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COMPREHENSIVE PLAN  
FOR THE  
CITY OF DUFUR, OREGON

March, 1977

## ELECTED AND APPOINTED OFFICIALS

### DUFUR CITY COUNCIL

Than Kramer, Mayor  
Jack Baumgartner  
LeVoy Mulkins  
Ron Archer  
Bob Jewett  
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C. K. Hill  
Les Ashbrook, Past Member

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Elna Reed, Chairperson  
Audrey Hanna, Secretary  
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Bob DePriest  
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Erma Uto  
George Ober  
Bill Otto, Past Chairman  
Jan Waikart, Past Member  
Gerhard Hertel, Past Member

### CITY STAFF

Gwen Filbin, Recorder  
Lloyd Loop, Public Works Director  
Stanley Heisler, City Attorney  
Tenneson Engineering Corporation,  
Planning Consultants  
Dan Meader, Project Director

PLAN FORMULATION: January, 1976, through March, 1977.

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## DUFUR COMPREHENSIVE PLAN

### Part I

#### INTRODUCTION

The Dufur City Planning Commission, as authorized by the City Council, is designated to formulate and recommend for adoption by the Council a Comprehensive Plan guiding the future development of the City. The Comprehensive Plan, once adopted, shall serve as the official plan to be used by future Councils and Commissions in making land use decisions. The Comprehensive Plan for the City of Dufur follows this introduction. The material and information presented is divided into several segments. For convenience to the reader, these segments are in the following order.

Part I. This portion of the plan contains a description of the planning process the Commission followed in developing the plan and the review and amendment procedures to change it.

Part II. Contains a brief discussion of background information about the City, including the specific problems that face the City.

Part III. Contains the specific goals, objectives, and policies of the City. These are placed in a separate segment to allow the reader a complete overview of the City's position regarding its future. These were drawn from the information presented in the following section.

Part IV. Contains the inventories, analysis, and projections of data necessary to formulate the Comprehensive Plan. This is information on the natural and human environments of the City. This section attempts to present the information in a clear, concise manner. The technical data providing background for this is placed in a technical appendix, found in the last segment of the document.

Part V. This is the land use element of the plan, which outlines the specific measures to attain the goals and objectives of the plan.

Part VI. This is the Comprehensive Plan map which designates specific land use categories in the City.

The Technical Appendix is the last section of the plan.

The completed document represents the decisions of the City Council, Planning Commission, and residents of the City involved in the preparation of the plan. These decisions are based on the data, analysis, and knowledge available at the time of preparation. The Planning Commission has been assisted by local, state, and federal agencies in developing the plan. It is recognized that new information will become available and conditions and attitudes change over time. This plan is not meant to be an "Iron Clad" document that governs City policy forever; rather, it is intended to provide a degree of flexibility and must be amended to conform to changing needs as it occurs. State law recommends City review of the plan biennially to keep it up to date.

## OREGON STATE LAND USE PLANNING REQUIREMENTS

The 1973 Oregon State Legislature, in passing Senate Bill 100, created the Oregon State Land Conservation and Development Commission. The Legislature also mandated the L.C.D.C. to formulate and adopt statewide goals and guidelines for Comprehensive Planning. Further, the Legislature mandated that each jurisdiction, including all incorporated cities and the counties of the State develop and adopt comprehensive plans which address the State goals and guidelines. A reference to the State goals and guidelines and this Plan's response to them is contained in the Table of Contents.

The State Legislature provided the L.C.D.C. adopt its goals and guidelines by January 1975 and local jurisdictions adopt comprehensive plans which addressed these goals by January 1976. Recognizing the complex issues involved, L.C.D.C. also instituted a planning extension program for those jurisdictions unable to comply with the one-year time limit. L.C.D.C. also provided grants in aid to jurisdictions to assist in completing their comprehensive plans.

