

COMPREHENSIVE PLAN
FOR THE
CITY OF METOLIUS, OREGON

November, 1978

Metolius Review
Sept. 25, 1987

ELECTED AND APPOINTED OFFICIALS
September 25, 1987

MAYOR
Nels Hansen

CITY COUNCIL

Ray Dulaney	Jim Laws
Sharil Poppe	Wayne Marshall
Jackie Hawkins	Dawn Schjoll

CITY PLANNING COMMISSION

Carl Elliott, Chairman

Ray D. Carl	Arnold Uhde
Wayne Short	Floyd Garrison
Kathie Rohde	Marilyn Middleton

CITY STAFF

Ginger Morrison, City Recorder
Ron Bryant, City Attorney

PLANNING CONSULTANT

Jannson Engineering Corporation
Daniel M. Messer, Project Director

ELECTED AND APPOINTED OFFICIALS

MAYOR

Ted Matylinski
Joseph Toothman (Deceased)

CITY COUNCILMEN

Garrett Cooke Ray Dulaney
Nels Hansen Jerry Williams
 Harold Moore

CITY PLANNING COMMISSION

Garrett Cooke, Chairman
Lawrence Blair Jean Hawthorne
Sally Crandall Maurice Babb
June Miller Mary Bosch
 Dean Lewis

CITY STAFF

Virginia Morrison, City Recorder
Carol Soules, City Clerk
Ron Bryant, City Attorney

PLANNING CONSULTANT

Tenneson Engineering Corporation
Daniel R. Meader, Project Director

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INTRODUCTION

COMPREHENSIVE LAND USE PLAN

INTRODUCTION

This document constitutes the Comprehensive Plan for the City of Metolius. The plan presents the City's official goals and policies governing the future growth of Metolius. The factual data, projections and trends on which these goals and policies were based are also included. The complete plan represents the best decisions by the City's elected and appointed officials at the time of the plan formation, based upon the information available. It is recognized that conditions and needs change over time. The plan is not meant to be an "iron clad" document that cannot be amended. Rather, it is meant to provide a degree of flexibility and should be reviewed at least every two years.

BACKGROUND

In 1973, the Oregon State Legislature, through Senate Bill 100, created the Land Conservation and Development Commission and charged the commission to adopt statewide planning goals and policies. Further, the individual incorporated cities and counties were required to formulate and adopt comprehensive plans that

address the adopted state planning goals. This established a minimum criteria for the substance of a comprehensive plan.

PURPOSE OF THE PLAN

A comprehensive plan should act as a guide for future elected and appointed officials in making land use and capital improvement decisions. The primary purpose of this plan is to meet the needs and desires of the citizens of Metolius. In doing so, the plan shall also meet the Oregon State Statute requirements. To that end, the plan:

- A. shall be based on adequate factual data,
- B. shall be formulated with the aid of a broad based citizen involvement and agency involvement program, and
- C. shall be filed in the Jefferson County Clerk's office and the Metolius City Hall and shall be available for the general public to review.

PLAN FORMULATION

The City Council appointed a Planning Commission on September 22, 1959. The Commission is charged with the responsibility of formulating and recommending to the City Council for adoption, a comprehensive plan. The Planning Commission began work on the plan in September of 1976. The project was undertaken in cooperation with the Jefferson County Planning Department. The Commission met every two weeks in "work shop" sessions to review inventory data and alternatives for the plan formulation.

PLANNING PROCESS

The planning process involves several steps or phases. The first step is to recognize the importance and the role the comprehensive plan will have on the future development of the community. The next step is to develop some general goals the community feels the plan should address. This is usually accomplished by determining and noting specific problems in the community. The next step is to begin to gather data and prepare inventories on various topics which must be considered in the plan. There are specific topics which must be addressed in a comprehensive plan in order to meet Oregon State requirements. Some of these topics include Agricultural Lands, Natural Resources, Economics, Public Facilities, and Transportation. Once the data and inventories are gathered for each topic and the community agrees the information is factually correct, the Commission formulates tentative goals and objectives for that topic. When the topic inventories are complete and the tentative goals and objectives for each are formulated, the Commission must compare the various goals and objectives with one another to insure compatibility. For example, it would not be compatible to adopt an objective to increase the City's population to 5,000 and only plan public facilities for a population of 1,000. This phase of the planning process is most important and usually requires some trade-offs and compromise to insure compatibility.

Once the goals and objectives are agreed upon, the actual allocation of the City's land resources, that is the designation of land use categories, is accomplished. A draft comprehensive plan is then ready for public review and comment. If revisions are

necessary, they are made and the plan is recommended to the City Council for adoption.

Once the plan is adopted the implementing tools, the zoning and subdivision ordinances, are then prepared and adopted in much the same manner as outlined above.

CITIZEN PARTICIPATION

In order to provide an opportunity for the maximum citizen involvement in the planning process, the City Council appointed a Committee for Citizen Involvement to establish and monitor an active citizen involvement program. Because of the size of the City, the Council chose to appoint the Planning Commission members to act in this role. The Citizen Involvement Program was developed in cooperation with the Jefferson County Planning Department. The program, as adopted by the Metolius City Council on September 16, 1976, insures the following:

- A. Notices are placed in the two local newspapers, the Madras Pioneer and the Bend Bulletin, announcing the meeting, time, place, and general discussion topics.
- B. Members of the CCI contact by phone interested citizens in the area and personally announce the meeting.
- C. Notices are posted in the City Hall.
- D. Minutes are kept at each meeting and citizen comments are recorded and where possible responded to by the Planning Commission.

