- A. The Wasco County Planning Department shall refer each request affecting the Dufur urban growth area including zone change, conditional use, variance, sub-division, and major partition, to the City of Dufur for its review and comment within ten (10) days of the date the request was filed with the Wasco County Planning Department.
- B. The City of Dufur shall review the request and submit its recommendation to the Wasco County Planning Department within thirty (30) days after receipt of the request by the City. In addition to its written recommendation the City of Dufur may, if it so desires, be represented at the public hearing to express their views or rebut testimony. Recognizing that the City of Dufur is directly concerned with land use changes occurring within the, urban growth area, Wasco County shall fully weigh any and all City of Dufur recommendations prior to making its decision.

The City's planning staff shall prepare reports and recommendations based upon city council consideration of the requests. In the event that no planning staff exists, such duties shall be delegated by the City Council. Staff reports and recommendations shall be signed by the Mayor.

- C. Wasco County shall retain final decision-making responsibility for all land use actions as listed above affecting the City of Dufur urban growth area, but such decisions shall only be made after the receipt of timely recommendations from the City of Dufur.
- D. Should no recommendations be forthcoming within established response times, absent a request for an extension, the City of Dufur shall be presumed to have no comment regarding the application. Extension requests shall not be granted for more than sixty (60) days.

V. Annexation

Annexation of sites within the City of Dufur urban growth area shall be in accordance with relevant annexation procedures prescribed by Oregon law and Dufur City Ordinances and shall not occur until such sites become contiguous to the City of Dufur as required by Oregon law.

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VI. Appeals

As Wasco County retains responsibility for land use decisions and actions affecting the urban growth area, appeals from such decisions and actions shall be in accordance with the appeals process specified in the Wasco County zoning; or Subdivision Ordinances. The City of Dufur shall have standing to appeal any land use decision of the county involving the Urban Growth Area.

VII. Urban Growth Boundary Reviews, Amendments and Agreements

The City of Dufur's urban growth boundary shall be reviewed on a biennial basis as prescribed on page 5, paragraph 1, of the Dufur Comprehensive Plan. Any proposed amendments to the urban growth area shall be initiated by the City of Dufur and such amendments shall be adopted by a majority of both the Dufur City Council and the Wasco County Court.

If the City of Dufur's Comprehensive Plan, implementing measures, or both fail to conform to: the applicable Oregon law, Oregon statewide planning goals, or the requirements of either the citizens of Dufur or residents of the urban growth area, the nonconforming document shall be amended as soon as practicable. Such amendments shall be adopted by the appropriate governing body or bodies.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the 21st day of August, 1979.

CITY OF DUFUR

By Ron Archer
Mayor

ATTEST: Lucretia M. Lillis
Recorder

WASCO COUNTY

By Richard C. Caultrell 9/26/79
Judge

Jim Cameron 9/26/79
Commissioner
Commissioner

Page Break

FILED
NOV 27 1978
By Luc A. Proffitt COUNTY CLERK Deputy

URBAN GROWTH AREA

JOINT

MANAGEMENT AGREEMENT

WASCO COUNTY AND CITY OF MOSIER

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URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

The parties to this Joint Management Agreement shall be the City of Mosier, Oregon and Wasco County, Oregon.

The terms of this Joint Management Agreement shall be applicable to the Mosier urban growth area. For the purposes of this Agreement, the urban growth area shall be de-fined as that area of land extending from the Mosier corporate limits to the City of Mosier urban growth boundary as referenced and mapped in the City of Mosier's Comprehensive Plan on June 28, 1978.

This Joint Management Agreement is entered into pursuant to ORS Chapters 190 and 197 and the Oregon Statewide Planning Goals for the purpose of facilitating the orderly transition from rural to urban land uses within the City of Mosier's urban growth area.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with ORS Chapters 92, 197, 215, and 227 and applicable Oregon Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

I. Introductory Information

- A. This Joint Management Agreement is the culmination of a series of actions intended, in part, to facilitate the orderly and efficient transition from urbanizable to urban land uses within the urban growth area. Such actions include the preparation of a city comprehensive plan, the cooperative establishment of an urban growth area, coordination with affected govern-mental units, and county review of the city comprehensive plan.
- B. The Mosier City Council has adopted by ordinance a comprehensive plan which includes an urban growth boundary and planning goals, objectives, and policies.

II. General Comprehensive Plan Provisions

- A. Wasco County and the City of Mosier shall have joint input for land use decisions and actions affecting the Mosier urban growth area. Wasco County's responsibility over any land within this urban growth area shall be maintained until such land is annexed to the City.
- B. The Mosier urban growth area has been identified as urbanizable and is considered to be available over time for urban expansion. In order to promote consistency between the city's planning effort and Wasco County land use decisions and actions affecting the urban growth

area, Wasco County shall incorporate that portion of the City of Mosier Comprehensive Plan which addresses the urban growth area into the Wasco County Comprehensive Plan.

- C. After the City of Mosier's Comprehensive Plan has been reviewed by the Wasco County Court, and after County concurrence with and approval of the Plan as to applicable statewide planning goals and adoption of the Plan for the urban growth area, all public sector actions which fall within the scope of the City of Mosier's Comprehensive Plan shall be consistent with the Plan.

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- D. It is the policy of the City of Mosier and Wasco County to maintain a rapid exchange of information relating to their respective land use decisions which affect the City of Mosier urban growth area.

III. Zoning and Subdivision Ordinances

- A. The substantive, as apposed to procedural, portions of the City of Mosier Zoning and Subdivision Ordinances (see Attachments A and B) shall be incorporated into and made a part of the Wasco County Zoning and Subdivision Ordinances.
- B. For the purposes of this Joint Management Agreement:
 - 1. Substantive provisions of a zoning ordinance shall be those sections of the ordinance which establish outright uses, conditional uses, and zone requirements.
 - 2. Substantive provisions of a subdivision ordinance shall be those sections of the ordinance which establish design standards for required improvements.
- C. It is agreed that Wasco County will not exercise any right to waive conditions as authorized by either the City of Mosier Zoning or Subdivision Ordinance unless prior written approval to do so has been obtained from the City of Mosier.
- D. The above mentioned incorporated Ordinances shall only be applied to zone change, conditional use, variance, subdivision, major partition, minor partition and building permit requests affecting the City of Mosier urban growth area.

IV. Referred Application/Situations

- A. The Wasco County Planning Department shall refer each request affecting the Mosier urban growth area including zone change, conditional use, variance, subdivision, major partition, minor partition, building permit, to the City of Mosier for its review and comment within 10 days of the date the request was filed with the Wasco County Planning Department.
- B. The City of Mosier shall review the request and submit its recommendation to the Wasco County Planning Department within 30 days after receipt of the request by the City. In addition to its written recommendation the City of Mosier may, if it so desires, be represented at the public hearing to express their views or rebut testimony. Recognizing that the City of Mosier is directly concerned with land use changes occurring within the urban growth area, Wasco County shall fully weigh any and all City of Mosier recommendations prior to making its decision.

The City's planning staff shall prepare reports and recommendations based upon city council consideration of the requests. In the event that no planning staff exists, such duties shall be delegated by the City Council. Staff reports and recommendations shall be signed by the Mayor.

- C. Wasco County shall retain final decision-making responsibility for all land use actions as listed above affecting the City of Mosier urban growth area, but such decisions shall only be made after the receipt of timely recommendations from the City of Mosier.

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- D. Should no recommendations be forthcoming within established response times, absent a request for an extension, the City of Mosier shall be presumed to have no comment regarding the application. Extension requests shall not be granted for more than 60 days.

V. City Services

- A. The City of Mosier may extend city services to any site located within the City of Mosier urban growth area at the affected property owner's request and expense. Such extension of city services to sites not contiguous to the City of Mosier shall be conditioned upon an unlimited agreement signed by the affected property owner that the site may be annexed by Mosier City Council action as soon as the site becomes contiguous to the City of Mosier.
- B. For the purposes of this Joint Management Agreement, city services shall be limited to water, sewer, and roads.
- C. Service and hook-on charges shall be established by the Mosier City Council.

VI. Annexation

Annexation of sites within the City of Mosier urban growth area shall be in accordance with relevant annexation procedures contained in the Oregon Revised Statutes, Oregon case law, and Mosier City Ordinances and shall not occur until such sites become contiguous to the City of Mosier as required by the Oregon Revised Statutes.

VII. Appeals

As Wasco County retains responsibility for land use decisions and actions affecting the urban growth area, appeals from such decisions and actions shall be in accordance with the appeals process specified in the Wasco County Zoning or Subdivision Ordinances. The City of Mosier shall have standing to appeal any land use decision of the county involving the Urban Growth Area.

VIII. Urban Growth Boundary Reviews, Amendments and Agreements

The City of Mosier's urban growth boundary shall be reviewed twice annually as prescribed on page 4 paragraphs 1 of the Mosier Comprehensive Plan. Any proposed amendments to the urban growth area shall be initiated by the City of Mosier and such amendments shall be adopted by a majority of both the Mosier City Council and the Wasco County Court.

If the City of Mosier's Comprehensive Plan, implementing measures, or both fail to conform to: the Oregon revised statutes, Oregon case law, Oregon statewide planning goals, or the requirements of either the citizens of Mosier or residents of the urban growth area, the nonconforming document shall be amended as soon as practicable. Such amendments shall be adopted by the appropriate governing body or bodies.

IN WITNESS THEROF, this Urban Growth Area Joint Management Agreement is signed and executed this:

22 day of Nov., 1978.

11th day of October, 1978.

Wasco County Court

Mosier City Council

[Signature], Judge

[Signature], Mayor

James A. Handershill

Mike Moore

John Conroy

Stanley Handershill

Sam McKinney

L. Evelyn Browning

P78-0948

**URBAN GROWTH AREA
JOINT
MANAGEMENT AGREEMENT**

WASCO COUNTY AND TOWN OF MAUPIN

URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

The parties to this Joint Management Agreement shall be the Town of Maupin, Oregon and Wasco County, Oregon.

The terms of this Joint Management Agreement shall be applicable to the Maupin urban growth area. For the purposes of this Agreement, the urban growth area shall be defined as that area of land extending from the Maupin corporate limits to the Town of Maupin urban growth boundary as referenced and mapped in the Town of Maupin's Comprehensive Plan, 1980.

This Joint Management Agreement is entered into pursuant to ORS Chapters 190 and 197 and the Oregon Statewide Planning Goals for the purpose of facilitating the orderly transition from rural to urban land uses within the Town of Maupin's urban growth area.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with ORS Chapters 92, 197, 215, and 227 and applicable Oregon State-wide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

I. Introductory Information

- A. This Joint Management Agreement is the culmination of a series of actions intended, in part, to facilitate the orderly and efficient transition from urbanizable to urban land uses within the urban growth area. Such actions include the preparation of the Town comprehensive plan, the cooperative establishment of an urban growth area, coordination with affected governmental units, and county review of the Town comprehensive plan.
- B. The Maupin Town Council has adopted by ordinance a comprehensive plan which includes an urban growth boundary and planning goals, objectives, and policies.