Dufur's existing Comprehensive Plan had been prepared by the Mid-Columbia Economic Development District and adopted in 1971. This Plan and its implementing ordinance were evaluated for compliance with the State goals and guidelines, and found to be inadequate under the new criteria. The City Council, recognizing the importance of sound land use planning, reorganized and reappointed the City Planning Commission in October, 1975.

The City applied to the Land Conservation and Development Commission for a planning extension and planning assistance grant in January 1976. The

extension and grant in aid were awarded to the City on January 5, 1976. Work on revising and updating the plan began shortly thereafter.

### PLANNING PROCESS

The City Planning Commission began workshop meetings twice monthly to inventory available data and assimilate information. One of the objectives of the process is to provide as much input as possible from interested citizens, local, state, and federal agencies to the Planning Commission. To that end, the Commission formulated and recommended to the City Council for adoption, a Citizen and Agency Involvement Program. The Dufur City Council adopted the program on December 12, 1976. The adopted program is found under Goal 1 of the Goals and Policies section. Another objective of the Planning Process is to provide a factual data base for the Plan. This base allows the Commission to make sound decisions regarding the City's future development. Once the data base was established, the Commission began to formulate goals and objectives for future development of the City. These goals and objectives were weighed against each other and some adjustments or trade-offs were made in order to insure compatibility among the goals.

Once the goals and objectives were established, the allocation of resources and land use categories was made by the Commission. The completed documents, together with accompanying maps, represent the decisions of the Planning Commission utilizing the best information available to them. The document was made available to the public for review and comment. A public hearing was held by the Commission on March 24, 1977, and the necessary revisions made. A second public

hearing was held on April 28, 1977. The City Council adopted the Comprehensive Plan on June 21, 1977.

#### REVIEW AND AMENDMENT PROCEDURES

By State statute recommendation, the City shall review its Comprehensive Plan on a biennial basis. This review is to insure the Plan is kept up to date as conditions change and new information becomes available.

In addition, individual citizens, local, state, and federal agencies, the Commission, or the City Council may from time to time propose changes or amendments to the Comprehensive Plan. Changes or amendments to the Plan are recommended to occur during the biennial review. The biennial review shall be accomplished during the Fall of even numbered years, beginning October 1st and completed by December 31st. The amendment procedure is as follows:

There are two types of amendments -- major and minor revisions. A major revision is a legislative action and will have significant impact on the whole City. A major revision shall require 30 days notice of the public hearing on the proposed change. Official notices shall be posted in prominent places in the City and circulated in the local newspaper for at least 14 days prior to the public hearing. Major revisions shall be made only after the biennial review. A minor revision is a quasi-judicial action, involving a special property or properties. Official notices of the public hearing on the proposed change shall be published in the local newspaper 14 days prior to the hearing. In addition, official notices shall be mailed to all



property owners and renters within 250 feet of the property lines of the property for which a change has been requested.

Urban Growth Boundary Revisions. The Urban Growth Boundary is established by mutual agreement between the City of Dufur and Wasco County. Revisions to the established boundary must be conducted through a mutually agreeable process. Because any change to the boundary, either contraction or expansion, will have the greatest impact upon the City, the City should be the first to consider a proposed change. Therefore, the following procedure for Urban Growth Boundary revisions is hereby established:

- A. The proposed change may be initiated by the Dufur City Council, the Planning Commission, the Wasco County Court, Wasco County Planning Commission, other governmental agencies, corporations, or private individuals.
- B. The Dufur City Planning Commission shall conduct a public hearing to receive public input concerning the proposed boundary change. Notice requirements are specified on the preceding page.
- C. Citizen and Agency Involvement Programs shall be utilized to stimulate public interest and participation in the amendment process.
- D. 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:
  1. Demonstrated need to accommodate long-range urban population growth requirements consistent with Land Conservation and Development Commission goals.
  2. Need for housing, employment opportunities, and livability.