INVENTORIES

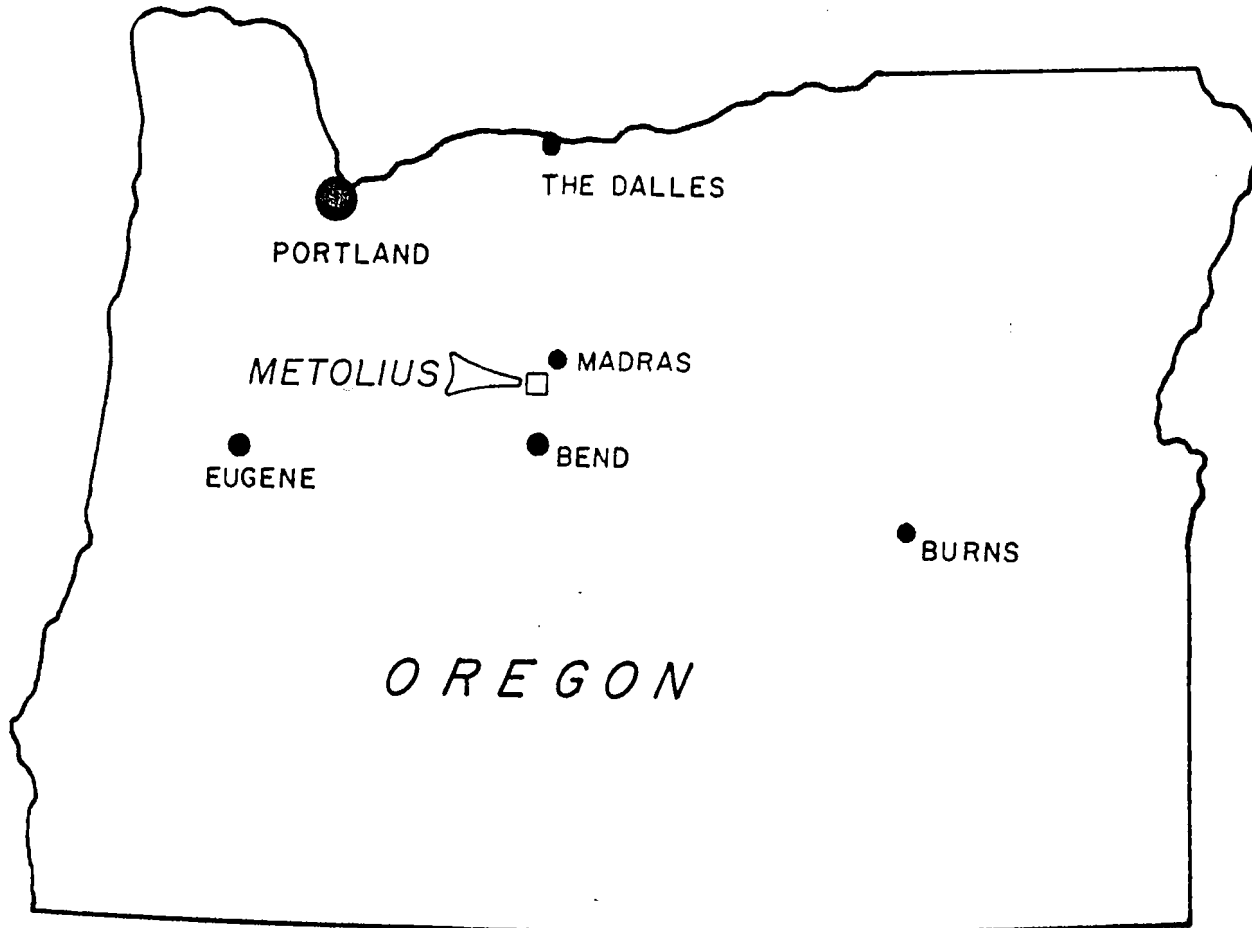
LOCATION

The City of Metolius is located approximately four miles southwest of Madras, in Jefferson County, Oregon. The City contains an area of approximately 211 acres of land within its corporate limits. The topography of the City is very flat and the average elevation is 2,530 feet above sea level. Map 1 shows the relationship of Metolius to surrounding cities.

HISTORY

Metolius had its beginnings in the early 1900's. Homesteaders began settling in the Central Oregon area in the late 1800's. The City Hall has retained early records of Town Council meetings. Earliest records were handwritten in 1903 and, interestingly, were written in German.

The construction of the railroads began a period of rapid growth for Metolius. Two railroad construction companies began construction of rail lines on opposite sides of the Deschutes River in 1905. The two railroads were racing south from the Columbia River to tap the rich Central Oregon area. The Oregon Trunk Railroad was built by James J. Hill. The Deschutes Line was built by E. H. Harriman. As the two lines were directly across the river from one another, there was almost constant feuding during construction. Many violent and bloody battles erupted. Finally, on February 15, 1911, the Oregon Trunk Railroad entered Madras, beating the Harriman line by several months. The Harriman line was eventually abandoned. The Hill line became what is now leased



to the Burlington-Northern Railroad. The railroads, in those days, established divisional points at regular intervals, normally 100 miles, for repair and crew turn-around facilities. Such was the case for Metolius. A roundhouse and depot was constructed and the town began to prosper. The Metolius Post Office was established in 1911.

The City was incorporated in 1913 and by 1917, supported by the railroad, Metolius had a population of over 1,700. There were two banks, two hotels, and several other commercial enterprises including two newspapers. Metolius established the first church in what was then Northern Crook County in 1903.

Water was a serious problem for the early day settlers. The first pioneers hauled water from a well at what was known as Palmain. Later, cisterns were dug and kept filled with water. In the 1920's, the railroad drilled a well near the roundhouse. A second well was drilled to the south of the existing town. Water supply was finally provided by a waterline from Opal Springs. In 1915, Jefferson County was formed and broke away from Crook County. The Governor of Oregon appointed three members to the County and directed them to select a county seat. At that time there were three possible choices, Metolius, Madras, and Culver. As it happened, each county court member favored a different city. Over 280 ballots were taken before the deadlock was broken with Culver winning. However, in 1916 the matter was put to the voters at large and the county seat became Madras. In 1920's, the railroads moved their facilities south to Bend and the population of

Metolius began to decline. With the droughts and depression of the 1930's, the population of the City was down to just 75 by 1941.

In the 1940's, a large irrigation project was undertaken and farming of the surrounding area again became practical. The irrigation project opened up the Central Oregon area and the populations of all the cities of the area began to grow. However, the City of Metolius found it had a problem. In the 1920's the City had issued some bonds to finance a municipal project, and had, over the years, paid them off with the exception of one in the amount of \$1,000. The City had the money to pay the bond on deposit in a local bank, but did not know who held the bond. Consequently, no one locating in Metolius could own clear titles to their property. This proved to be a great deterrent to the growth of the City. The owner of the bond was not found until 1958 and the City has experienced steady growth since that time.

GEOLOGY AND SOILS

Metolius is situated on a broad flat plain that lies between the Cascade Mountain Range on the west and the Ochoco Mountains on the east. The City is located at the northwestern edge of the High Lava Plain Region of Oregon. The High Lava Plain Region extends from the Deschutes River near Bend to the upper Malheur River and from the Blue Mountains to the Basin and Range Region. Much of the surface is plain with very small local differences in elevation except for scattered buttes. The elevation ranges from 2,600 feet

near Metolius to 8,000 feet on Paulina Mountain, which lies on the rim of a large caldera enclosing two lakes. The general elevation of the region is about 3,960 feet. On the whole, this is the driest region in Oregon and only the western part has enough rain for trees to grow. There are few streams but several intermittent lakes and dry lake beds exist. Brackish Malheur Lake and salty Harney Lake fluctuate widely in size from year to year.

The Metolius area is underlain by the Madras Formation, composed of stratified layers of sand, silt, ash, and pumice. The area also contains some gravel lenses and interbed lava flows. The sedimentary layers of this formation are fine grained and do not provide a good aquifer, but the gravel lenses and interbed volcanic material yield moderate to large supplies of ground water.

The City is generally situated on a level plain west of the main highway and with a slightly sloping hillside plain east of this same highway. The City's general topography from Butte Avenue to the main highway has a variable downward slope of between three and ten percent. East of Butte Avenue near the east city limits, the ground slope diminishes into a level agricultural plateau. West of the highway the ground slope descends only slightly at approximately one to two percent. Ground slope in the south-north direction west of the main highway is approximately one to two percent down, with the City's overall surface drainage also in this same longitudinal direction towards Dry Canyon.

The predominant soil in the Metolius area is the Madras series. This soil series consists of sandy loam soils formed in colluvium.

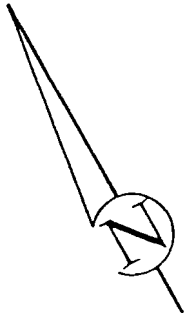
The soils are relatively shallow, having a depth to hardpan of 20 to 30 inches and a depth to bedrock of 25 to 40 inches. Drainage varies from rapid through the surface layers to very slow through the hardpan. Madras soils generally have moderately severe to severe limitations for use for tilled crops. The land is used primarily as range land and dryland farming with a low yield of grain crops. In the Metolius area, with irrigation available, the soil is classified by the U. S. Soil Conservation Service as having a capability of Class II's. The soil is capable of producing 18 tons of potatoes, 4 tons of alfalfa, or 50 bushels of winter wheat per acre per year. The soils map indicates the soil types in the Metolius area. Specific information concerning the soils is contained in the technical appendix. Map II shows the distribution of classes of soils within the City.

AGRICULTURAL LANDS

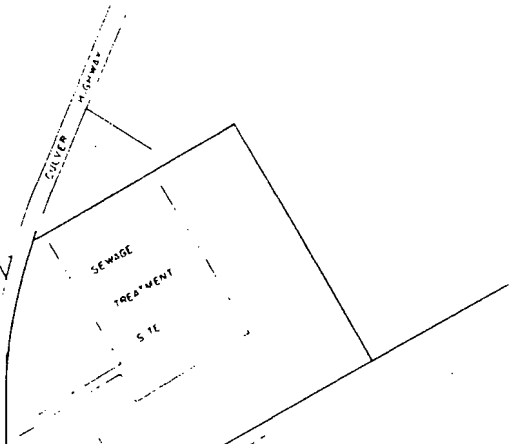
Much of the lands within the city limits of Metolius are open and vacant. A large area to the west of the Burlington-Northern Railroad tracks is presently in agricultural production. This area contains approximately 70 acres. The City is surrounded with lands in intensive agricultural production. The City has determined that lands inside the City should be available, over time, for development.

FOREST LANDS

There are no forest lands in the Metolius area. Therefore, this State planning goal need not be addressed in the comprehensive plan.