II. General Comprehensive Plan Provisions

- A. Wasco County and Town of Maupin shall have joint input for land use decisions and actions affecting the Maupin urban growth area. Wasco County's responsibility over any land within this urban growth area shall be maintained until such land is annexed to the Town.
- B. It is the policy of the Town of Maupin and Wasco County to maintain a rapid exchange of information relating to their respective land use decisions which affect the Town of Maupin urban growth area.
- C. After the Town of Maupin's Comprehensive Plan has been reviewed by the Wasco County Court, and after County concurrence with the Plan as to applicable statewide planning goals and adoption of the Plan for the urban growth area, all public sector actions which fall within the scope of the Town of Maupin's Comprehensive Plan shall be consistent with the Plan.

- D. The Maupin urban growth area has been identified as urbanizable and is considered to be available over time for urban expansion. In order to promote consistency between the town's planning effort and Wasco County land use decisions and actions affecting the urban growth area Wasco County shall incorporate that portion of the Town of Maupin Comprehensive Plan which addresses the urban growth area into the Wasco County Comprehensive Plan.

III. Zoning and Subdivision Ordinances

- A. The substantive as opposed to procedural portions of the Town of Maupin's Zoning and Subdivision Ordinances (see Attachments A and B) shall be incorporated into and made a part of the Wasco County Zoning and Subdivision Ordinances.
- B. For the purposes of this Joint Management Agreement:
 - 1. Substantive provisions of a zoning ordinance shall be those sections of the ordinance which establish outright uses, conditional uses and zone requirements.
 - 2. Substantive provisions of a subdivision ordinance shall be those sections of the ordinance which establish design standards for required improvements.
- C. It is agreed that Wasco County will not exercise any right to waive conditions as authorized by either the Town of Maupin Zoning or Subdivision Ordinance unless prior written approval to do so has been obtained from the Town of Maupin.
- D. The above mentioned incorporated Ordinances shall only be applied to zone change, conditional use variance subdivision major partition, minor partition and building permit requests affecting the Town of Maupin urban growth area.

IV. Referred Application / Situations

- A. The Wasco County Planning Department shall refer each request affecting the Maupin urban growth area including zone change, conditional use variance, subdivision, major partition, minor partition, building permit to the Town of Maupin, for its review and comment within 10 days of the date the request was filed with the Wasco County Planning Department.
- B. The Town of Maupin shall review the request and submit its recommendation to the Wasco County Planning Department within 30 days after receipt of the request by the town. Request for review period extension shall not be granted for more than 60 days. In addition to its written recommendation the Town of Maupin may, if it so desires, be represented at the public hearing to express their views or rebut testimony. Recognizing that the Town of Maupin is directly concerned with land use changes occurring within the urban growth area, Wasco County shall fully weigh any and all Town of Maupin recommendations prior to making its decision.

Page Break

- C. The Town's planning staff shall prepare reports and recommendations based upon the Town of Maupin's consideration of the requests. In the event that no planning staff exists, such duties shall be delegated by the Town Council. Staff reports and recommendations shall be signed by the Mayor.

- D. Should no recommendations be forthcoming within established response times, absent a request for an extension, the Town of Maupin shall be presumed to have no comment regarding the application.

V. City Services

- A. The Town of Maupin may extend city services to any site located within the Town of Maupin urban growth area at the affected property owner's request and expense. Such extension of Town services to sites not contiguous to the Town of Maupin shall be conditioned upon an unlimited agreement signed by the affected property owner that the site may be annexed by Maupin Town Council action as soon as the site becomes contiguous to the Town of Maupin.
- B. For the purposes of this Joint Management Agreement, town services shall be limited to water, sewer, and fire protection.
- C. Service and hook-on charges shall be established by the Maupin Town Council.

VI. Annexation

Annexation of sites within the Town of Maupin urban growth area shall be in accordance with relevant annexation procedures contained in the Oregon Revised Statutes, Oregon case law, and Maupin Town Ordinances and shall not occur until such sites become contiguous to the Town of Maupin as required by the Oregon Revised Statutes.

VII. Appeals

As Wasco County retains responsibility for land use decisions and actions affecting the urban growth area, appeals from such decisions and actions shall be in accordance with the appeals process specified in the Wasco County Zoning or Subdivision Ordinances. The Town of Maupin shall have standing to appeal any land use decision of the county involving the Urban Growth Area.

VIII. Urban Growth Boundary Reviews, Amendments and Agreements

The Town of Maupin's urban growth boundary shall be reviewed annually as prescribed by the Maupin Comprehensive Plan. Any proposed amendments to the urban growth boundary shall be initiated by the Town of Maupin and such amendments shall be adopted by a majority of both the Maupin Town Council and the Wasco County Court.

VIII. Urban Growth Boundary Reviews, Amendments and Agreements

The Town of Maupin's urban growth boundary shall be reviewed twice annually as prescribed on page 4 paragraph 1 of the Maupin Comprehensive Plan. Any proposed amendments to the urban growth boundary shall be initiated by the Town of Maupin and such amendments shall be adopted by a majority of both the Maupin Town Council and the Wasco County Court.

If the Town of Maupin's Comprehensive Plan, implementing measures, or both fail to conform to: the Oregon revised statutes, Oregon case law, Oregon statewide planning goals, or the requirements of either the citizens of Maupin or residents of the urban growth area, the nonconforming document shall be amended as soon as practicable. Such amendments shall be adopted by the appropriate governing body or bodies.

IN WITNESS THEREOF, this Urban Growth Area Joint Management Agreement is signed and executed this:

27 day of Dec, 1978

22nd day of November, 1978

Wasco County Court

Maupin Town Council

[Signature], Judge
James A. Underhill
John Conroy

[Signature], Mayor
Donald Holliday
Raymond F. [Signature]
Albert R. Green
Betty M. [Signature]

URBAN GROWTH AREA
JOINT
MANAGEMENT AGREEMENT

Between

WASCO COUNTY AND CITY OF RAJNEESHPURAM

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URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

The parties to this Joint Management Agreement shall be the City of Rajneeshpuram, Oregon and Wasco County, Oregon, hereinafter referred to as City and County.

The terms of this Joint Management Agreement shall be applicable to the City's urban growth area.

This Joint Management Agreement is entered into pursuant to ORS Chapters 190 and 197 and the Oregon Statewide Planning Goals for the purpose of facilitating the orderly expansion of the City's urban growth area. The urban growth area shall be defined as that land within the urban growth boundary and outside of the City limits.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with ORS Chapters 92, 197, 215 and 227 and applicable to Oregon Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

It is understood by and through this Agreement that the County's population projections were developed several years ago and did not anticipate the growth that has occurred. The projections made by the City are not based upon historic data but rely upon desired development and, therefore, would not be inconsistent with the County's projections.

I. INTRODUCTORY INFORMATION:

- A. This Joint Management Agreement will facilitate the orderly and efficient expansion of the urban growth area, as needed, by the City of Rajneeshpuram.
- B. The City Council has adopted by ordinance a comprehensive plan which includes an urban growth boundary and planning goals, objectives, and policies.

II. GENERAL COMPREHENSIVE PLAN PROVISIONS:

- A. The County and City shall have joint input for land use decisions and actions affecting the expansion of the urban growth boundary. Wasco County's responsibility over any land within the urban growth area, outside of the City limits, shall be maintained until such land is annexed to the City.
- B. It is the policy of the City and County to maintain a rapid exchange of information relating to their respective land use decisions which affect the urban growth area.
- C. The City's urban growth area has been identified as urbanizable and is considered to be available over time for urban expansion. In order to promote consistency between the County and City, the County shall incorporate any changes to the urban growth area into the County Plan by ordinance.

III. ZONING AND SUBDIVISION ORDINANCES:

- A. Upon the expansion of the urban growth boundary outside of the City limits, the County shall incorporate into

and make a part of the County Zoning and Subdivision Ordinances the substantive (as opposed to procedural) portions of the City's Development Code ordinance.

B. For the purposes of this Joint Management Agreement:

1. Substantive provisions of the Development Code ordinance shall be those sections of the ordinance which establish outright uses, conditional uses, zone requirements, and design standards for required improvements and partitions or subdivisions.

C. It is agreed that the County will not exercise any right to waive conditions as authorized by the City's Development Code ordinance unless prior written approval to do so has been obtained from the City.

D. The above mentioned incorporated Ordinance shall only be applied to zone change, conditional use, variance, subdivision, major partition, minor partition and building permit requests affecting the City's urban growth area outside of the City limits.

IV. REFERRED APPLICATION/SITUATIONS:

A. The County Planning Department shall refer each request affecting the City's urban growth area outside the City limits including zone change, conditional use, variance, subdivision, major partition, minor partition and building permit, to the City for its review and comment within 10 days of the date the request was filed with the Wasco County Planning Department.

B. The City shall review the request and submit its recommendation to the Wasco County Planning Department within

(Page 3 of 7)

30 days after receipt of the request by the City. Requests for review period extensions shall not be granted for more than 60 days. In addition to its written recommendation the City may, if it so desires be represented at the public hearing to express their views or rebut testimony. Recognizing that the City is directly concerned with land use changes occurring within the urban growth area, outside the city limits, the County shall fully weigh any and all City recommendations prior to making its decision.

- C. The City's planning staff shall prepare reports and recommendations based upon the City's consideration of the requests. In the event that no planning staff exists, such duties shall be delegated by the City Council.
- D. Should no recommendations be forthcoming within established response times, absent a request for an extension, the City shall be presumed to have no comment regarding the application.

V. CITY SERVICES:

- A. The City may extend City services to any site located within the urban growth area at the affected property owner's request and expense. Such extension of services to sites not contiguous to the City shall be conditioned upon an unlimited agreement signed by the affected property owner that the site may be annexed by City Council action as soon as the site becomes contiguous to the City.
- B. For the purposes of this Joint Management Agreement, City services shall include, but not necessarily limited to, roads, sanitary and storm sewer, and water.

C. Service and hook-on charges shall be established by the City Council.

Section Break (Next Page)

VI. CITY SERVICE FACILITIES OUTSIDE THE URBAN GROWTH BOUNDARY:

The following service facilities necessary for city service may be permitted outside the Urban Growth Boundary pursuant to the Wasco County Zoning Ordinance, provided that service connections shall not be made to any use outside the Urban Growth Boundary within Wasco County:

1. central sewer and water mainlines;
2. pumping stations and pressure reducing stations;
3. wells and water storage reservoirs;
4. drain fields and wastewater disposal areas or facilities;
5. sewage lagoons or other treatment facilities;
6. roads and associated appurtenances.

VII. ANNEXATION:

Annexation of sites within the urban growth area shall be in accordance with relevant annexation procedures contained

in the Oregon Revised Statutes, Oregon Case Law, and City Ordinances and shall not occur until such sites become contiguous to the City as required by the Oregon Revised Statutes.

VIII. APPEALS:

As Wasco County retains responsibility for land use decisions and actions affecting the urban growth area outside the city limits, appeals from such decisions and actions shall be in accordance with the appeals process specified in the County Zoning and Subdivision Ordinances. The City shall have standing to appeal any land use decision of the County involving the urban growth area, outside the city limits.

IX. URBAN GROWTH BOUNDARY REVIEWS, AMENDMENTS AND AGREEMENTS:

The City's urban growth boundary shall be reviewed as pre-scribed by the Comprehensive Plan. Any proposed amendments to the urban growth boundary shall be initiated by the City and such amendments shall be adopted by a majority of both the City Council and the County Court.