3. Orderly and economic provisions for the public facilities and services.
  4. Maximum efficiency of land uses within and on the fringe of the existing urban area.
  5. Environmental, energy, economic, and social consequences.
- E. The City of Dufur Planning Commission recommendations and findings will be passed to the Dufur City Council for review and consideration. The City Council may adopt, reject, or modify the recommendation, or may conduct a second public hearing.
- F. The Dufur City Council recommendations and findings will then be transmitted to the Wasco County Planning Commission for review and consideration. The Planning Commission may adopt, reject, or modify the recommendations of the Dufur City Council, or may conduct another public hearing to receive public input on the proposed amendment.
- G. The Wasco County Planning Commission, upon acting on the proposed amendment to the Urban Growth Boundary, shall then forward its findings to the Wasco County Court for review and consideration. The Wasco County Court may adopt or 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 Dufur City Council is inappropriate, such findings shall be returned to the Dufur City Council for review.
- H. A joint work session of the two governing bodies may be required to develop mutual understanding of the issues involved.
- I. In the event the matter cannot be mutually agreed to, the Land Conservation and Development Commission may be requested to assist in resolving the matter.

Land Use Changes within the Urban Growth Boundary. Wasco County shall maintain jurisdiction to all lands outside the corporate city limits of Dufur. Requests for changes in land use in these areas shall be addressed to the Wasco County Planning Commission. The County shall involve the City through its adopted Agency Involvement Program.

## Part II

### LOCATION

The City of Dufur is located thirteen miles south of the junction of Highway I-80N and Highway 197. The City is approximately thirty-five miles east of majestic Mt. Hood. The City serves as a retail service center for the surrounding farming community. The elevation of the City is 1,320 feet above sea level at the bridge over Fifteenmile Creek which passes through the City.

### HISTORY

The present site of Dufur was called "Fifteenmile Crossing" by the early immigrants traveling the Old Oregon Trail. In 1847, this fifteen miles was the distance to The Dalles over the Barlow Road. The first settler, Lewis P. Henderson, established a Donation Land Claim in the Spring of 1852 near the present townsite. By the Spring of 1855, he was joined by three other ranchers. In the Fall of 1855, ten pioneer families, en route to the Walla Walla country, were at Fifteenmile Crossing when they were told of the Whitman massacre. They decided to build their homes in the fertile valley. They also erected a fort for protection from hostile Indians. The fort was located two miles up Fifteenmile Creek from the present townsite. The present city is situated almost entirely on the Rev. Washington Walker place. The Rev. Walker constructed the first grist mill in the county, in 1860.

The post office was established on January 11, 1880, and named in honor of the Honorable Andrew J. Dufur, Sr. Mr. Dufur had represented the

State of Oregon at the 1876 Centennial Exposition in Philadelphia and won more premiums for the state than any other state represented.

Mr. Dufur was urged to run for Governor by both political parties, but preferred to retire to Dufur. Two of his sons, E. B. and A. J. Dufur, Jr. platted the original townsite in December, 1880. The City was incorporated in 1894 and the first city water system was put in operation in 1898.

The economy of the area changed over the years. In the late 1800's the prime products were beef and wool. Around the turn of the century, the ranchers discovered the climate suitable for the growing of fruit. Apples became the major produce from the area. The City was once the center of one of the largest apple orchards in the United States. The Dufur Orchard Company produced 125,000 boxes of apples from their 4,000 acre orchard in 1921. However, the export market for the fruit in Europe declined in the 1920's and the farmers turned to dryland wheat farming. This has grown to the major agribusiness that it is today.

#### PRESENT SETTING

The present City boundaries form a square with dimensions of 4,000 feet on each side. The area contains 367 acres. Slightly over one-half of the City is platted, however, some of the platted land is not developed. Approximately 200 acres are utilized as pasture or farm land.

The population has remained fairly constant over the last 50 years, with the sharpest increase, 15 percent, occurring between 1950 and 1960, and 15 percent between 1970 and the present time. The present population

is 570. The City's commercial center serves the surrounding intensified agricultural area. The principal crops are wheat, barley, and hay.