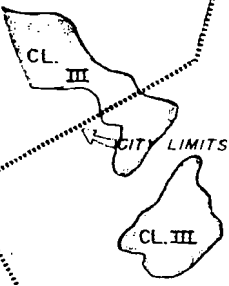


SCALE 1" = 400'

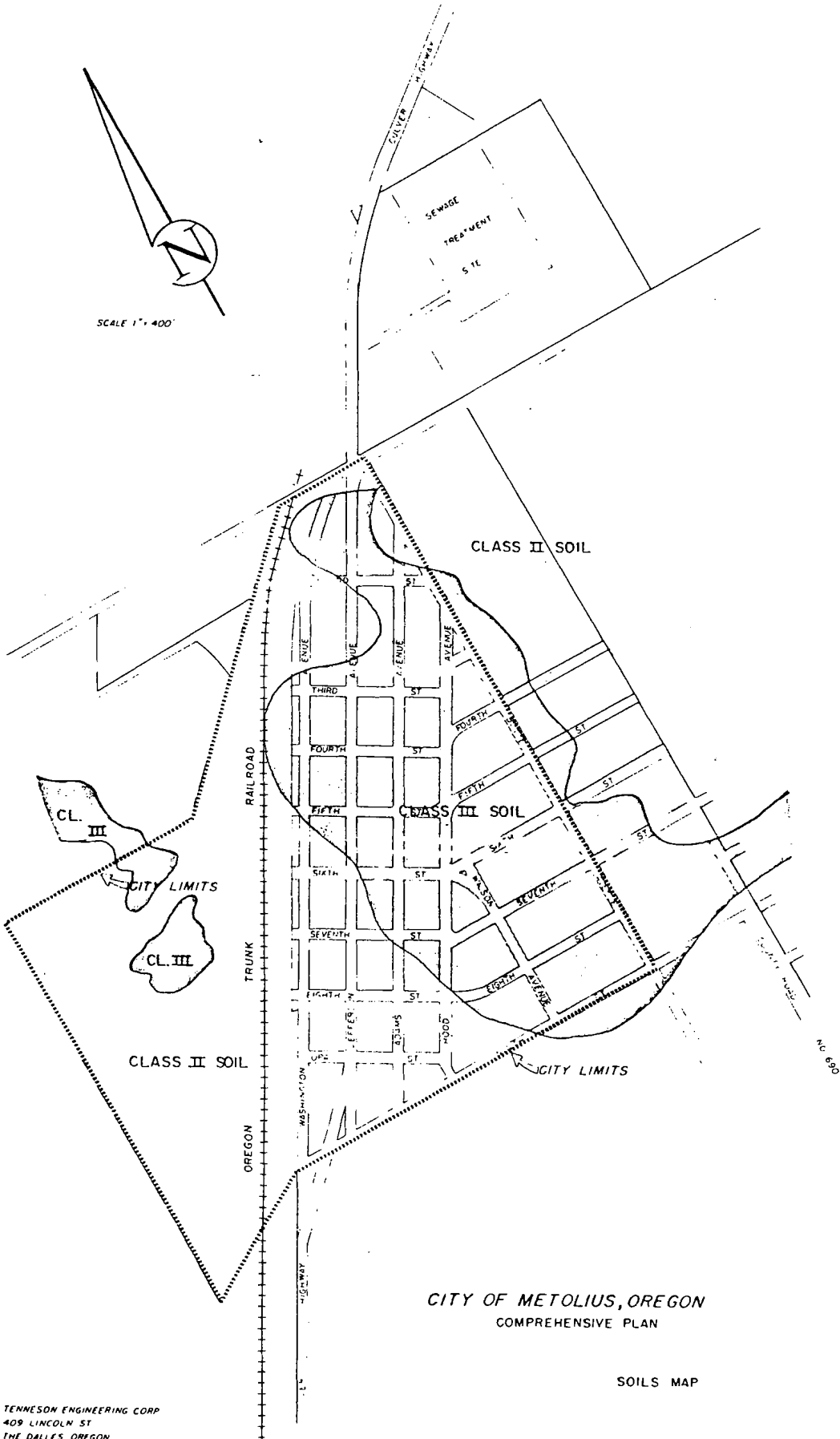


CLASS II SOIL

CLASS III SOIL



CLASS II SOIL



CITY OF METOLIUS, OREGON
COMPREHENSIVE PLAN

SOILS MAP

TENNESON ENGINEERING CORP
409 LINCOLN ST
THE DALLES, OREGON

NATURAL RESOURCES

The most significant natural resource in Metolius is its geographic location. Most residents of the City are living there because they choose to do so. The small town atmosphere provides a pleasant environment for living. The most visible natural resources are the scenic views and vistas provided by the Cascade Mountain Range in the background, and in the foreground the lush green fields surrounding the City. The surrounding farm lands serve as a vast open space.

Within the City there are no mineral or aggregate resources, energy sources, fish habitats, ecological or scientific natural areas, wetlands or watersheds, wilderness, or historic areas. The railroad depot, built in 1911, still remains and is currently used for that purpose. Groundwater resources are extremely limited. Wells have been attempted in the area in the early 1920's to depths of 900 to 1,900 feet and were discontinued when water became available from Opal City springs, 12 miles south. The wildlife in the area is that normally attendant to urban residential land uses. There are no known endangered species in the area.

AIR, WATER, AND LAND RESOURCE QUALITY

Domestic water is provided to the City by the Deschutes Valley Water District which has its main source of supply some 15 miles south of the City. The water comes from Opal Springs and currently meets federal and state water quality standards without treatment. There are no natural water impoundments in the City nor fresh water

streams. The City has recently constructed a municipal wastewater collection and treatment system and requires all structures having restroom facilities to utilize the collection system. The treatment facilities are currently meeting federal and state water quality standards for wastewater treatment.

The air resource quality of the City is generally considered quite good. There are no industrial discharges in the area of particulate matter; however, adjacent to the city limits to the south there are food processing plants which during the hot summer months contribute a strong odor to the Metolius area. This problem has been a continuing one for several years and it is hoped that technology will provide some solution in the future.

NATURAL HAZARDS

The City of Metolius has no known natural hazard areas. There are no streams or rivers near the City which provide any danger of flooding. The topography of the City is extremely flat, precluding the danger of landslides. There are no known areas of erosion. The soils of the area are quite stable and very suitable for building or structure foundations. The City does not lie adjacent or near any earthquake faults or zones. The construction or development of urban uses in the area require no special safeguards other than standard building practices.

RECREATION

The City of Metolius is located in the heart of the Central Oregon recreation area. The area offers some of the best outdoor

recreational activities in the state. There are several hunting and fishing areas within commuting distance of the City. The Cove Palisades State Park, located five miles from the City, provides camping, picnicking, swimming, and boating facilities for all residents of the state and its visitors. The state park hosts over one-half million visitors each year.

The City, because of its size, has very limited resources to provide recreational programs. Existing facilities consist of a small city park with limited playground equipment, and a Little League baseball diamond shared with the school. The baseball field is inadequate for present needs and the City would like to develop a new site. Approximately five acres are required to provide an adequate facility for the City.

The City would also like to develop a multi-purpose recreational facility that would provide tennis courts and basketball play area for the summer months and which could be flooded during winter months to provide an ice skating area for area residents.

ECONOMY OF THE CITY

The City of Metolius has an extremely limited local economy. The geographic location and population of the City are the primary causes. The City is located four miles from Madras, the population center of Jefferson County, and the small population of Metolius will not support large commercial enterprises.

Businesses currently operating in the City include a restaurant, a tavern, an automobile repair shop, a motorcycle repair shop, a

self-service laundry, and a food market. The market is actually located outside the City, adjacent to the city limits. All these businesses are owner-operated. The Burlington-Northern Railroad, at one time the major employer in the City and the primary reason for the City, now employs only two persons. However, the railroad does contribute significantly to the City's tax base.

There are two major industrial plants located adjacent to the City. The largest plant is actually located half in and half out of the City. The plants specialize in food processing, primarily potatoes. The two plants provide a total of 195 jobs to the region; however, only 33 of those jobs are currently being filled by Metolius residents.