If the City's Comprehensive Plan, or implementing measures fail to conform to: the Oregon Revised Statutes, Oregon Case Law, or the Oregon Statewide Planning Goals, the nonconforming document shall be amended as soon as practicable. Such amendments shall be adopted by the appropriate governing bodies.

IN WITNESS THEREOF, this Urban Growth Area Joint Management Agreement is signed and executed this:

3 DAY OF Nov, 1982

3 DAY OF Nov, 1982

Wasco County Court

Rajneeshpuram City Council

Richard L. ... Judge

Vigil Ellett

John Conroy

Swami Krishna Deva Mayor

Ma Prem Archan

Swami Deva Suresh

Ma Prem Patipada

Ma Deva Jayamala

REPORT on WATER RESOURCES

Section Break (Next Page)

RE: BROWNS CREEK-CHENOWITH CREEK GROUNDWATER*

FEDERAL DESCRIPTION:

There are two water-yielding rock formations underlying the Browns Creek-Chenowith Creek area. Their compositions and depths beneath the surface differ greatly. The Yakima Basalt is composed of basalt, a dense massive rock; the depth beneath the surface varies, but is usually between 600 and 900 feet. The Dalles Formation, which overlies the Yakima Basalt, is an interfingering of beds of alluvial deposits consisting of consolidated (cemented together) sandstone, sandy shale, conglomerate, fine-grained tuff, tuffaceous sandstone, and andesitic pyroclastic rock; the depth from the surface ranges from 0-10 feet.

The rocks of the Yakima Basalt are impermeable except where jointed. Water may occur in either or both of two zones (referred to as the upper and lower zones). The two zones are separated by 300-375 feet. Consequently, the occurrence and capacity of the Yakima Basalt is unpredictable from location to location. When completed, wells may yield little or no water, to amounts in excess of one hundred gallons per minute.

The interfingering of various beds of The Dalles Formation has resulted in lenses of water occurring randomly throughout the formation. The tuff, clay, and sandstone, which make up most of The Dalles Formation, are highly impermeable. The sandstone is permeable, and acts as conduits through which ground water moves under hydrostatic head to points or areas

*For General Information Only

Section Break (Next Page)

of discharge. The lenses of water throughout The Dalles Formation are referred to as perched ground water. The occurrence of perched water is highly variable and can occur anywhere within The Dalles Formation. Generally, the perched groundwater in The Dalles Formation yield amounts that are adequate for household and stock-watering demands, but cannot be relied upon for uses requiring continual withdrawal of large quantities of water (greater than 20 gallons per minute).

RECHARGE:

The recharge rate of the Yakima Basalt is speculative. Carbon-14 tests have been used to determine recharge rates in areas of the United States. However, the method has not been used in The Dalles region, probably because the iron in the basalt interferes with the process of dating the water.

The area for recharge of the Yakima Basalt is also questionable. There has been speculation that the recharge is via water of the Columbia River infiltrating the basalt. This has been proven for areas adjacent to the Columbia River, but is questionable for areas further from the Columbia River because of lack of data and low transmissability of water through the basalt. It is certain that the discharge in many areas is occurring faster than the recharge, resulting in a lowering of the water tables (referred to as ground water mining).

The recharge period of The Dalles Formation is predictable. Recharge is via seasonal precipitation in the form of rain or snow percolating through the soil to the permeable sandstones. The recharge area is the immediate drainage basin area of Browns Creek-

Chenoweth Creek. The slope of the land towards the creek tends to concentrate groundwater in The Dalles Formation closer to the creek. Additionally, a normal fault north of the creek has been displaced in such a way as to expose permeable layers of the Dalles Formation, thus facilitating increased re-charge. Fluctuations of groundwater are normal and in most cases due to seasonal differences of precipitation amounts.

WELL
RECORDS
(uses of
water)

There are approximately 100 wells on Browns Creek-Chenoweth Creek. The average well depth is 281 feet. Nearly all wells tap a sandstone bed of The Dalles Formation; most are used for domestic use. The average bailing test yielded 27 gallons per minute which surpasses the 5-6 gallons per minute required by lending institutions; the average draw-down for The Dalles Formation was approximately 20 feet, which is proportional to the pumping rate and therefore, highly predictable.

A few wells are used for irrigation and industrial use. Such activities that require sustained high yields usually must tap the Yakima Basalt which is from 700 to 900 feet beneath the land surface.

The present cost of drilling a well The Dalles region ranges from \$12. - \$15. Per foot plus cost of materials. Drilling a well into The Dalles Formation will cost from \$900. to \$10,000. An owner can be reasonably sure that he will have an adequate supply for domestic use. However, if the intended

Page Break

use is irrigation, the first 700 feet may yield sufficient amounts of water, but will not necessarily yield sufficient amounts of water in the future. Many times the well must be drilled as deep as 1,000 feet for adequate water.

INTERFERENCE
BETWEEN WELLS:

There are no laws that require minimum spacing between wells. Occasionally, however, drawdown of wells will sometimes interfere with each other. This occurrence is most frequent with wells tap-ping the Yakima Basalt. Close spacing of wells in The Dalles Formation (200 feet) will usually not result in interference between wells because of the low pumping rates for domestic use, relatively rapid recharge rate, and varying occurrence of perched groundwater. It has been suggested that a general lowering of the water table below the roof zones of trees and shrubbery impedes water from being given off as

evapotranspiration, thus conserving water for withdrawal through wells.

NOTE: Wells can interfere with each other if proper casing and/or sealing is not used. Without proper sealing, perched groundwater can be drained into water bodies below, thus interfering with wells tap-ping the perched water table.

Section Break (Next Page)

SUMMARY:

1. The Dalles Formation has variable occurrences of perched groundwater; the Yakima Basalt also has variable occurrences of groundwater.
2. The Dalles Formation has a rapid recharge rate; the recharge area is identifiable. The recharge rate of the Yakima Basalt is speculative; the recharge area is undetermined.
3. The yield-capacities of The Dalles Formation is adequate for domestic use but questionable for irrigation; the yield-capacity of the Yakima Basalt is variable and ranges from 0 to (in excess of) 100 gallons per minute.
4. The drawdown of wells paced close together (200 feet) will not interfere with each other if tapping The Dalles Formation; wells tapping the Yakima Basalt and spaced closely together will interfere with each other.
5. Wells tapping The Dalles Formation are less expensive to drill than wells tapping the Yakima Basalt.

Section Break (Next Page)

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) SUE ARD E. RYTT
) COUNTY CLERK

IN THE MATTER OF POST-ACKNOWLEDGEMENT
AMENDMENT OF CERTAIN PORTIONS OF THE
CITY OF THE DALLES ZONING ORDINANCE,
ADOPTED BY WASCO COUNTY FOR LAND
WITHIN THE URBAN GROWTH AREA

NOW ON THIS DAY, the above entitled having come on
regularly for consideration, said day being one duly set in
term for the transaction of public business, and a majority
of the Court being present; and

WHEREAS: On June 26, 1983, Wasco County adopted by
Ordinance the City of The Dalles Zoning Ordinance for land
lying within the urban growth area, and has previously entered
into an (amended) urban growth area joining management agreement
with the City, which requires that plans and implementing
ordinances be coordinated within the urban growth area (outside
city limits and inside the urban growth boundary); and

WHEREAS: The City of The Dalles recently revised
their Zoning Ordinance to include the following City of The
Dalles Planning Resolutions 61-85, 62-85, 64-85, 65-85 and
68-85 and remanded back to the City of The Dalles Planning
Commission Resolution Numbers 63-85 and 67-85; and

WHEREAS: On April 1, 1985, the Wasco County Planning
Commission conducted a legislative public hearing to consider
proposed post-acknowledgement revisions to the City of The
Dalles Zoning Ordinance for land under County jurisdiction
within the urban growth area as recommended by the City of
The Dalles Planning Commission, and unanimously decided to
recommend to this Court adoption, by Ordinance, City of The
Dalles Planning Commission Resolutions 61-85, 62-85, 63-85,
64-85, 65-85, 67-85, and 68-85 as indicated in the attached;
and

WHEREAS: On April 23, 1985 at 1:30 P.M., in the Courtroom of this Court in the Wasco County Courthouse, a legislative public hearing was held to consider the aforementioned amendments to the City of The Dalles Zoning Ordinance as post-acknowledgement amendments to Wasco County's Comprehensive Plan and implementing ordinances; and

WHEREAS: (1) Proper notice was given and the hearing was held in accordance with procedural rules for administrative actions in Wasco County, Oregon and in conformity with said administrative requirements as set forth in the Wasco County Comprehensive Plan, Wasco County land use ordinances, and the Urban Growth Area Joint Management Agreement between the City of The Dalles and Wasco County; and (2) all members of the County Court were qualified to set as decision-makers, after full disclosure was made and the matter of qualifications was discussed by the Court.

NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAINS AS FOLLOWS: The Wasco County Comprehensive Plan and implementing ordinances are hereby amended to adopt the following amendments to the City of The Dalles Zoning Ordinance for land within the urban growth areas as changes recommended by the Wasco County Planning Commission on April 1, 1985 and adopted by the City of The Dalles:

1. Amendments to Zoning Ordinance Map

- (a) rezone the following described publicly-owned property on N.E. Frontage Road from General Commercial to Community Facility Site: Lot 1, part of Tax Lot 100, in Section 36, Township 2 North, Range 13 East,
- (b) rezone the following described land on E. 2nd at Highway 197 from General Commercial to Light Industrial: Tax Lots 1300, 1301 and 1302 in Section 1, Township 1 North, Range 13 East.

- (c) rezone the following described land in the urban growth area from General commercial to Residential Mobile Home: East ½ of Tax Lot 300, in Section 29DA, Township 2 North, Range 13 East.

2. Amendments to Zoning Ordinance Text

- (a) Sec. 27. General Provisions, sixth item in paragraph (C) Parking Space Requirements shall be amended to read:

"Commercial, retail and service uses located within the Central Business District.

One (1) space for each six hundred (600) square feet of usable floor area excluding members of the downtown off-street parking assessment district as established by separate ordinance. This requirement may be reduced in conjunction with the approval of a Conditional Use Permit."

and a new item proceed the above amended provision in paragraph (C) parking Space Requirements as follows:

"Downtown Off-Street Parking Assessment Districts

Members of the districts shall meet the requirements of the districts as established by the City Council and shall be exempt from all other space requirements provided herein.

- (b) Sec. 13.2 Uses Permitted, item (B) Conditional Uses Permitted shall be amended with the following new provisions:

- "9. Dwellings above commercial uses or attached by common wall to commercial use.
10. Multi-family dwellings. Density limited only by height, parking, and landscaping requirements."