#### ISSUES FACING THE CITY

During the year spent developing the Comprehensive Plan, three major issues became apparent to the Planning Commission. The most controversial is the mobile home question. Under the previous plan and ordinance, mobile homes were allowed as a conditional use throughout the City's residential zone. This has led to a scattering of mobile homes throughout the City and caused many problems for the Planning Commission in the conditional use hearing process.

The second major issue facing the City is the future of agricultural lands within the existing City limits. The platted City is surrounded by approximately 200 acres of agricultural lands which are included in the City's corporate limits.

The third issue of consequence is the lagging economic activity within the City. The City lacks the resources to attract sufficient business enterprise to occupy existing commercial structures.

A minor issue is the development of the area adjacent to the City Park complex. The area has been designated as a flood plain, however, there is significant interest in some development in this area.

The Planning Commission has sought to develop sound and reasonable solutions for these issues. The decisions are found in the goals and objectives section of the Plan and on the Comprehensive Plan map.

### Part III

#### Goals, Objectives and Policy Statements

##### GOALS AND POLICIES

Goal 1. Develop and maintain a citizen involvement program that insures the opportunity for all citizens of Dufur to be involved in the planning process.

##### Policy Statements:

- A. A questionnaire to sample public opinion will be used.
- B. Civic organizations will be advised of the progress of the Commission and their membership will be requested to participate on a monthly basis. It should be noted that the Planning Commission has agreed to meet twice monthly and, further, that the membership of the Commission represents a variety of civic organizations. The monthly "status report" to the respective Planning Commissioner's organization will keep a wide sector of the community informed and provide an excellent means of feedback.
- C. Notices of planning meetings and work sessions are posted on public bulletin boards listing the topic to be discussed and requesting attendance and input from the general public. In addition, notices attached to the City water bills reach every household in the community.
- D. Monthly articles of information shall be placed in the local newspaper, The Dalles Chronicle.

Goal 2. Develop a land use planning process and policy framework as a basis for all decisions and actions related to the use of the land in the planning area and to assure an adequate factual base for such decisions and actions.

Policy Statements:

- A. The City of Dufur, recognizing the need for positive planning for the future, shall adopt and adhere to a comprehensive plan. The plan, once adopted, shall be reviewed on a biennial basis. The plan shall be implemented by the City Zoning and Subdivision Ordinances.
- B. The Zoning Ordinance and Subdivision Ordinance shall be consistent with the Comprehensive Plan.
- C. The Comprehensive Plan shall be based on a factual data base.
- D. In order to insure a factual data base, cognizant local, state, and federal agencies shall be consulted and opportunities for citizen input to the data base shall be provided through the adopted Citizen Involvement Program.
- E. The Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance, once adopted, shall be on file and available for public review at the Dufur City Hall.

Goal 3. Preserve and maintain agricultural lands within the City.

Policy Statement:

The City shall preserve its agricultural lands to the extent that no agricultural lands shall be converted to urban uses unless the land in question lies adjacent and contiguous to the present platted



area of the City. It is recognized the future growth of the City will require additional agricultural land to be urbanized. This conversion shall occur only after a public hearing, as required by this document and the Zoning Ordinance, is held and the need for such conversion is properly established. Conversion of rural agricultural land to urbanizable land shall be based upon consideration of the following factors: (1) environmental, energy, social and economic consequences; (2) demonstrated need consistent with LCDC goals; (3) unavailability of an alternative suitable location for the requested use; (4) compatibility of the proposed use with related agricultural land.

Goal 4. The statewide planning goal pertaining to forest lands is not applicable to the City of Dufur. There are no forest lands within the corporate limits or Urban Growth Boundary of the City.

Goal 5. To conserve open space and protect natural and scenic resources.

#### Policy Statements

A. The City shall maintain the present large lot zoning that currently exists.

B. The open space zone along Fifteenmile Creek shall be maintained to provide and protect existing natural wildlife habitat and the natural beauty of the area.

C. Any and all groundwater resource extraction shall meet applicable state standards.

+ D. Height limitations on structures shall be established to protect the scenic quality of the City.