The Metolius school is the second largest employer in the City with a total staff of 12, only two of whom live in Metolius.

The lack of economic activity in the City indicates that most of the working residents of the City work outside the City. The primary locations of employment are Madras and Warm Springs.

Income levels for the City are not available; however, 1970 Census statistics for Jefferson County indicate the median family income at \$8,549, somewhat lower than the state average of \$9,440. In a report published by the State Department of Human Resources, 1976 statistics for income level in Jefferson County and the state were listed as follows:

	<u>Jefferson County</u>	<u>Oregon State</u>
Median Income	\$12,464.00	\$13,750.00
Average Employee Earnings	\$ 9,168.00	\$10,233.00

As noted, Metolius has an extremely low tax base; therefore, the City's millage rate is considerably higher than the surrounding area of the County. The City also has a higher rate than nearby Madras. This is a noted disadvantage for the City to attract new commercial or industrial activity.

HOUSING

The housing stock available in Metolius is primarily single-family dwellings ranging in age from those built in the early 1900's to some still under construction. The 1970 Bureau of Census statistics indicates the following facts concerning the City's housing.

In 1970 there were 86 units in the City. Of the 86 units, 77 were single-family dwellings and 9 were multiple-family units. The occupancy rates of the units averaged 3.4 persons per unit, with a 12 percent overcrowding rate. There were no mobile homes in the City in 1970. Of the 86 units in the City in 1970, 52 were owner-occupied, 28 were renter-occupied, and 6 were permanently vacant. The nine multifamily units were contained in the hotel which was destroyed by fire in 1973.

By 1975, there were 108 living units within the City and as of 1977 there were a total of 117 units, including 23 mobile homes. The installation of the wastewater collection and treatment system in 1975 has provided much of the incentive for increased building activity.

The population of the City has changed significantly over the years. The following table was developed by the Portland State University Center for Population Census and Research:

<u>Year</u>	<u>Population</u>
1930	38
1940	40
1950	57
1960	270
1970	270
1974	300
1975	310
1976	350
1977	450

There are no published projections for future population available for the City. However, Jefferson County is predicted to experience an increase of 2,900 persons by the year 2000. This would be a 29 percent increase. An assumption of a comparable increase in the City would project a population of 580. Given the capacity of the public facilities and the amount of land available, this projection appears to be quite conservative. It is reasonable for the City to expect a population of 850 to 1,000 by the year 2000. The only public facility not designed for this population is the school, which is presently at capacity and must be upgraded in the near future.

The existing developed area of the City comprises approximately 100 gross acres, including commercial, single-family residential, and mobile home residential uses. The area to the west of the railroad tracks is under railroad ownership and is unlikely to ever be developed in any use other than industrial. The City foresees a need for additional land for housing in the future.

PUBLIC FACILITIES

Metolius offers many public facilities and services to its residents, considering its small population and tax base. There are four City employees, including a City Recorder, a City Clerk, and two Public Works personnel. The Director of Public Works also serves as the Town Marshall. Public Works equipment includes a street grader, a backhoe, and a dumptruck, utilized for street and sewer maintenance.

The City constructed wastewater collection and treatment facilities in 1975. The treatment system is designed to serve a population capacity of 1,200. The treatment site, approximately 14 acres, contains the two cell, six acre lagoon system.

The Deschutes Valley Water District provides domestic water to all residents of the City. The District is capable of meeting any future need for domestic water in the City.

Fire and ambulance service is provided by the North Unit Fire Department, with stations located in Madras and Culver.

The school located in Metolius serves Kindergarten through Grade Six. The school is part of the Jefferson County School District and is presently at capacity with 175 students. City residents have indicated that any planned expansion of these facilities should occur on property adjacent to the school rather than be relocated elsewhere.

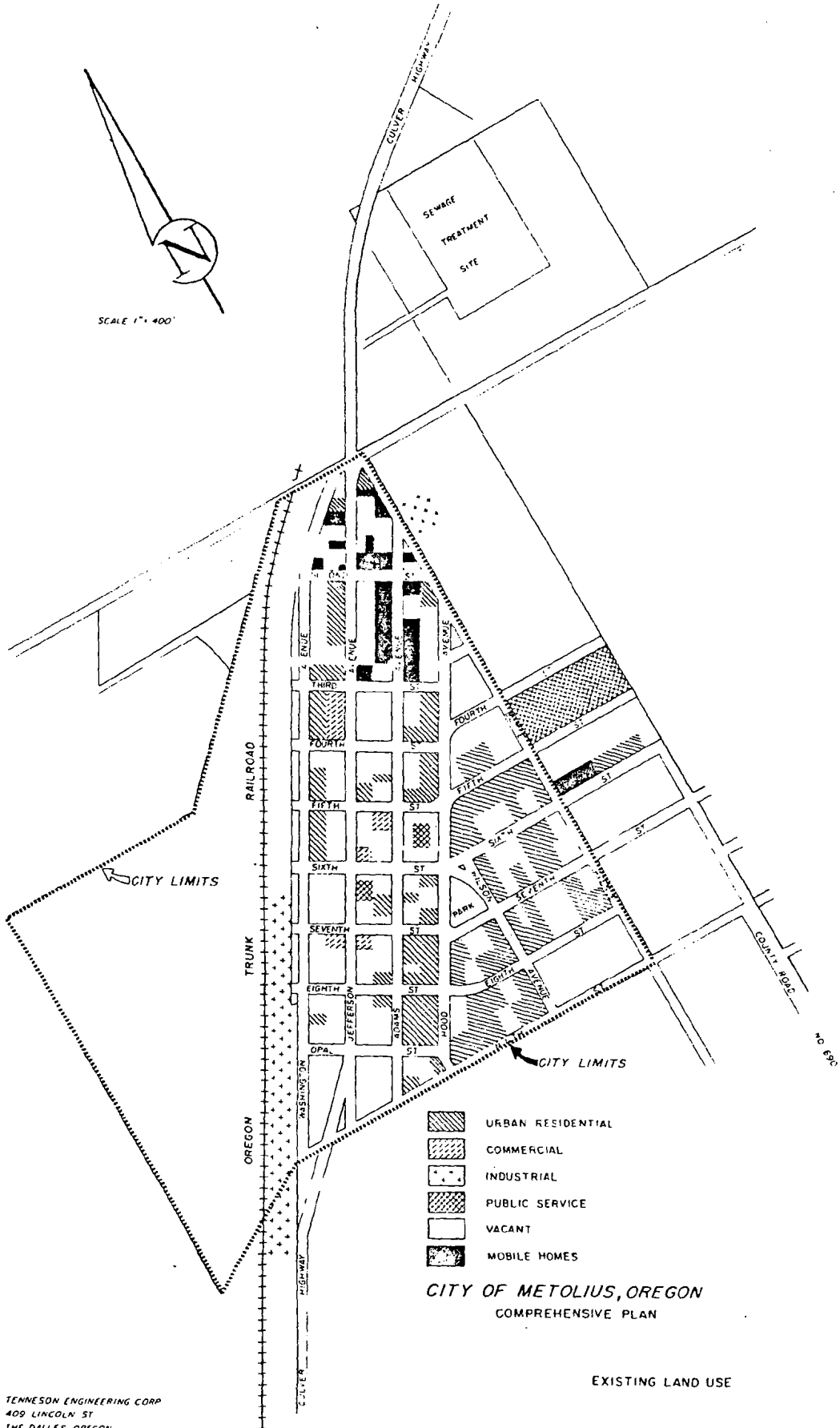
The City also maintains some 17 miles of open irrigation ditches which provide irrigation water for lawns and gardens. The water

is supplied by the North Unit Irrigation District. Water losses from evaporation and exfiltration are substantial. The City is actively evaluating methods to install a pressurized system. This is considered a priority item for capital improvement by the City.

Solid waste disposal is provided by a franchised contractor located in Madras. The sanitary landfill, operated by Jefferson County, is located on Grizzly Road, south of Madras.



SCALE 1" = 400'



CITY OF METOLIUS, OREGON
COMPREHENSIVE PLAN

EXISTING LAND USE

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TRANSPORTATION

The principal mode of transportation within the City is by automobile. Passenger rail and bus service were discontinued several years ago; however, freight service by truck and rail is still active to the City.