- (c) Sec. 13.3 Property Development Standards, item (E) Off-Street Parking shall be amended to read as follows:

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MAY 1 4 10 PM '85
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) SUE ARD ERYTT
) COUNTY CLERK

IN THE MATTER OF POST-ACKNOWLEDGEMENT
AMENDMENT OF CERTAIN PORTIONS OF THE
CITY OF THE DALLES ZONING ORDINANCE,
ADOPTED BY WASCO COUNTY FOR LAND
WITHIN THE URBAN GROWTH AREA

NOW ON THIS DAY, the above entitled having come on regularly for consideration, said day being one duly set in term for the transaction of public business, and a majority of the Court being present; and

WHEREAS: On June 26, 1983, Wasco County adopted by Ordinance the City of The Dalles Zoning Ordinance for land lying within the urban growth area, and has previously entered into an (amended) urban growth area joining management agreement with the City, which requires that plans and implementing ordinances be coordinated within the urban growth area (outside city limits and inside the urban growth boundary); and

WHEREAS: The City of The Dalles recently revised their Zoning Ordinance to include the following City of The Dalles Planning Resolutions 61-85, 62-85, 64-85, 65-85 and 68-85 and remanded back to the City of The Dalles Planning Commission Resolution Numbers 63-85 and 67-85; and

WHEREAS: On April 1, 1985, the Wasco County Planning Commission conducted a legislative public hearing to consider proposed post-acknowledgement revisions to the City of The Dalles Zoning Ordinance for land under County jurisdiction within the urban growth area as recommended by the City of The Dalles Planning Commission, and unanimously decided to recommend to this Court adoption, by Ordinance, City of The Dalles Planning Commission Resolutions 61-85, 62-85, 63-85, 64-85, 65-85, 67-85, and 68-85 as indicated in the attached; and

WHEREAS: On April 23, 1985 at 1:30 P.M., in the Courtroom of this Court in the Wasco County Courthouse, a legislative public hearing was held to consider the aforementioned amendments to the City of The Dalles Zoning Ordinance as post-acknowledgement amendments to Wasco County's Comprehensive Plan and implementing ordinances; and

WHEREAS: (1) Proper notice was given and the hearing was held in accordance with procedural rules for administrative actions in Wasco County, Oregon and in conformity with said administrative requirements as set forth in the Wasco County Comprehensive Plan, Wasco County land use ordinances, and the Urban Growth Area Joint Management Agreement between the City of The Dalles and Wasco County; and (2) all members of the County Court were qualified to set as decision-makers, after full disclosure was made and the matter of qualifications was discussed by the Court.

NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAINS AS FOLLOWS: The Wasco County Comprehensive Plan and implementing ordinances are hereby amended to adopt the following amendments to the City of The Dalles Zoning Ordinance for land within the urban growth areas as changes recommended by the Wasco County Planning Commission on April 1, 1985 and adopted by the City of The Dalles:

1. Amendments to Zoning Ordinance Map

- (a) rezone the following described publicly-owned property on N.E. Frontage Road from General Commercial to Community Facility Site: Lot 1, part of Tax Lot 100, in Section 36, Township 2 North, Range 13 East,
- (b) rezone the following described land on E. 2nd at Highway 197 from General Commercial to Light Industrial: Tax Lots 1300, 1301 and 1302 in Section 1, Township 1 North, Range 13 East.

- (c) rezone the following described land in the urban growth area from General commercial to Residential Mobile Home: East ½ of Tax Lot 300, in Section 29DA, Township 2 North, Range 13 East.

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One (1) space for each six hundred (600) square feet of usable floor area excluding members of the downtown off-street parking assessment district as established by separate ordinance. This requirement may be reduced in conjunction with the approval of a Conditional Use Permit."

and a new item proceed the above amended provision in paragraph (C) parking Space Requirements as follows:

"Downtown Off-Street Parking Assessment Districts

Members of the districts shall meet the requirements of the districts as established by the City Council and shall be exempt from all other space requirements provided herein.

- (b) Sec. 13.2 Uses Permitted, item (B) Conditional Uses Permitted shall be amended with the following new provisions:

- "9. Dwellings above commercial uses or attached by common wall to commercial use.
10. Multi-family dwellings. Density limited only by height, parking, and landscaping requirements."

- (c) Sec. 13.3 Property Development Standards, item (E) Off-Street Parking shall be amended to read as follows:

- "1. Multi-family dwellings:
- | | |
|------------------------------|----------------------|
| Studio and one bedroom units | 1.00 space per unit |
| Two bedroom units | 1.50 spaces per unit |
| Three and four bedroom units | 2.00 spaces per unit |

These requirements may be reduced in conjunction with the approval of a Conditional Use Permit.

2. Except as provided herein, the provision of Section 27 shall apply."

(d) Sec. 14.2 (B) Conditional Uses Permitted is amended by number 8 becoming number 9 and number 8 shall read as follows:

- "8. Recreational Vehicle Parks subject to City ordinance governing same."

(e) Sec. 15.2 (B) Conditional Uses Permitted and Sec. 16.2 (B) Conditional Uses Permitted shall both be amended with the following new item:

- "7. Recreational vehilce park or campground subject to City Ordinance governing same; and provided that the Planning commission cam make the following findings:
- (a) that the development does not conflict with any emerging patterns of industrial development and the nature of the development or its site is such that it is appropriate as an isolated development in the location proposed; and
 - (b) that the development will not have detrimental impact on the supply of industrial land considering land area and the locational needs of industry."

EMERGENCY CLAUSE. Inasmuch as this ordinance amend-
ment is necessary for the immediate preservation of health,
peace and safety, an emergency is herby declared to exist and
this ordinance amendment shall be in full force and effect
immediately upon its adoption by the County Court.

Regularly passed and adopted by an unanimous vote of all members of the County Court of the County of Wasco, State of Oregon, this 23 day of April, 1985.

WASCO COUNTY COURT

William L. Hulse
William L. Hulse, Judge

Ray Matthew, Commissioner

Jim Comini
Jim Comini, Commissioner

APPROVED AS TO FORM:

Bernard L. Smith
Bernard L. Smith
Wasco County District Attorney

[Page 5 of 5 - ORDER]

IN THE COUNTY COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF WASCO

FILED WASCO CTY
THE DALLES, OR

MAY 1 4 46 PM '85

SUE A. PROFFITT
COUNTY CLERK

IN THE MATTER OF POST-ACKNOWLEDGEMENT)
AMENDMENT OF CERTAIN PORTIONS OF THE)
CITY OF THE DALLES COMPREHENSIVE PLAN,)
ADOPTED BY WASCO COUNTY FOR LAND WITHIN)
THE URBAN GROWTH AREA)

NOW ON THIS DAY, the above entitled having come on regularly for consideration, said day being one duly set in term for the transaction of public business, and a majority of the Court being present; and

WHEREAS, this Court unanimously passed and adopted a Comprehensive Plan Ordinance on February 3, 1980 for Wasco County; and

WHEREAS, the City of The Dalles recently amended their Comprehensive Plan as outlined in Special Ordinance No. 85-337 (see attached); and

WHEREAS, land within the City of The Dalles Urban Growth Boundary is presently under the jurisdiction of Wasco County, Oregon and included within the Wasco County Comprehensive Plan; and the City of The Dalles and Wasco County have previously entered into an amended agreement know as the City of The Dalles Urban Growth Area Joint Management Agreement; and

WHEREAS: On April 1, 1985, the Wasco County Planning Commission conducted a legislative public hearing to consider proposed post-acknowledgement revisions as outlined in the attached City of The Dalles Special Ordinance No. 85-337 and unanimously decided to recommend to this Court adoption, by ordinance, of the proposed revisions; and

WHEREAS: On April 23, 1985 at 1:30 P.M., in the Courtroom of this Court in the Wasco County Courthouse, a legislative public hearing was to consider the aforementioned amendments; and

WHEREAS: (1) Proper notice was given and the hearing was held in accordance with procedural rules for administrative actions in Wasco County, Oregon and in conformity with said administrative requirements as set forth in the Wasco County Comprehensive Plan, Wasco County Land Use Ordinances, and the Urban Growth Area Joint Management Agreement between the City of The Dalles and Wasco County; and (2) All members of the County Court were qualified to set as decision-makers, after full disclosure was made and the matter of qualifications was discussed by the Court.

NOW THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAINS AS FOLLOWS: The Wasco County Comprehensive Plan and implementing ordinances are hereby amended to adopt the following amendments to the City of The Dalles Comprehensive Plan for land within the Urban Growth Area as changes recommended by the Wasco County Planning Commission on April 1, 1985 and adopted by the City of The Dalles:

1. Amendments to Comprehensive Plan

- (a) redesignate the following described land in the urban growth area from General Commercial to Residential Mobile Home: East $\frac{1}{2}$ of Tax Lot 300, in Section 29DA, Township 2 North, Range 13 East.
- (b) redesignate the following described land on East Second at Highway 197 from General Commercial to Light Industrial: Tax Lots 1300, 1301, and 1302, in Section 1, Township 1 North, Range 13 East.

2. Amendment to Comprehensive Plan Text

The Planned Development Implementing Measure number

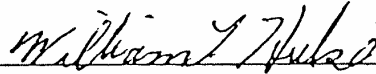
5B in the Housing Chapter is amended to read as follows:

"b. Development for commercial uses shall be a minimum of 10 acres; development for residential uses shall be a minimum of 1 acre."

EMERGENCY CLAUSE. Inasmuch as this ordinance amendment is necessary for the immediate preservation of health, peace and safety, and emergency is hereby declared to exist and this ordinance amendment shall be in full force and effect immediately upon its adoption by the County Court.

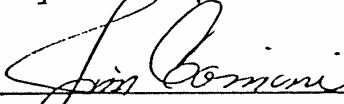
Regularly passed and adopted by an unanimous vote of all members of the County Court of the County of Wasco, State of Oregon, this 23 day of April, 1985.

WASCO COUNTY COURT



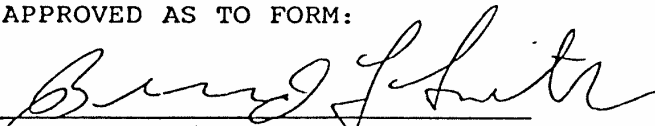
William L. Hulse, Judge

Ray Matthew, Commissioner



Jim Comini, Commissioner

APPROVED AS TO FORM:



Bernard L. Smith
Wasco County District Attorney

[Page 3 of 3 - Order]

FILED WASCO CTY
THE DALLES, OR.

JUL 11 3 22 PM '84

BEFORE THE COUNTY COURT OF WASCO COUNTY, OREGON

IN THE MATTER OF AN ORDINANCE)
REPEALING CERTAIN AMENDMENTS TO)
THE WASCO COUNTY COMPREHENSIVE)
PLAN.)