E. Riparian vegetation should be preserved and enhanced for wildlife habitat in conjunction with other related conservation considerations

associated with the Fifteenmile Creek flood plain.

Goal 6. To maintain and improve the quality of the air, water, and land resources of the City.

Policy Statements:

- A. The City shall not allow growth to occur beyond the environmentally permissible capacity, as determined by state and federal standards, of its domestic water and wastewater treatment systems. The City shall strive to upgrade its existing systems to meet applicable federal and state standards.
- B. Development which would degrade the present level of air quality in the planning area will not be allowed.
- C. The City shall continue to cooperate with Wasco County on solid waste disposal.

Goal 7. To protect life and property from natural hazards and disasters.

Policy Statement:

The Fifteenmile Creek Flood Plain as shown on the Comprehensive Plan map shall be maintained. Development of permanent facilities that may be destroyed by flooding shall be prohibited in this area unless proposed construction will meet Federal Flood Plain Insurance standards. Low density uses, such as overnight camping may be permitted by the Planning Commission during the low water flow periods of the year.

Goal 8. To satisfy the recreational needs of the citizens of Dufur and its visitors.

Policy Statement:

- A. The City shall continue to support the Dufur Recreation District in its efforts to maintain and upgrade the Dufur City Park.
- B. The City shall seek funds to construct and maintain the tennis courts to be located near the existing school grounds

C. The City shall develop and maintain hiking trails adjacent to Fifteenmile Creek when funds become available.

Goal 9. To diversify and improve the economy of the City.

Policy Statements:

- A. The City shall encourage limited industrial growth as designated on the Comprehensive Plan map.
- B. The City shall limit expansion of commercial activities from those areas designated until such time as those existing areas have been fully utilized.
- C. The City shall encourage increased commercial activity in existing but presently unoccupied buildings.

Goal 10. To provide for the housing needs of the citizens of Dufur.

Policy Statements:

- A. The City shall encourage increased multiple family housing units in certain areas of the City as designated on the Comprehensive Plan map.
- B. The City shall encourage increased utilization of low cost housing by allowing mobile homes as an outright use in designated areas of the City.

Goal 11. To plan and develop a timely, orderly, and efficient arrangement of public facilities and services.

Policy Statements:

- A. Sewer collection and water distribution facilities shall be extended outside the existing platted area of the City only to those lots adjacent and contiguous to the existing platted area.

- B. The City shall continue to maintain and upgrade its public facilities in accordance with state and federal standards.
- C. The costs for the provisions of public services including sewer, water, streets, and sidewalks outside the existing platted area of the City shall be the burden of the developer. In addition, when such development will exceed the capacity of the City's water supply or wastewater treatment facilities, the developer shall bear the cost of expanding these public services.

Goal 12. To provide and encourage a safe, convenient and economic transportation system.

Policy Statements:

- A. The City shall continue to maintain and upgrade the City's streets.
- B. The City shall continue to seek grants in aid to provide all-weather surfaces for City streets.
- C. The City shall require developers of subdivisions to provide paved streets, sidewalks, curbs and gutters, and sewer and water lines at the developer's cost. Specifications for these shall be outlined in the Subdivision Ordinance.
- D. Bike paths on 3rd and 4th Streets should be established.

Goal 13. To conserve energy.

Policy Statements:

- A. The City shall not allow "leap frog" development to occur within its Urban Growth Boundary.
- B. The City shall encourage limited use of automobiles within the City by providing more walkways and bike paths.

al 14. To provide for an orderly and efficient transition from rural to urban land use.

Policy Statements:

- A. The City shall adhere to the established urban growth boundary as designated on the Comprehensive Plan map.
- B. The area noted on the Comprehensive Plan map as Phase II Urbanizable Land cannot be provided with sanitary sewer service without a pumping station. There shall be no further development of this area until such time as the construction, operation, and maintenance of a pumping station is financially practical for the City.
- C. Additional growth to the City shall occur in areas adjacent to the platted areas of the City to minimize impacts on the surrounding agricultural lands.