The nearest airport is located at the industrial park, north of Madras. There are only three streets currently provided with paved surfaces within the City. These are Butte, 5th, and 9th Streets. The City is considering additional street improvements as funding becomes available from state and federal levels.

ENERGY

There are no known energy resources within the City. Conservation of some energy can be accomplished by requiring future development to utilize existing vacant lands which are presently served by sewer and water mains, prior to developing new areas.

URBANIZATION

One of the planning concepts of the state planning goals is the establishment of an Urban Growth Boundary around cities and urban areas. The purpose of the boundary line is to separate rural lands from urbanizable lands. Lands within the Urban Growth Boundary do not necessarily have to be within the city limits at the time of adoption. Establishment and change of the boundaries shall be based upon consideration of the following factors:

- A. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;

- B. Need for housing, employment opportunities, and livability;
- C. Orderly and economic provision for public facilities and services;
- D. Maximum efficiency of land uses within and on the fringe of the existing urban area;
- E. Environmental, energy, economic, and social consequences;
- F. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- G. Compatibility of the proposed urban uses with nearby agricultural activities.

The City, together with Jefferson County, shall mutually agree upon and adopt an Urban Growth Boundary. The Urban Growth Boundary line shall designate the areas in which the City may expect to provide urban services; for example, sewer, water, and police protection over the next 23 years. Given the amount of vacant lands available within the existing city limits, there is little need to extend the Urban Growth Boundary beyond the city limits, with the exception of two areas. The area on the east side of the City, from 9th to Dover Lane and east to Juniper Lane, and 40 acres containing the sewage treatment lagoons to the north of the City are logical for future development. Establishment of the Urban Growth Boundary to include these two areas outside the existing city limits was based upon the following factors:

- A. The need for additional lands to accommodate future population growth;

- B. The need for additional housing types within the City;
- C. The need for provision of public services and facilities to the area to upgrade the level of existing services;
- D. The maximum efficiency of land uses within the urban area of the City;
- E. The environmental conditions of the area require sanitary sewer service to existing development;
- F. The need to preserve agricultural lands outside the City; and,
- G. The urban areas to be included within the Urban Growth Boundary will be compatible with surrounding agricultural uses.

The City wishes to develop a workable mechanism by which it can provide significant input to decisions on land use proposals which are for areas outside the City, but will significantly impact the City once developed.

GENERAL DISCUSSION

Based on the foregoing inventories and projections, it is possible to draw several conclusions about the City of Metolius. The City is a small rural community. There is little economic activity within the City which utilizes the local labor force. The construction of the municipal sewer has made the City attractive for residential land uses for those who commute to other locations in the northern Deschutes Valley.

The City residents have indicated the following problems that exist within the City. The list was developed at the outset of the planning process.

- A. Many sections of the zoning ordinance are not in compliance with Oregon State Statutes.
- B. There are many conflicting uses within the various zones.
- C. The present zoning ordinances are not complete or up to date.
- D. Space in the Metolius Grade School is not adequate for student enrollment.
- E. As Metolius grows, all public services will need to be improved. Services that are presently in need of improvement are: fire protection, paved streets, sidewalks and curbs, street lights, and law enforcement.
- F. The present area zoned for mobile home use is fast becoming filled.
- G. The present City policy allows for the grazing of cattle and horses on the vacant lots within the City.
- H. There are several hazards existing within the City; i.e., barbed wire fences and open irrigation ditches.
- I. The City is on a sewage disposal system; however, there are some residences in close proximity to the City that are not.
- J. With the present zoning policy of allowing residential development of commercial lots within the City, there is a possibility that these lots will be made unavailable for future commercial development.

Most of the problems can be resolved with the comprehensive plan; however, several are policy decisions which must be resolved by the City's decision makers.

During the formulation of the comprehensive plan, a small four-page questionnaire was utilized to sample public opinion. The primary focus of the questionnaire was to develop a general feeling toward future growth of the City. The questionnaire outlined various growth rate alternatives and suggested varied types of jobs which would provide for additional growth to the City. In addition to these questions, there were questions regarding specific problems in the City and how these were perceived by the respondents.

The questionnaires were hand-delivered to each household in the City by a city employee, and news releases were placed in the local newspaper urging completion and return of the questionnaires. Of the 200 that were handed out, there were only 21 responses. This is right at a 10% response rate which is somewhat lower than anticipated. Of those responding, 17 were homeowners, however the question regarding the occupation of the head of household indicated fairly divergent backgrounds in the respondents. There was a fairly even spread between those employed in the lumber industry, agriculture, education, managerial, and retired persons.

Concerning the growth rate of those responding, there were 9 choices for a moderate growth population of approximately 800 by the year 2000. The next favored response was for moderate to rapid growth with a population of 3,000 by the year 2000 (a total of 4 responded to this choice). There was one response in favor of no growth and one response in favor of rapid growth.

The question regarding incentive for growth, the provision of additional jobs to the community, was so worded to allow several

choices between the five categories. Of those responding, 19 indicated favoring manufacturing processing jobs and 10 indicated desire for additional retail commerce types of jobs.

On the question regarding new employment opportunities, 10 indicated quite a bit, 7 indicated a great deal, and 1 indicated not much.

On the question "Is additional growth to the City desirable?" 18 responded with yes answers, 1 with a no answer, and 2 with no opinion.

On the question of residential and shopping needs of the area, 15 responded that shopping requirements of the area were not being adequately met; 8 responded the residential needs of the community were not being met.

On the question of additional livestock control within the City, there was a fairly even split -- 11 responded no and 10 responded yes.

From the results of the questionnaire, a few basic conclusions can be drawn even from such a limited response. It would appear that all respondents felt that additional need for jobs and additional growth to the community would be desirable. Further, it would be desirable to have some additional type of industrial development within the City.

GOALS & OBJECTIVES

GOALS AND OBJECTIVES

The purpose of the goals and objectives of the comprehensive plan is to outline broad community goals for the future development and land use for the City of Metolius. The objectives are those which must be met in order to reach the goals of the plan. Specific policies shall also be set forth here and in the land use element following this section of the plan. The goals and objectives also attempt to speak to the statewide planning goals and thus meet the state interests.

GOAL 1 - Develop a citizen involvement program that insures opportunity for all citizens to be involved in all phases of the planning process of the City of Metolius.

Objective -- Establish and maintain an adequate citizen involvement program.

Objective -- Review and revise the citizen involvement program as necessary to maintain effectiveness.

Policy -- The citizen involvement program was adopted by the Metolius City Council on Sept. 16, 1976, and is outlined at the beginning of the Comprehensive Plan.

GOAL 2 - Establish a Land Use Planning process and policy framework as a basis for all decisions and actions related to the use of land and insure an adequate factual basis for such decisions and actions.

Objective -- Establish a workable land use planning process.

Objective -- Insure the citizen involvement program is utilized in all phases of the planning process.

Policy -- The land use planning process is outlined in the front of the Comprehensive Plan. The amendment procedures shall be contained in the administrative section in the land use element of the plan and in the zoning and subdivision ordinance.

GOAL 3 Preserve and maintain agricultural lands.

Objective-- Preserve those agricultural lands adjacent to the City.

Policy-- The City shall encourage the continuation of existing agricultural uses within the city limits; however, the City shall not designate lands for exclusive agricultural usage. The areas adjacent to the railroad right-of-way are considered to be prime sites for future industrial development.

Policy- The City shall encourage the county to adopt exclusive farm use zones in areas outside the Urban Growth Boundary of the City.

GOAL 4 Preserve forest lands for forest uses.

There are no forest lands within the City of Metolius, therefore the statewide Planning Goal 4 "Forest Lands" is not appropriate nor applicable to the City of Metolius.

GOAL 5 - Preserve open spaces and protect natural and scenic resources.

Objective--Preserve the views of the surrounding mountains.

Objective--If feasible, preserve the depot as an historical site.

Policy-- Restrict height of buildings constructed within the City.

Policy--Encourage the City to seek some method of preserving the depot once it is no longer used by the railroad.

GOAL 6 - Maintain and improve the quality of the air, water, and land resources of the City.

Objective -- Continue the existing quality of the environment in the City.