SUE A. PROFFITT
COUNTY CLERK
ORDINANCE

WHEREAS, on November 3, 1982, this Court adopted an Ordinance Amendment entitled, "In the Matter of the Adoption of the City of Rajneeshpuram Comprehensive Plan as an Amendment to the Wasco County Comprehensive Plan", and at the time the County adopted that Ordinance Amendment, the Land Use Board of Appeals had ruled that the incorporation of Rajneeshpuram was not a land use decision and the County relied on the presumption that Rajneeshpuram was a lawfully established city with authority to enact and administer a comprehensive plan; and

WHEREAS, the County adopted said ordinance amendment in furtherance of its responsibilities under Goal 2, as they appeared then, to achieve coordination between the city and county and consistent land use designations in the city and county plans; and

WHEREAS, in adopting said ordinance amendment, the County acted to implement an Urban Growth Area Joint Management Agreement between the County and Rajneeshpuram; and

WHEREAS, in acting to adopt the provisions of the Rajneeshpuram Comprehensive Plan and land use regulations, the County was following the same procedure it employs for coordination with each city in the county; and

WHEREAS, on August 25, 1983, the Land Conservation and Development Commission reviewed the revised Wasco County Comprehensive Plan to be in compliance with the Statewide Land Use Planning Goals with the exception of Rancho Rajneesh; and certain subareas lying within the general area identified as Seven Mile Hill. These areas were geographically segmented from the Acknowledgment of the Plan, and the Commission granted a 150 day continuance to Wasco County for the completion of its Plan and Land Use regulation to comply with the Statewide Planning Goal 3 for Rancho Rajneesh and Seven Mile Hill portion of the Plan; and

WHEREAS, the continuance period commenced on September 9, 1983, and ended February 5, 1984, whereupon Wasco County respectfully requested an extension of the continuance period to complete the remaining work tasks; and

WHEREAS, the Land Conservation and Development Commission granted compliance acknowledgment continuance extension, Order No. 83-EXT-052 to Wasco County to April 1, 1984, for Seven Mile Hill and July 1, 1984, for Rancho Rajneesh; and

WHEREAS, Wasco County has completed the Seven Mile Hill revisions and they were submitted to the Land Conservation and Development Commission by April 1, 1984; and

WHEREAS, the matter of Rancho Rajneesh and specifically, Rajneeshpuram continues to be matter litigated in the courts; and

WHEREAS, the County had designated all of Rancho Rajneesh, with the exception of the originally incorporated

limits of Rajneeshpuram, as Exclusive Farm Use, both planning and zoning designations; and

WHEREAS, the Court of Appeals of the State of Oregon has upheld the LUBA Decision of September 30, 1983, No. 82-132, which held that the incorporation of Rajneeshpuram violated certain land use goals and therefore was invalid for land use planning purposes; and

WHEREAS, it is not a statutory or Statewide Land Use Goal requirement for the County to include the plan of a city in the County Comprehensive Plan; and

WHEREAS, the repeal of such ordinance amendment will not affect the existing zoning within the original designated boundaries of Rajneeshpuram; and

WHEREAS, the County has determined that the best course of action is to let the officials of Rajneeshpuram argue their own case before the State and courts;

NOW, THEREFORE, BE IT RESOLVED: The Order adopted by the Wasco County Court on November 3, 1982, entitled "In the Matter of the Adoption of the City of Rajneeshpuram Comprehensive Plan as an Amendment to the Wasco County Comprehensive Plan" is hereby repealed. All reference to Rajneeshpuram as indicated by Attachment I to this Ordinance is hereby deleted and repealed from the Wasco County Comprehensive Plan.

Emergency Clause. This ordinance being necessary for the preservation of peace, health and safety for Wasco County and its inhabitants, an Emergency is hereby declared to

exist and this ordinance shall take effect and be in full force from the date of execution hereof.

This Ordinance shall be filed with the County Clerk this day.

DATED this 11th day of July, 1984.

WASCO COUNTY COURT

William L. Hulse
William L. Hulse, Judge

Ray Matthew
Ray Matthew, Commissioner

Virgil Ellett
Virgil Ellett, Commissioner

ATTEST:

Sue Proffitt *Chief Deputy*
Sue Proffitt, County Clerk

APPROVED AS TO FORM:

Wilford K. Carey
Wilford K. Carey,
Land Use Counsel for Wasco County

IN THE COUNTY COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF WASCO

JAN 30 3 46 PM '80

IN THE MATTER OF THE ADOPTION OF AMENDMENTS)
TO THE CITY OF THE DALLES COMPREHENSIVE)
LAND USE MAP DESIGNATION AND ZONING MAP FOR)
A 12.9 ACRE AREA OF LAND LYING OUTSIDE THE)
CORPORATE CITY LIMITS OF THE CITY OF THE)
DALLES, WITHIN WASCO COUNTY AND CITY OF THE)
DALLES URBAN GROWTH BOUNDARY, AS AN AMENDMENT)
TO THE WASCO COUNTY COMPREHENSIVE PLAN)

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

WHEREAS, this Court unanimously passed and adopted a Comprehensive Plan ordinance on February 3, 1980 for Wasco County; and

WHEREAS, the City of The Dalles, Oregon, on January 3, 1984, adopted by Special Ordinance (No. 84-318) as part of its Comprehensive Plan, an amended Comprehensive Plan Land Use Map designation and Zoning Map amendment for a 12.9 acre area of land lying outside the Corporate City Limits and within the adopted amended Urban Growth Boundary and within Wasco County, described as:

Property fronting Hostetler Street W., Pleasant Ct. W., Richland Street W., Floral Ct. W., and Pomona St. W. (north side) lying between West Seventh Street on the west, and a north-south line on the east which divides Tax Lots 1500 and 400, 1700 and 1601, 3600 and 3700, 3800 and 3900, 3800 and 4800, 3800 and 4900, 5200 and 5300, 5400 and 5300, 5900 and 5300, and 6001 and 5300 in Section 29DD, Township 2 N, Range 13. (See Map--Attachment "A")

WHEREAS, the City of The Dalles, Oregon, submitted the amended Comprehensive Plan Land Use Map Designation from "General Commercial" to "Urban Residential" and Zoning Map change from "CG" General Commercial District to "RMH" Mobile Home Residential for the afore-mentioned property, to Wasco County for review; and

WHEREAS, land within the City of The Dalles Urban Growth Boundary is presently under the jurisdiction of Wasco County, Oregon, and included within the Wasco County Comprehensive Plan; and the City of The Dalles and Wasco County have previously entered into an amended agreement known as the City of The Dalles Urban Growth Area Joint Management Agreement; and

WHEREAS, the Wasco County Planning Commission conducted a public hearing on the proposed amendment and, by unanimous decision, subsequently recommended to the Wasco County Court, adoption, by ordinance, of the proposed Plan Map and Zoning Map changes for the afore-mentioned described property, as a revision to the area proposed for redesignation; and

WHEREAS, on January 11, 1984, at 1:30 P.M., in the Courtroom of this Court in the Wasco County Courthouse, a public hearing was held to consider amending the Wasco County Comprehensive Plan ordinance to include the recent amendments to the City of The Dalles Comprehensive Plan Land Use Map Designation and the City of The Dalles Zoning Map for a 12.9 acre area of land lying outside the Corporate City Limits and within Wasco County; and

WHEREAS, (1) Proper notice was given and the hearing was held in accordance with procedural rules for administrative actions in Wasco County, Oregon, and in conformity with said

administrative requirements as set forth in the Wasco County Comprehensive Plan, Wasco County Land Use Ordinances, and the Urban Growth Boundary Joint Management Agreement, between the City of The Dalles and Wasco County; and, (2) All members of the County Court were qualified to sit as decision-makers, after full disclosure was made and the matter of qualifications was discussed by the Court.

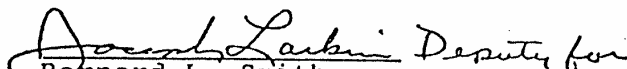
NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAINS AS FOLLOWS: The Wasco County Comprehensive Plan is amended to adopt the recent amendments to the City of The Dalles Comprehensive Plan Land Use Map Designation and Zoning Map for a 12.9 acre area of land, described above, lying outside the corporate limits of the City of The Dalles in Wasco County, Oregon, as changes recommended by the City of The Dalles and Wasco County Planning Commissions on December 1, 1983.

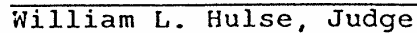
EMERGENCY CLAUSE. Inasmuch as this ordinance amendment is necessary for the immediate preservation of health, peace and safety, an emergency is hereby declared to exist and this ordinance amendment shall be in full force and effect immediately upon its adoption by the County Court.

Regularly passed and adopted by a unanimous vote of all members of the County Court of the County of Wasco, State of Oregon, this 25th day of January, 1984.

WASCO COUNTY COURT

APPROVED AS TO FORM:


Bernard L. Smith
Wasco Co. District Attorney


William L. Hulse, Judge


Ray Matthew, Commissioner


Virgil Ellett, Commissioner

[Page 3 - ORDINANCE AMENDMENT]

Attachment

administrative requirements as set forth in the Wasco County Comprehensive Plan, Wasco County Land Use Ordinances, and the Urban Growth Boundary Joint Management Agreement, between the City of The Dalles and Wasco County; and, (2) All members of the County Court were qualified to sit as decision-makers, after full disclosure was made and the matter of qualifications was discussed by the Court.

NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAINS AS FOLLOWS: The Wasco County Comprehensive Plan is amended to adopt the recent amendments to the City of The Dalles Comprehensive Plan Land Use Map Designation and Zoning Map for a 12.9 acre area of land, described above, lying outside the corporate limits of the City of The Dalles in Wasco County, Oregon, as changes recommended by the City of The Dalles and Wasco County Planning Commissions on December 1, 1983.

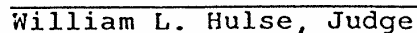
EMERGENCY CLAUSE. Inasmuch as this ordinance amendment is necessary for the immediate preservation of health, peace and safety, an emergency is hereby declared to exist and this ordinance amendment shall be in full force and effect immediately upon its adoption by the County Court.

Regularly passed and adopted by a unanimous vote of all members of the County Court of the County of Wasco, State of Oregon, this 25th day of January, 1984.

WASCO COUNTY COURT

APPROVED AS TO FORM:


Bernard L. Smith
Wasco Co. District Attorney

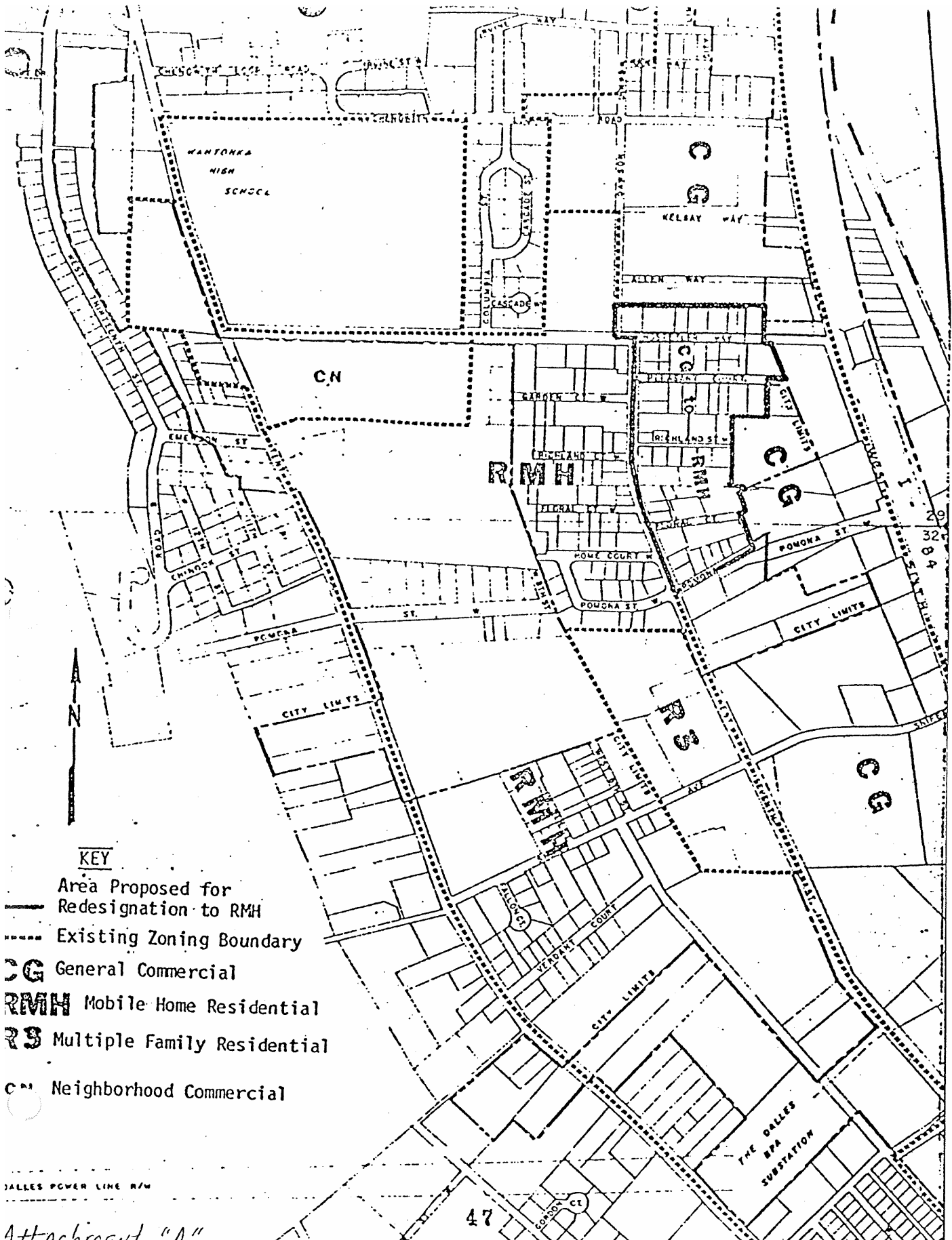

William L. Hulse, Judge


Ray Matthew, Commissioner


Virgil Ellett, Commissioner

[Page 3 - ORDINANCE AMENDMENT]