## Part IV

### Inventories, Trends, and Projections

#### PHYSICAL CHARACTERISTICS

##### Topography

The topography of Dufur is gently rolling hillsides with occasional sharp basaltic outcroppings. The City lies adjacent to Fifteenmile Creek and slopes toward the creek. The average elevation is 1,375 feet above sea level.

##### Climate

The climate of Dufur is that typical of the central and eastern Oregon areas with annual rainfall of 11.91 inches. The average monthly rainfall between April and October is .35 inch and .65 inch between November and March. Approximately one-third of the winter precipitation falls as snow, with an average total depth during the year of 21 inches of snowfall. Average maximum and minimum temperatures are 62.3° Fahrenheit and 36.6° Fahrenheit with the mean temperature at 50° Fahrenheit. The prevailing wind in the City is northwesterly. The average growing season in the City is 137 days.

##### Hydrology

Fifteenmile Creek is the major hydrologic feature within the City. The stream bisects the town, flowing in a west-east direction. The stream maintains a low water flow of one cubic foot per second. Fifteenmile

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Creek reaches flood stage periodically. The flood plain has been established by the Federal Insurance Agency and is designated on the map.

There are no natural surface water impoundments in the planning area. However, there is an extremely high groundwater table near the creek. Wells in the City have been successful only when extended to a depth of 300 to 400 feet. The most recent municipal well was drilled to a depth of 624 feet. This artesian well produces 1,000 gallons per minute with static pressure of 58 pounds per square inch.

#### Soils

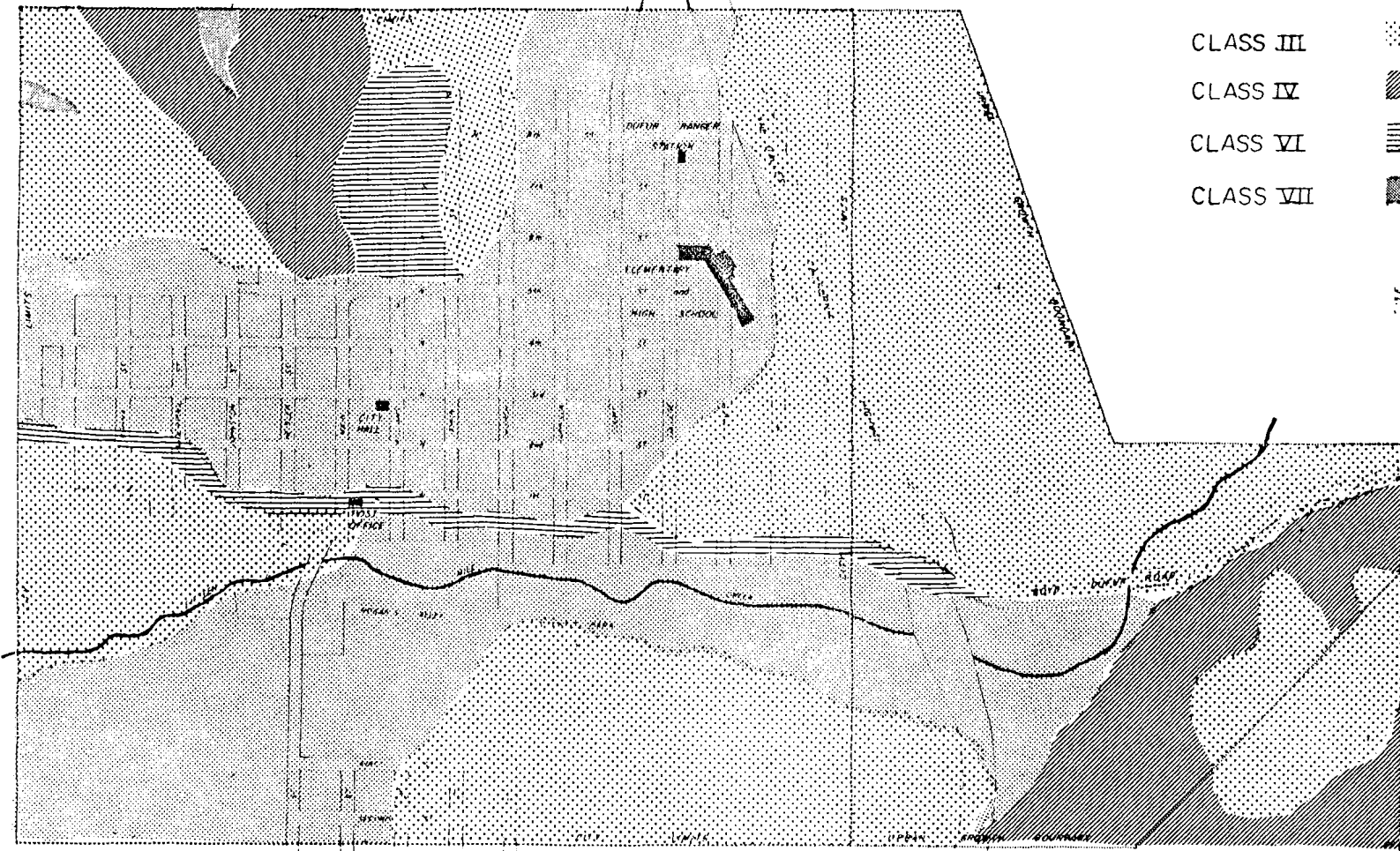
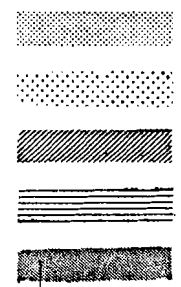
The soils within the City are classified by the Soil Conservation Service as Class II through VII. The U. S. Soil Conservation Service classification categories range from I through VIII, with Class I being the most suitable soil for agricultural purposes to Class VIII which is the most unsuitable. The majority of the platted and developed area within the city limits lies on Class II soils. The southwest quarter of the City also contains Class II soils. The remaining area is generally Class III soils. The U. S. Soil Conservation analysis of the soils is included in the technical appendix. The soil map shows the distribution of soils within the City.