Policy-- That the City shall require all development to comply with all applicable state and federal environmental rules, regulations, and standards.

GOAL 7- Protect life and property from natural disasters and hazards.

Objective -- Maintain strict adherence to the Uniform Building Code in all future development in the City.

As noted in the inventory section of the Comprehensive Plan, there are no known natural hazards in the City; however, sound building practices must be maintained.

GOAL 8 - Satisfy the recreational needs of the citizens of the City and visitors.

Objective -- Provide more recreational opportunity.

Policy -- The City will seek to create a new city park which will include multi-purpose recreational facility and sufficient room for a baseball field.

Policy -- Seek funding to construct restroom facilities at the existing park.

GOAL 9 - Diversify and improve the economy of the City.

Objective -- Provide additional employment opportunities within the City.

Objective -- Increase the tax base of the City.

Policy -- The City will investigate opportunities for further economic development of the City.

GOAL 10 - Provide for the housing needs for the citizens of the City.

Objective -- Provide for suitable building sites to provide a variety of choice of location.

Objective -- Provide alternative housing types, including multiple family and mobile homes.

Policy -- Designate specific areas for the placement of mobile homes on individual lots.

Policy -- Designate suitable areas for the development of multiple family dwellings.

GOAL 11 - Plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Objective -- Provide adequate public facilities as need occurs.

Policy -- Encourage expansion of the public school facilities within the City of Metolius.

Policy Require the cost of public facilities for future development to be met by the developer. This includes the costs of providing sewer and water and street facilities to serve new developments.

The City shall coordinate with ODOT in implementing its improvement program.

GOAL 12 -- Provide and encourage safe, convenient and economic transportation system.

Objective--To upgrade and improve the street system within the City.

Policy--To encourage street improvement projects as funding becomes available.

GOAL 13-- Conserve energy.

Objective--To provide for the conservation of energy resources as future development occurs in the City.

Policy --Seek to develop existing areas where public facilities are already located before contemplating development in new areas.

Policy --Encourage development of solar energy for use in the City.

GOAL 14 - Provide for an orderly and efficient transition from rural to urban development.

Objective- Establish an Urban Growth Boundary around the City to separate urban from rural land and to protect agricultural land outside the Urban Growth Boundary.

Policy- The City shall, in cooperation with Jefferson County, establish an Urban Growth Boundary around the City. Specific considerations shall be outlined in the land use element of the plan.

LAND USE ELEMENT

LAND USE ELEMENT

The Land Use Element of the Comprehensive Plan is perhaps the most important portion of the plan, as actual land use allocations are indicated on the Comprehensive Plan Map and in the text of the plan. The implementing ordinances (zoning and subdivision) must follow these designations. In order to carry out the goals and objectives of the plan, the following land use categories are established:

Residential (R-1)

Mobile Home Residential (R-2)

Multiple Family Residential (R-3)

Commercial (C-1)

Industrial (M-1)

Open Space/Public Facilities (O/S)

GENERAL DISCUSSION

In establishing these land uses, the following information was taken into consideration:

Existing land use

Existing zoning

Projected housing needs

The pattern in which the City wishes to grow

RESIDENTIAL (R-1)

The intent of the plan is to designate an area in the City which is currently predominately single-family dwellings. The area has been

expanded slightly and would allow construction of single-family dwellings and, with site plan review, duplexes as outright uses.

In reviewing the residential areas of the City, it was noted the City was platted in the early 1900's. Many lots are 25'x100' and 50'x142'. It was noted that although there are vacant lots in the 50'x142' category, most people in building new homes buy more than one lot in order to place the home on the land. While lots of record would not be affected by increased minimum lot size, it is recommended new subdivisions to the City in areas inside the Urban Growth Boundary be required to have a minimum lot size of 7,100 square feet. Duplexes shall require 10,650 square feet. The lot sizes are designated to allow a continuation of existing development and street patterns. In order to facilitate development within existing platted lots, all minimum lot sizes are calculated as multiples of the typical 50'x142' lot (7100 square feet). This allows the placement of duplexes within the existing platted lots of the City and the platted blocks within the designated Urban Growth Boundary.

MOBILE HOME RESIDENTIAL (R-2)

The Mobile Home Residential area of the City was established in the early 1970's. The area as designated is nearing full development. Because of the anticipated need for additional mobile home sites, the area has been expanded over the existing zoning. The minimum lot size requirement shall be the same as the R-1 Residential requirements. Standard single-family dwellings shall also be allowed in the Mobile Home Residential area to provide a proper

housing mix. One additional area is considered suitable for mobile home residential use. This area could support a mobile home subdivision or park. The area is located within the Urban Growth Boundary -- to the north of the existing mobile home residential area. This area contains approximately 34 developable acres. The inclusion of this area within the Urban Growth Boundary is based upon a prior agreement between Jefferson County and the City as a condition for placement of the lagoons at the present location. The lagoons occupy less than one-half of the treatment site area. The City considers the surrounding acreage outside the treatment site suitable for residential development. The proximity of the lagoons to the developable areas is buffered somewhat by the additional acreage within the treatment site. Further, any malfunction in the operation of the lagoon would be recognized over the entire City, not just in areas immediately adjacent to the treatment site. Potential developers will be made aware of the proximity of the lagoons. Any proposed development will be reviewed to insure potential conflicts between the two types of land use are minimized. This area is designated as R-1 on the Comprehensive Plan Map to allow the marketplace to determine the timing and type of development. Mobile home development of the area will require a change of the Comprehensive Plan Map.

MULTIPLE FAMILY RESIDENTIAL (R-3)

Multiple family dwellings, such as triplexes, fourplexes, or apartments, will be allowed in the areas designated on the Comprehensive Plan Map. This type of housing will be allowed if the proposal meets the specific standards spelled out in the Zoning Ordinance.

A conditional use permit will be required before such can be constructed. The City is very concerned about the need for this type of housing and developers should be prepared to adequately prove the public need, and that the timing for the construction of this type of housing is appropriate. Minimum lot size for a dwelling unit on an individual lot will be 5,325 square feet per unit for triplexes and fourplexes. Apartment units containing more than four family dwellings and the placement of several multiple family dwellings on one large lot shall require 3,550 square feet per living unit. The minimum lot sizes are based upon multiples of the 7100 square foot lot typical to the City. In addition, the Zoning Ordinance will indicate specific standards for approval of such dwellings.

COMMERCIAL (C-1)

The Commercial area was designated along the main street of the City and was expanded to the west to include full blocks between the main highway and the railroad. It is hoped the additional area will enhance further commercial development. It is recommended that no other use than commercial activity be allowed as new development in the Commercial area.

INDUSTRIAL (M-1)

The Industrial area is designated to the west of the City and has been zoned Industrial for many years. It is recommended the City take positive action to find a client or user for the industrial site to help stabilize the economy of the area and provide a greater tax base for the City. Proposed industrial development shall be

required to follow the Conditional Use procedure outlined in the Zoning Ordinance.

OPEN SPACE/PUBLIC FACILITIES (O/S)

The City will designate additional areas for public facilities for school expansion and additional parks. It is noted some of these designations are on lands under private ownership. In order to provide a more reasonable approach to land use planning, the City will consider the Open Space/Public Facilities zone an overlay zone. It will be understood that the areas in question would revert to the underlying zone (which in this case would be R-1 Residential) in the event the responsible public body was not able to acquire the land in question. The property owners seeking to develop these properties would be requested to seek a Comprehensive Plan change and would show that the public body was not able to acquire the prospective public land.

URBAN GROWTH BOUNDARY

The Urban Growth Boundary as shown in the Comprehensive Plan Map was mutually agreed to by the City of Metolius and Jefferson County. The Urban Growth Boundary was established to identify and separate urbanizable land from rural land. Establishment of the boundary was based upon consideration of the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.

Finding - The additional lands as designated on the Comprehensive Plan Map which are outside the existing city limits of the City are required for the future population growth of the City.

2. Need for housing, employment opportunities and livability.

Finding - Additional areas outside the existing city limits are required to provide alternate housing opportunities, additional public facilities, and additional housing sites for the future growth of the City. The Urban Growth Boundary as established consists of the original plat of the City, containing an additional 121 acres and the 40 acre treatment site.