Attachment



KEY

- Area Proposed for Redesignation to RMH
- - - Existing Zoning Boundary
- CG General Commercial
- RMH Mobile Home Residential
- RS Multiple Family Residential
- CN Neighborhood Commercial

DALLES POWER LINE R/W

Attachment "A"

IN THE COUNTY COURT OF THE STATE OF OREGON
FILED WASCO CITY
IN AND FOR THE COUNTY OF WASCO THE DALLES OR

IN RE THE ADOPTION OF The City of)
The Dalles Amended Comprehensive)
Plan as an Amendment to the Wasco)
County Comprehensive Plan.)

JAN 27 9 19 AM '83

ORDINANCE AMENDMENT
COUNTY CLERK

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

WHEREAS, the City of The Dalles, Oregon, has adopted as part of its Comprehensive Plan an Amended Urban Growth Boundary encompassing land lying outside corporate city limits; and

WHEREAS, that land within the Amended Urban Growth Boundary is presently under the jurisdiction of Wasco County, Oregon, and included within the Wasco County Comprehensive Plan adopted February 3, 1982; and

WHEREAS, the City of The Dalles, and Wasco County, have previously entered into an amended agreement known as the City of The Dalles Urban Growth Area Joint Management Agreement; and

WHEREAS, a public hearing on this amendment was held before the Wasco County Court on November 3, 1982, and January 26, 1983, and notice of the hearing was published in The Dalles Chronicle on October 15, 1982.

NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAIN AS FOLLOWS:

The Wasco County Comprehensive Plan, adopted on February 3, 1982, is amended to adopt the Amended Comprehensive Plan for the City of The Dalles, Oregon, for that land designated as being within the City of The Dalles Comprehensive Plan and as adopted by The Dalles City

IN THE COUNTY COURT OF THE STATE OF OREGON WASCO CTY
THE DALLES OR.
IN AND FOR THE COUNTY OF WASCO

JAN 30 3 46 PM '84

IN THE MATTER OF AN AMENDMENT)
TO THE WASCO COUNTY ZONING MAP)

ORDINANCE AMENDMENT
SUE A. PROFFITT
COUNTY CLERK

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

WHEREAS, this Court unanimously passed and adopted a Comprehensive Plan ordinance on February 3, 1980 for Wasco County; and

WHEREAS, the City of The Dalles, Oregon, on January 3, 1984, adopted by Special Ordinance (No. 84-318) as part of its Comprehensive Plan, an amended Comprehensive Plan Land Use Map designation and Zoning Map amendment for a 12.9 acre area of land lying outside the Corporate City Limits and within the adopted amended Urban Growth Boundary and within Wasco County, described as:

Property fronting Hostetler Street W., Pleasant Ct. W., Richland Street W., Floral Ct. W., and Pomona St. W. (north side) lying between West Seventh Street on the west, and a north-south line on the east which divides Tax Lots 1500 and 400, 1700 and 1601, 3600 and 3700, 3800 and 3900, 3800 and 4800, 3800 and 4900, 5200 and 5300, 5900 and 5300, and 6001 and 5300 in Section 29DD, Township 2 N, Range 13. (See Map - Attachment "A")

WHEREAS, the City of The Dalles, Oregon, submitted the amended Comprehensive Plan Land Use Map Designation from "General Commercial" to "Urban Residential" and Zoning Map change from "CG" General Commercial District to "RMH" Mobile Home Residential for the afore-mentioned property, to Wasco County for review; and

WHEREAS, land within the City of The Dalles Urban Growth Boundary is presently under the jurisdiction of Wasco County, Oregon, and included within the Wasco County Comprehensive Plan; and the City of The Dalles and Wasco County have previously entered into an amended agreement known as the City of The Dalles Urban Growth Area Joint Management Agreement; and

WHEREAS, the Wasco County Planning Commission conducted a public hearing on the proposed amendment, and, by unanimous decision, subsequently recommended to the Wasco County Court, adoption, by ordinance, of the proposed Plan Map and Zoning Map changes for the afore-mentioned described property, as a revision to the area proposed for redesignation; and

WHEREAS, on January 11, 1984, at 1:30 P.M., in the Courtroom of this Court in the Wasco County Courthouse, a public hearing was held to consider amending the Wasco County Comprehensive Plan ordinance to include the recent amendments to the City of The Dalles Comprehensive Plan Land Use Map Designation and the City of The Dalles Zoning Map for a 12.9 acre area of land lying outside the Corporate City Limits and within Wasco County; and

WHEREAS, (1) Proper notice was given and the hearing was held in accordance with procedural rules for administrative actions in Wasco County, Oregon, and in conformity with said

[Page 2 - ORDINANCE AMENDMENT]

administrative requirements as set forth in the Wasco County Comprehensive Plan, Wasco County Land Use Ordinances, and the Urban Growth Boundary Joint Management Agreement, between the City of The Dalles and Wasco County; and, (2) All members of the County Court were qualified to sit as decision-makers, after full disclosure was made and the matter of qualifications was discussed by the Court.

NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAINS AS FOLLOWS: The Wasco County Zoning Map is amended to adopt the recent amendments to the City of The Dalles Comprehensive Plan Land Use Map Designation and Zoning Map for a 12.9 acre area of land, described above, lying outside the corporate limits of the City of The Dalles in Wasco County, Oregon, as changes recommended by the City of The Dalles and Wasco County Planning Commissions on December 1, 1983.

EMERGENCY CLAUSE. Inasmuch as this ordinance amendment is necessary for the immediate preservation of health, peace and safety, an emergency is hereby declared to exist and this ordinance amendment shall be in full force and effect immediately upon its adoption by the County Court.

Regularly passed and adopted by a unanimous vote of all members of the County Court of the County of Wasco, State of Oregon, this 25 day of January, 1984.

WASCO COUNTY COURT

APPROVED AS TO FORM:

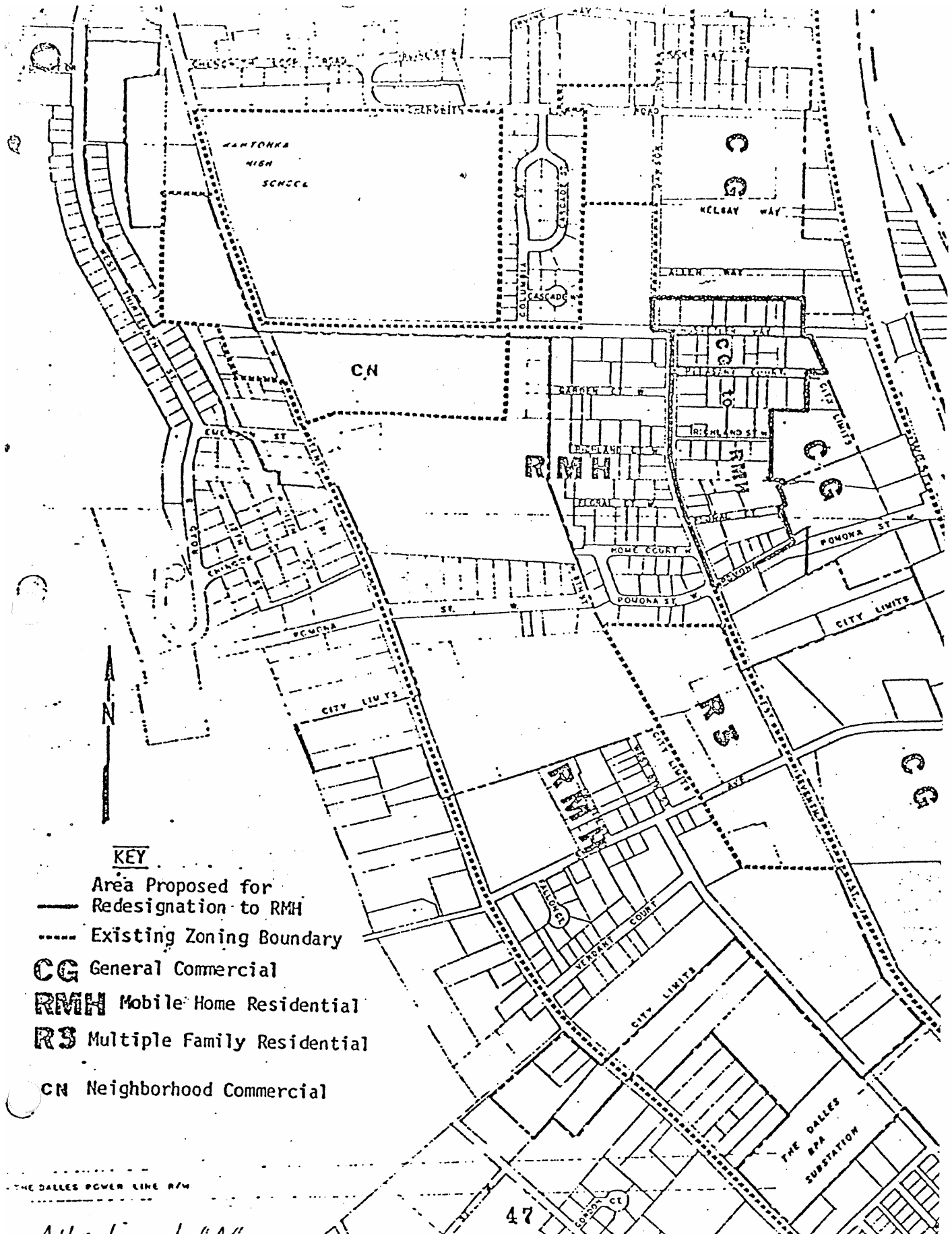
Joseph Larkin Deputy for
Bernard L. Smith
Wasco Co. District Attorney

William L. Hulse, Judge

Ray Matthew
Ray Matthew, Commissioner

Virgil Ellett
Virgil Ellett, Commissioner

[Page 3 - ORDINANCE AMENDMENT]
Attachment



IN THE COUNTY COURT OF THE STATE OF OREGON
FILED WASCO CITY
IN AND FOR THE COUNTY OF WASCO OF DALLES OR

IN RE THE ADOPTION OF The City of)
The Dalles Amended Comprehensive)
Plan as an Amendment to the Wasco)
County Comprehensive Plan.)