#### Air, Water, and Land Resource Quality

Air quality of the City is excellent. There is no industrial activity within the planning area. The only deterrent to the air quality is dust from unpaved streets and adjacent agricultural land during periods of gusty winds.

URBAN GROWTH  
BOUNDARY

- CLASS II
- CLASS III
- CLASS IV
- CLASS VI
- CLASS VII



DUFUR

COMPREHENSIVE PLAN

# Soil Classification



Domestic water quality in the City exceeds federal and state quality standards. The City has recently developed a well which produces 1,000 gallons per minute. This source will supplement the existing surface water source on Fifteenmile Creek during the summer months. The City is undertaking to replace the antiquated water distribution system, estimated completion date is 1978.

The platted area of the City is completely sewerred and the City currently uses primary and secondary lagoons as a means of wastewater treatment. The existing treatment facilities do not meet 1983 water quality standards. Dufur is currently designing an enlarged facility through the aid of an Environmental Protection Agency grant. The design capacity of the new treatment facility is for a population of 725. This figure is considered the limiting factor in future growth of the City.

Land quality within the City is, in terms of pollution, quite good. All structures with water facilities are required to use the City sanitary sewer by ordinance. Solid waste is removed and placed in the Wasco County Landfill at The Dalles, by contract with a private business.

#### Wildlife Habitat

A majority of the remaining undeveloped urban area is in upland agricultural use, either for grain production or grazing. The overall lack of vegetative diversity in the upland area contributes to a narrow range of wildlife species diversity.

The lowland flood plain area along Fifteenmile Creek, however, has sustained considerable alteration and development, but still retains a

considerable amount of riparian wildlife habitat. This area comprises less than 10 percent of the urban planning area. Development to date within the flood plain includes the City sewage plant and City park.