3. Orderly and economic provision for public facilities and services.

Finding - The City has the public facilities available to serve projected population growth.

4. Maximum efficiency of land uses within and on the fringe of the existing urban area.

Finding - Existing development within the designated urban growth boundary will require urban services within the foreseeable future.

5. Environmental, energy, economic and social consequences.

Finding - The additional land outside the existing city limits of Metolius are required to provide future development sites to continue a moderate growth rate of the City.

6. Retention of agricultural land as defined.

Finding - The designation of agricultural lands as exclusive farm use in areas outside the Urban Growth Boundary is encouraged by the City. This is in accordance with statewide planning goals.

7. Compatibility with proposed urban uses with nearby agricultural activities.

Finding - Future development in the Urban Growth Boundary area is desirable and will not interfere with the existing agricultural activities.

URBAN GROWTH BOUNDARY REVISION

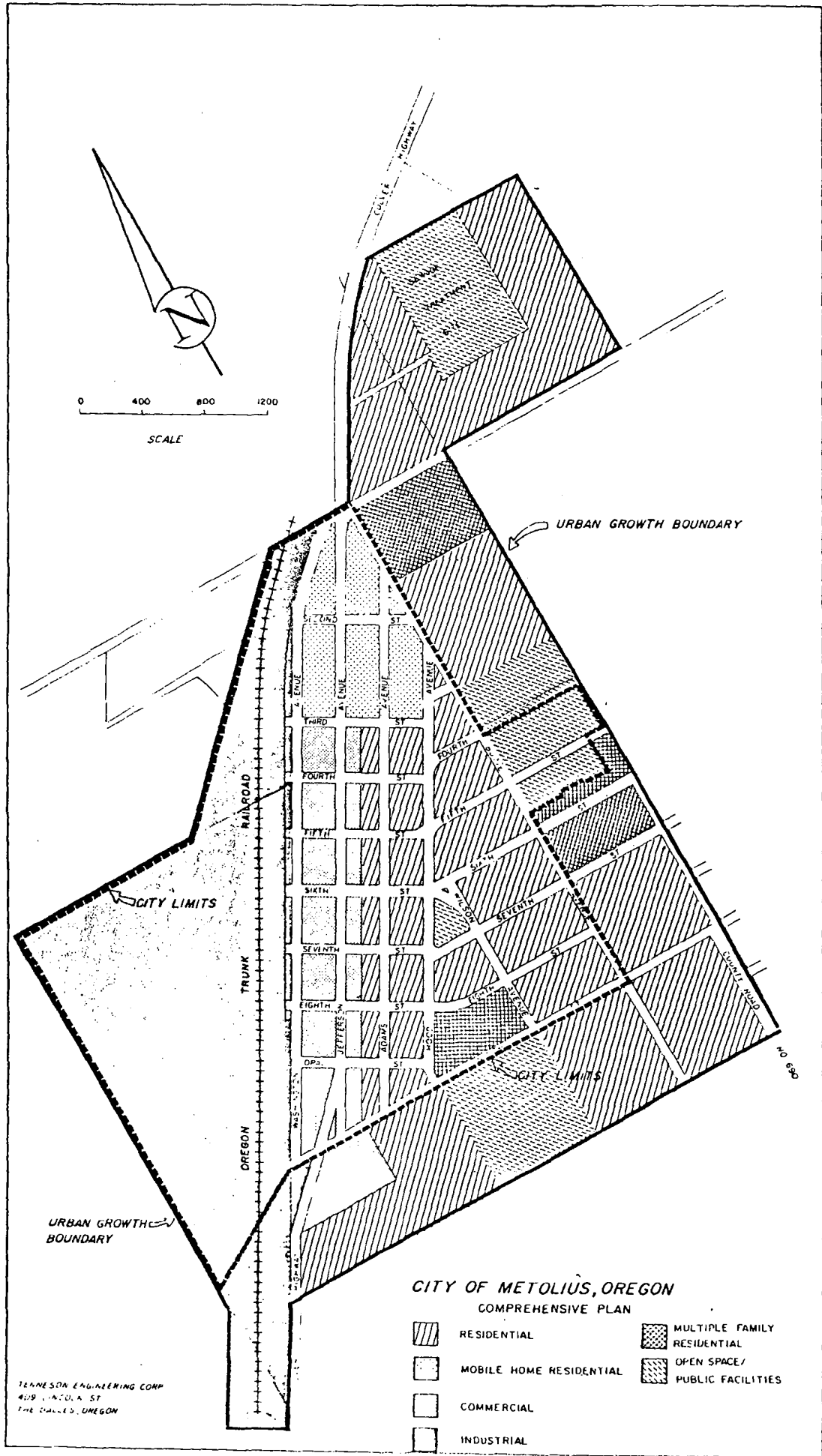
Changes to the Urban Growth Boundary shall be a cooperative process between the City and Jefferson County and shall be based on the consideration of the seven factors listed above. Procedures for the change to the Urban Growth Boundary shall be as outlined under the Administrative Procedures section. The Urban Growth Boundary designation does not mean the City will expect to immediately provide

urban services to the area within the boundary, rather the City may expect to provide services to the area within the next twenty years. It is City policy to require annexation to the City in order to receive sanitary sewer services. Under that policy, development within the Urban Growth Boundary should begin from the existing city limits outward, thus preventing leap-frog development.







URBAN GROWTH BOUNDARY AREA MANAGEMENT

The area inside the Urban Growth Boundary but outside the corporate limits of Metolius shall be the responsibility of Jefferson County for plan adoption and implementation. Current zoning of this area is exclusive farm use with the minimum lot size of forty acres. The County shall continue current zoning of this area until such time as development is shown to be warranted. At that time, because of the City's policy to require annexation for the provision of sanitary sewer service, the first step in the process shall be to require annexation hearings for the area in question. In conjunction with the annexation proceedings, the appropriate zoning shall also be established in conformance with the adopted Comprehensive Plan.

It is intended that no development other than what is allowed under the County exclusive farm use zone shall occur in the area until annexed to the City of Metolius.



CITY OF METOLIUS, OREGON
COMPREHENSIVE PLAN

-  RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  OPEN SPACE/PUBLIC FACILITIES
-  COMMERCIAL
-  INDUSTRIAL

TENNISON ENGINEERING CORP
 429 LINCOLN ST
 THE DALLES, OREGON

ADMINISTRATIVE PROVISIONS

ADMINISTRATIVE PROCEDURES

This Comprehensive Plan shall be reviewed by the Planning Commission every two years in order to provide a working document that is kept up to date as conditions and needs change in the community. When such changes are required, the following processes are established for that purpose:

COMPREHENSIVE PLAN REVISION

There are two types of revision processes to the Comprehensive Plan. The Plan may be changed by either Legislative or Quasi-judicial action. The types of revision and processes are outlined below. In determining which process to follow, the City's Administrative staff shall review the application and recommend the proper course of action. The Administrative decision may be appealed to the Planning Commission.

Major Revisions (Legislative)

A major revision to this plan is defined as a policy making change in the text or plan map that will have wide-spread and significant impact throughout the planning area. The proposed change will be considered as a legislative action and will require the following procedure:

1. The City Council and Planning Commission may initiate the proposed change.
2. The Adopted Citizen Involvement Programs shall be utilized to stimulate the public interest and participation in the amendment process.
3. A public hearing shall be conducted by the Planning Commission.

Thirty days notice to the public as provided by the Adopted Citizen Involvement Program shall be provided.

5. In order to submit a favorable recommendation for the proposed change to the City Council, the Planning Commission shall establish the compelling reasons and make a Findings of Fact for the proposed change. These include:
 - A. The proposed change will be in conformance with state-wide planning goals.
 - B. There is a demonstrated public need for the proposed change.
6. The City Council, upon receipt of the Planning Commission recommendation may adopt, reject or modify the recommendations or may conduct a second public hearing on the proposed change.
7. In all proposed amendment actions, the City Council must make the final decision to adopt or deny the proposed change.

Quasi-Judicial Revisions

A quasi-judicial revision is defined as an amendment to the Comprehensive Plan Map which consists of an application of the policies of the plan a particular piece of property with no wide-spread significance and having no general applicability to areas of similar use.