JAN 27 9 19 AM '83

ORDINANCE AMENDMENT
COUNTY CLERK

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

WHEREAS, the City of The Dalles, Oregon, has adopted as part of its Comprehensive Plan an Amended Urban Growth Boundary encompassing land lying outside corporate city limits; and

WHEREAS, that land within the Amended Urban Growth Boundary is presently under the jurisdiction of Wasco County, Oregon, and included within the Wasco County Comprehensive Plan adopted February 3, 1982; and

WHEREAS, the City of The Dalles, and Wasco County, have previously entered into an amended agreement known as the City of The Dalles Urban Growth Area Joint Management Agreement; and

WHEREAS, a public hearing on this amendment was held before the Wasco County Court on November 3, 1982, and January 26, 1983, and notice of the hearing was published in The Dalles Chronicle on October 15, 1982.

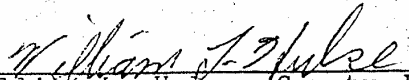
NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAIN AS FOLLOWS:

The Wasco County Comprehensive Plan, adopted on February 3, 1982, is amended to adopt the Amended Comprehensive Plan for the City of The Dalles, Oregon, for that land designated as being within the City of The Dalles Comprehensive Plan and as adopted by The Dalles City

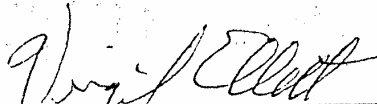
Council on _____, 1983, and implementing Ordinances.

DATED this 26th day of January, 1983.

WASCO COUNTY COURT



William L. Hulse, County Judge

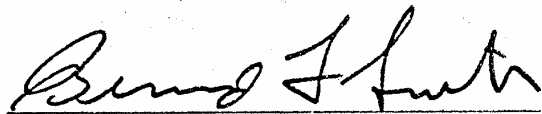


Virgil Edlett, County Commissioner



Rick Cantrell, County Commissioner

APPROVED AS TO FORM:



Bernard L. Smith
Wasco County District Attorney

IN THE COUNTY COURT OF THE STATE OF OREGON
FILED WASCO CITY
IN AND FOR THE COUNTY OF WASCO THE DALLES OR

IN RE THE ADOPTION OF The City of)
The Dalles Amended Comprehensive)
Plan as an Amendment to the Wasco)
County Comprehensive Plan.)

JAN 27 9 19 AM '83

ORDINANCE AMENDMENT
COUNTY CLERK

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

WHEREAS, the City of The Dalles, Oregon, has adopted as part of its Comprehensive Plan an Amended Urban Growth Boundary encompassing land lying outside corporate city limits; and

WHEREAS, that land within the Amended Urban Growth Boundary is presently under the jurisdiction of Wasco County, Oregon, and included within the Wasco County Comprehensive Plan adopted February 3, 1982; and

WHEREAS, the City of The Dalles, and Wasco County, have previously entered into an amended agreement known as the City of The Dalles Urban Growth Area Joint Management Agreement; and

WHEREAS, a public hearing on this amendment was held before the Wasco County Court on November 3, 1982, and January 26, 1983, and notice of the hearing was published in The Dalles Chronicle on October 15, 1982.

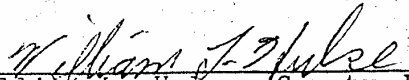
NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAIN AS FOLLOWS:

The Wasco County Comprehensive Plan, adopted on February 3, 1982, is amended to adopt the Amended Comprehensive Plan for the City of The Dalles, Oregon, for that land designated as being within the City of The Dalles Comprehensive Plan and as adopted by The Dalles City

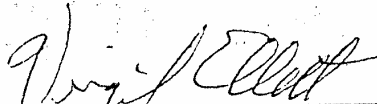
Council on _____, 1983, and implementing Ordinances.

DATED this 26th day of January, 1983.

WASCO COUNTY COURT



William L. Hulse, County Judge

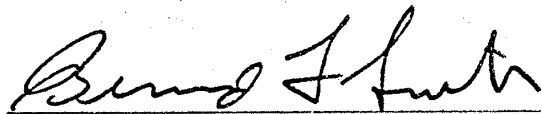


Virgil Edlett, County Commissioner



Rick Cantrell, County Commissioner

APPROVED AS TO FORM:



Bernard L. Smith
Wasco County District Attorney

IN THE COUNTY COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

FILED WASCO CITY
IN DALLES TR.

IN RE THE ADOPTION OF The City of)
The Dalles Amended Comprehensive)
Plan as an Amendment to the Wasco)
County Comprehensive Plan.)

JAN 27 9 19 AM '83

ORDINANCE AMENDMENT
COUNTY CLERK

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

WHEREAS, the City of The Dalles, Oregon, has adopted as part of its Comprehensive Plan an Amended Urban Growth Boundary encompassing land lying outside corporate city limits; and

WHEREAS, that land within the Amended Urban Growth Boundary is presently under the jurisdiction of Wasco County, Oregon, and included within the Wasco County Comprehensive Plan adopted February 3, 1982; and

WHEREAS, the City of The Dalles, and Wasco County, have previously entered into an amended agreement known as the City of The Dalles Urban Growth Area Joint Management Agreement; and

WHEREAS, a public hearing on this amendment was held before the Wasco County Court on November 3, 1982, and January 26, 1983, and notice of the hearing was published in The Dalles Chronicle on October 15, 1982.

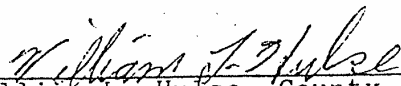
NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAIN AS FOLLOWS:

The Wasco County Comprehensive Plan, adopted on February 3, 1982, is amended to adopt the Amended Comprehensive Plan for the City of The Dalles, Oregon, for that land designated as being within the City of The Dalles Comprehensive Plan and as adopted by The Dalles City

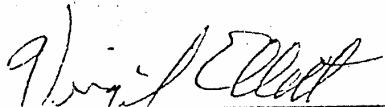
Council on _____, 1983, and implementing Ordinances.

DATED this 26th day of January, 1983.

WASCO COUNTY COURT



William L. Hulse, County Judge

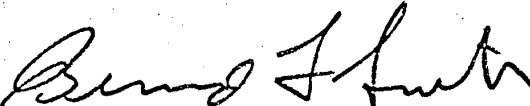


Virgil Edlett, County Commissioner



Rick Cantrell, County Commissioner

APPROVED AS TO FORM:



Bernard L. Smith
Wasco County District Attorney

IN THE MATTER OF The Adoption of the)
City of Rajneeshpuram Comprehensive)
Plan as an Amendment to the Wasco)
County Comprehensive Plan.)

NOV 4 8 53 AM '82

ORDINANCE AMENDMENT

COUNTY CLERK

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

WHEREAS, the City of Rajneeshpuram, Oregon, has adopted as part of its Comprehensive Plan an Urban Growth Boundary encompassing land lying within corporate city limits; and

WHEREAS, that land within the Urban Growth Boundary is presently under the jurisdiction of Wasco County, Oregon, and included within the Wasco County Comprehensive Plan; and

WHEREAS, the City of Rajneeshpuram, and Wasco County, on November 3, 1982, entered into an agreement known as the City of Rajneeshpuram Urban Growth Area Joint Management Agreement; and

WHEREAS, a public hearing on the adoption of the City of Rajneeshpuram Comprehensive Plan as an amendment to the Wasco County Comprehensive Plan was held before the Wasco County Court on November 3, 1982, and notice of the hearing was published in The Dalles Chronicle on October 11, 1982.

NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAIN AS FOLLOWS:

The Wasco County Comprehensive Plan, adopted on February 3, 1982, is amended to adopt the Comprehensive Plan and Urban Growth Boundary for the City of Rajneeshpuram, Oregon, for that land designated as being

within the City of Rajneeshpuram Comprehensive Plan and as adopted by
the Rajneeshpuram City Council on 7 Sept + 20 Sept 1982. The
substantive provisions of the City of Rajneeshpuram subdivision and
Zoning Ordinances are also adopted by reference.

DATED this 3rd day of November, 1982.

WASCO COUNTY COURT

Rick Cantrell
Rick Cantrell, County Judge

Virgil Ellett
Virgil Ellett, County Commissioner

John Conroy
John Conroy, County Commissioner

APPROVED AS TO FORM:

Bernard L. Smith
Bernard L. Smith
Wasco County District Attorney

IN THE MATTER OF THE Application of)
Lorne H. Richman for an amendment)
to the Wasco County Comprehensive)
Plan and Zone Change.)

RESOLUTION 5 9 37 AM '82

JUL 08 1982 SHE A. PROFFITT
COUNTY CLERK

Wasco Co. Planning Office

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

IT APPEARING TO THE COURT: That on February 3, 1982, this Court unanimously passed and adopted a Comprehensive Plan Ordinance for Wasco County and implementing zoning Ordinances for the unincorporated portions of Wasco County, Oregon; and

IT FURTHER APPEARING TO THE COURT: That on Monday May 3, 1982, the Wasco County Planning Commission duly met and held a public hearing on the application of Lorne H. Richman for an amendment to the Wasco County Comprehensive Plan to change the plan map designation from Forest-Farm to Rural Residential; and, a change of the zoning map of Wasco County from Forest-Farm zone to an RR-5 Rural Residential zone, for property located in Township 1 North, Range 13 East, Section 12, Tax Lot 300 and 301, that being property comprising approximately 19.5 acres, in Wasco County; and

IT FURTHER APPEARING TO THE COURT: That the Wasco County Planning Commission subsequently made findings of fact and recommended to this Court approval of the request of Lorne H. Richman for a Comprehensive Plan amendment and Zone change to "RR-5" zone for the aforementioned property; and


IT FURTHER APPEARING TO THE COURT: That on June 23, 1982, this Court duly met and held a public hearing to consider the Comprehensive Plan amendment and zone change request of Lorne H. Richman and based upon the attached and by this reference incorporated herein findings of fact this Court has determined that the Comprehensive Plan amendment and zone change should be approved.

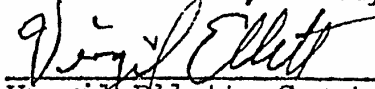
NOW, THEREFORE, IT IS HEREBY RESOLVED: That the Comprehensive Plan Ordinance for Wasco County and implementing zoning ordinances for the unincorporated portions of Wasco County, Oregon, are amended as follows: The Wasco County Comprehensive Plan Map designation is amended from Forest-Farm to Rural Residential and the Zoning map of Wasco County is changed from Forest-Farm use to an RR-5 Rural Residential Zone, for the subject property located in Township 1 North, Range 12 East, Section 12, Tax Lot 300 and 301 comprising approximately 19.5 acres; and

IT IS HEREBY FURTHER RESOLVED: That based upon the attached "findings of fact" this Court has determined that the requested comprehensive plan change and zone change comply with the overall County plan and implementing ordinances, and is consistent with State Wide Land Use Planning Goals as adopted by L.C.D.C.

DATED this 30th day of June, 1982.

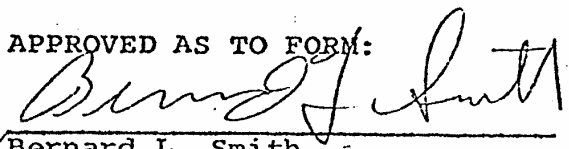
WASCO COUNTY COURT


Rick Cantrell, County Judge


Virgil Ellett, County Commissioner


John Conroy, County Commissioner

APPROVED AS TO FORM:


Bernard L. Smith
Wasco County District Attorney

IN THE MATTER OF the application)
of Hugo Lutz for an amendment to)
the Wasco County Comprehensive)
Plan and Zone Change.)

RESOLUTION

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

IT APPEARING TO THE COURT: That on February 3, 1982, this Court unanimously passed and adopted a Comprehensive Plan Ordinance for Wasco County and implementing zoning ordinances for the unincorporated portions of Wasco County, Oregon; and

IT FURTHER APPEARING TO THE COURT: That on Monday, March 1, 1982, the Wasco County Planning Commission duly met and held a public hearing on the application of Hugo Lutz for an amendment to the Wasco County Comprehensive Plan to change the plan map designation from General Agriculture to Rural Residential; and, a change on the zoning map of Wasco County from "A-2 (10)" Restricted Farm Use to an "RR-5" Rural Residential Zone, for property located in Township 1 North, Range 12 East, Sections 1 and 2 Tax Lot 701, that being property comprising approximately 151.75 acres between Cherry Heights and Brown's Creek Roads in Wasco County; and

IT FURTHER APPEARING TO THE COURT: That the Wasco County Planning Commission subsequent made findings of fact and recommended to this Court approval of the request of Hugo Lutz for a Comprehensive Plan amendment and Zone Change to "RR" Zone for the aforementioned property.

IT FURTHER APPEARING TO THE COURT: That on April 28, 1982, this Court duly met and held a public hearing to consider the Comprehensive Plan Amendment and Zone Change request of Hugo Lutz and based upon the attached and by this reference incorporated herein findings of fact this Court has determined that the Comprehensive Plan Amendment and Zone Change should be approved.

NOW, THEREFORE, IT IS HEREBY RESOLVED: That the Comprehensive Plan Ordinance for Wasco County and implementing Zoning Ordinances for the unincorporated portions of Wasco County, Oregon, are amended as follows: The Wasco County Comprehensive Plan Map designation is amended from General Agriculture to Rural Residential and the Zoning Map of Wasco County is changed from A-2 (10) Restricted Farm Use to an RR-5 Rural Residential Zone, for the subject property located in Township 1 North, Range 12 East, Sections 1 and 2, Tax Lot 701 (Between Cherry Heights and Brown's Creek Roads) comprising approximately 151.75 acres; and

IT IS HEREBY FURTHER RESOLVED: That based upon the attached "findings of fact" this Court has determined that the requested Comprehensive Plan Change and Zone Change comply with the overall County Plan and implementing Ordinances, and is consistent with State Wide Land Use Planning Goals as adopted by L.C.D.C.

DATED this 5th day of May, 1982.

WASCO COUNTY COURT

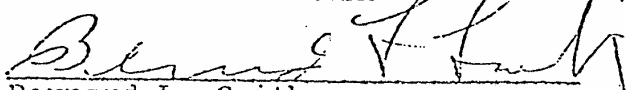


Rick Cantrell, County Judge



Virgil Ellett, County Commissioner

APPROVED AS TO FORM:



Bernard L. Smith

Wasco County District Attorney

1.1N. Y.12E.W.M.
 WASCO COUNTY

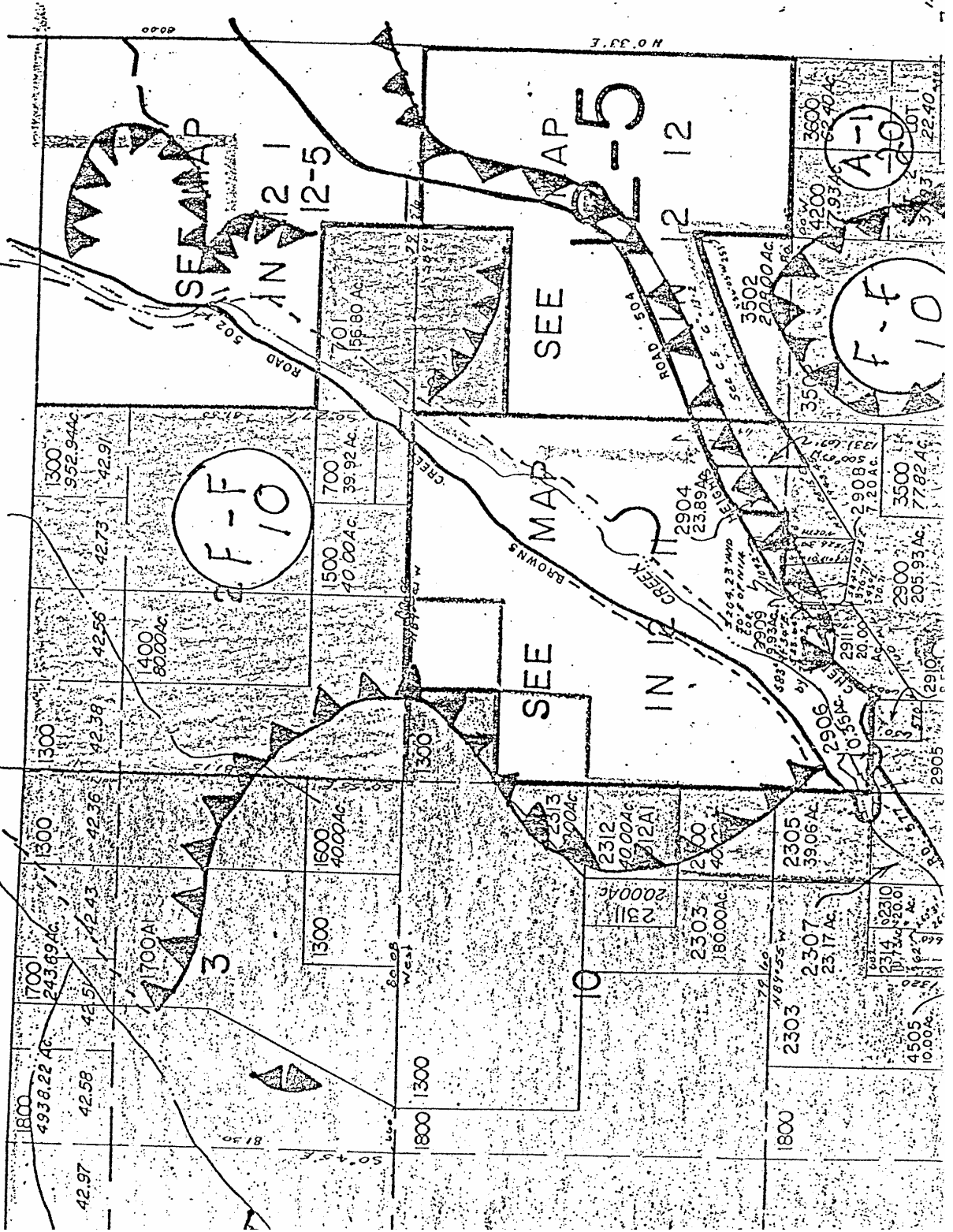
1" = 2000'

SEE MAP 2N 12

Zone Rural Residential
 Zone Rural Residential

BGWR
 LINE

IN 12
 & INDE



CANCELLED NO.
 100 thru 600
 800 thru 1200
 2000 T1
 2200 T1
 2201
 2301
 2302
 2304
 2306
 2308
 2309
 2500 thru 2800
 2901
 3000 thru 3400

INSERT 4511
 SEC. 18 29 12
 1821

1/4 AC OF 300' RFD. CURVE
 17.75.67

IN THE COUNTY COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF WASCO
FILED WASCO COUNTY
THE DALLES, OR.

IN THE MATTER OF The Application of)
Ruth Johnson for an Amendment to the)
Wasco County Comprehensive Plan and)
Zoning Ordinance.)

Nov 4 8 53 AM '82
ORDINANCE AMENDMENT

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

WHEREAS, on February 3, 1982, this Court unanimously passed and adopted a Comprehensive Plan Ordinance for Wasco County and implementing Zoning Ordinances for the unincorporated portions of Wasco County, Oregon; and

WHEREAS, on Monday, October 4, 1982, the Wasco County Planning Commission duly met and held a public hearing on the application of Ruth Johnson for an amendment to the Wasco County Comprehensive Plan to change the plan map designation from "Forest-farm" to "Rural residential" and, a change on the Zoning map of Wasco County from "FF-10" Forest-farm zone to an "RR-5" Rural residential zone, for property located in Township 2 North, Range 12 East, Section 16, and part of Tax Lot 100, that being property comprising approximately twenty-two (22) acres located in the Seven Mile Hill area in Wasco County; and

WHEREAS, the Wasco County Planning Commission subsequently made findings of fact and recommended to this Court approval of the request of Ruth Johnson for a Comprehensive Plan amendment and Zone change to "RR" zone for the aforementioned property;

WHEREAS, on November 3, 1982, this Court duly met and held a public hearing to consider the Comprehensive Plan amendment and Zone change

request of Ruth Johnson and based upon the attached and by this reference incorporated herein findings of fact this Court has determined that the Comprehensive Plan Amendment and Zone Change should be approved.

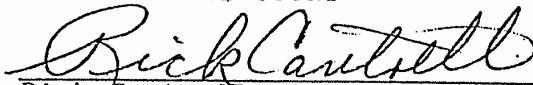
NOW, THEREFORE, THE COUNTY COURT FOR WASCO COUNTY, OREGON, HEREBY ORDAIN AS FOLLOWS:

The Comprehensive Plan Ordinance for Wasco County and implementing Zoning Ordinances for the unincorporated portions of Wasco County, Oregon, are amended as follows: The Wasco County Comprehensive Plan Map designation is amended from "Forest-farm" to "Rural-residential"; and, changed on the Zoning map of Wasco County from "FF-10" Forest-farm zone to an "RR-5" Rural-residential zone for property located in Township 2 North, Range 12 East, Section 16, and part of Tax Lot 100, that being property comprising approximately twenty-two (22) acres located in the Seven Mile Hill area; and

IT IS HEREBY FURTHER ORDAINED: That based upon the attached "findings of fact" this Court has determined that the requested Comprehensive Plan Change and Zone Change comply with the overall County plan and implementing Ordinances, and is consistent with State wide Land Use Planning Goals as adopted by L.C.D.C.

DATED this 3rd day of November, 1982.

WASCO COUNTY COURT

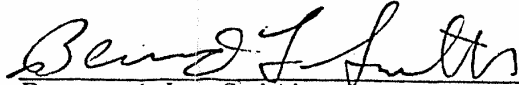


Rick Cantrell, County Judge

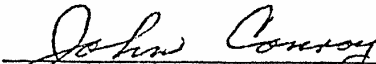


Virgil Ellett, County Commissioner

APPROVED AS TO FORM:



Bernard L. Smith
Wasco County District Attorney



John Conroy, County Commissioner