- . Private individuals, property owners, or governmental agencies may initiate the proposed change.
- . The adopted Citizen Involvement Program shall be utilized to stimulate the public interest and participation in the amendment process.
- . A public hearing shall be conducted by the Planning Commission.
- . Thirty days notice to the public as provided by the adopted Citizen Involvement Program shall be provided.
- . Individual notices shall be mailed to property owners within 500 feet of the area subject to the proposed change. These notices shall be mailed twenty-one (21) days prior to the scheduled public hearing.
- . In order to submit a favorable recommendation for the proposed change to the City Council, the Planning Commission shall establish the compelling reasons and make the following Findings of Fact for the proposed change:
 - A. The proposed change will be in conformance with the state-wide planning goals.

- B. There is a demonstrated public need for the proposed change.
7. The City Council upon receipt of the Planning Commission recommendations may adopt, reject or modify the recommendation, or may conduct a second public hearing on the proposed change.
 8. In all proposed amendment actions, the City Council must make the final decision to adopt or deny the proposed action.

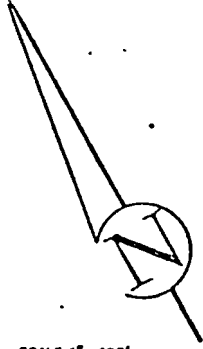
URBAN GROWTH BOUNDARY REVISIONS

The Urban Growth Boundary as shown on the Comprehensive Plan Map has been mutually agreed upon and adopted by both the Metolius City Council and the Jefferson County Court. From time to time it may be necessary to amend the Urban Growth Boundary. Because two separate jurisdictions are involved, the Urban Growth Boundary amendment process can be quite complicated. In order to provide the most direct approach and hopefully simplify the process, the following steps shall be taken:

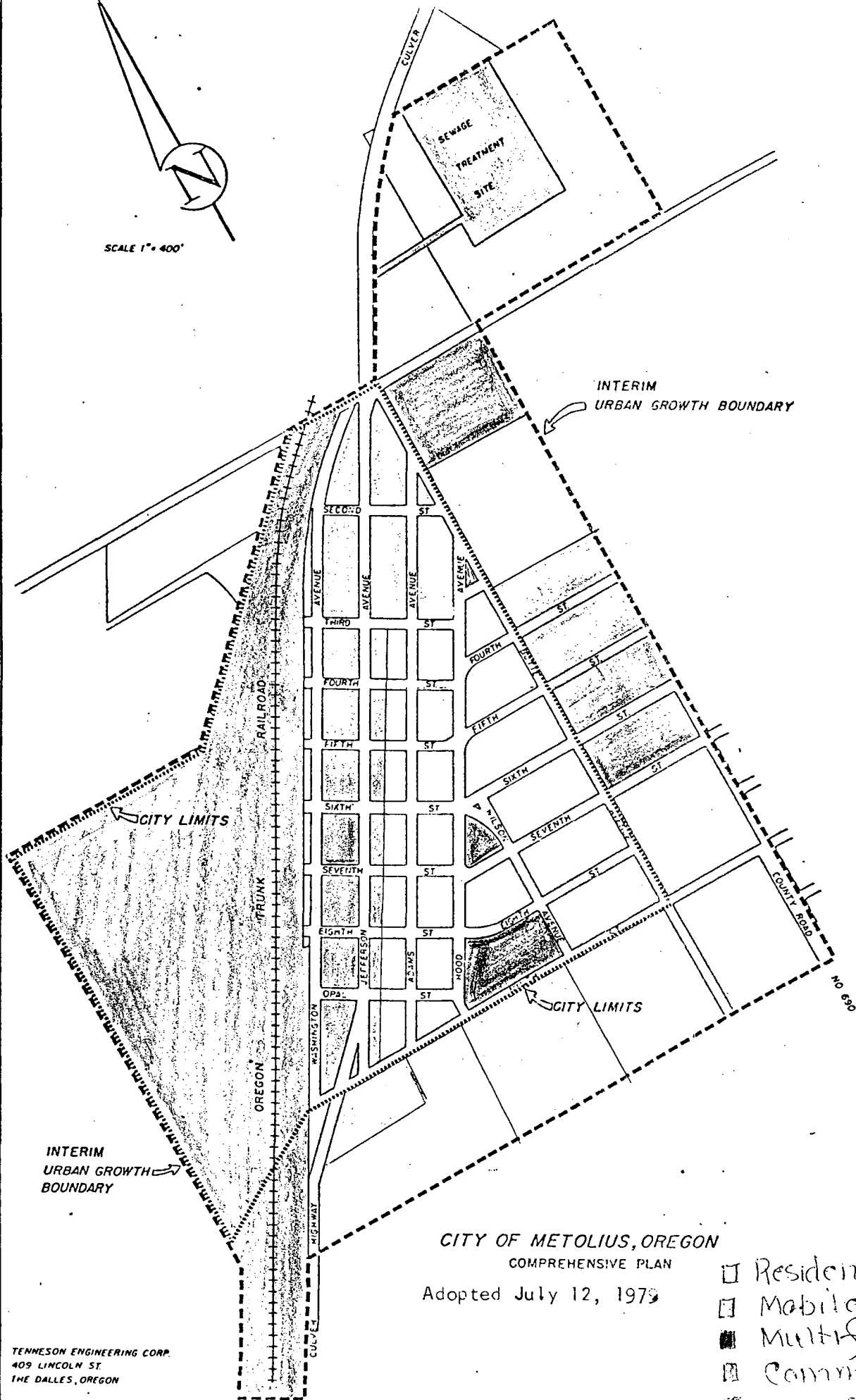
1. The proposed amendment to the Urban Growth Boundary may be initiated by the Metolius City Council or Planning Commission, Jefferson County Court or Planning Commission, other governmental agencies or private individuals.
2. The Metolius City Planning Commission shall conduct a public hearing concerning the proposed boundary amendment. Notice of Public Hearing requirements shall be the same as those outlined in the Quasi-Judicial Revision process of the Comprehensive Plan.
3. The Citizen Involvement Program shall be utilized to stimulate public interest and participation in the amendment process.
4. In order to make a favorable recommendation on the boundary revision, the Planning Commission shall make its decision based upon the consideration of the following factors:
 - A. Demonstrated need to accommodate long-range urban population growth requirements consistent with Land Conservation and Development Commission goals.
 - B. Need for housing, employment opportunities and livability.
 - C. Orderly and economic provision for the public facilities and services.
 - D. Maximum efficiency of land uses within and on the fringe of the existing urban area.

E. Environmental, energy, economic and social consequences.

1. The Metolius Planning Commission recommendations and findings will be passed to the Jefferson County Planning Commission for review and consideration. The Jefferson County Planning Commission may adopt, reject or modify the recommendation, or may conduct a second public hearing (procedural requirements of which will be in conformance with the adopted hearing process of Jefferson County) to consider the proposed amendment.
6. The two Planning Commissions recommendations and findings will then be transmitted to the Metolius City Council for review and consideration. The City Council may adopt, reject or modify the recommendations of the Planning Commissions, or may conduct another public hearing to receive public input on the proposed amendment.
7. The City Council upon acting on the proposed amendment to the Urban Growth Boundary, shall then forward its findings to the Jefferson County Court for review and consideration. The Jefferson County Court must conduct a public hearing on the proposed amendment. If, for any reason, the County Court, in their findings should determine the boundary line as adopted by the Metolius City Council is inappropriate, such findings shall be returned to the Metolius City Council for review, prior to the formal adoption by the County Court.
8. A joint work session of the two governing bodies may be required to develop mutual understanding of the issues involved.
9. In the event the matter cannot be mutually agreed upon, the Land Conservation and Development Commission may be requested to assist in resolving the matter.



SCALE 1" = 400'



CITY OF METOLIUS, OREGON

COMPREHENSIVE PLAN

Adopted July 12, 1979

TENNESON ENGINEERING CORP.
409 LINCOLN ST.
THE DALLES, OREGON

- Residential
- Mobile
- Multi-family
- Commercial
- Open Space/Park
- Industrial