Riparian vegetation associated with Fifteenmile Creek is the most important wildlife habitat entity in the urban area. The riparian vegetation provides contrast to the surrounding area and consequently affords multiple edge effects that are essential for wildlife species diversity.

Urban residential wildlife habitat consists of shade trees, ornamental shrubs and trees, flowers, and lawn areas. The Dufur residential area contains enough vegetative diversity to attract a variety of small birds. Ultimately, private landowners, on an individual basis determine what quality and quantity of wildlife habitat is available in the developed residential area.

#### Wildlife Species

Wildlife in the urban area is defined as non-game, as their values are in nonconsumptive purposes such as viewing, educational, and aesthetics. Overall wildlife species diversity in the Dufur urban area is limited because of reasons already mentioned.

#### Fish Species

A section of Fifteenmile Creek approximately eight-tenths of a mile long is encompassed by the Dufur Urban Growth Boundary. This portion of stream is inhabited by rainbow trout, steelhead trout, and miscellaneous non-game species.

Suitable salmonid spawning areas are limited in this section of the stream. The stream bed is composed primarily of silt underlaid with bedrock. This condition is not conducive to trout spawning or incubation.

Other aquatic life present in this area includes lamprey, crayfish, and a variety of aquatic insects. The aquatic insect and crayfish populations provide an important food source for trout and miscellaneous fish species. Lamprey ammocetes, although present in low numbers, pose little competition for food or space with the more desirable fish species.

#### Habitat Requirements

This portion of Fifteenmile is potentially a productive rearing area for rainbow trout and steelhead trout. Low summer stream flows combined with excessive water temperatures are factors most limiting fish production in the stream. Excessive stream siltation, stream bank erosion, water withdrawal, and large-scale removal of riparian vegetation have also had a detrimental impact upon the aquatic resource and the aesthetics of the stream.

The establishment and maintenance of a stream vegetative corridor is essential to provide sorely needed stream bank stabilization and stream cover. Adequate riparian vegetation will also have a moderating effect on the soaring stream temperatures. Future water quality will be determined by streamside management, or the lack of it.

#### General Discussion

The foregoing has been an inventory of the physical environment of the City of Dufur. The alternative courses of action for the City to

consider are the questions of the agricultural lands within the City limits and the natural hazard areas of the City.

The agricultural usage within the City presents a difficult problem. There appears to be several alternatives. The most restrictive is to establish an agricultural zone and allow no further encroachment into the existing agricultural usage. The least restrictive alternative is to not recognize the agricultural lands within the City and allow development to occur anywhere within the present agricultural lands. The Planning Commission, after much discussion, decided neither of these alternatives were suitable for the City. The first alternative would unnecessarily restrict future growth of the City and some growth is considered desirable. The second alternative would allow partitioning of the agricultural lands and could result in "leap frog" development that would require construction of urban facilities through existing farm lands to new development. The decision was made to find a middle ground between the two alternatives. The existing agricultural lands will be considered as a transitional area. Development will be allowed only in areas contiguous and adjacent to the existing platted areas of the City. Thus any future development will move from the center outward, preventing "leap frog" development.

The only natural hazard areas in the City are the flood plains located along Fifteenmile Creek and an area of excessive slope in a presently undeveloped section of the City. The flood plain along Fifteenmile Creek presents some difficult problems. The area of concern is located near the existing City Park. There is considerable pressure to develop

some of this area. There are two existing mobile home sites in the area now. These are allowed as "grandfather" uses prior to the establishment of the flood plain. The issue is further complicated by the proposed construction of a new bridge over Fifteenmile Creek which would replace the existing bridge and may alleviate some of the flood hazard below the bridge location. The area has been established by the Federal Insurance Agency as a flood plain. Any further development must be flood proofed by diking or building above the established flood plain elevation. Because the area is desirable for use during the summer months, the decision was made to allow, after Planning Commission review, some recreational development, such as overnight camping in the area.

Certain policies for Goals 5 and 6 were formulated with the assistance of the Oregon State Department of Fish and Wildlife.

## HUMAN ENVIRONMENT

### Land Use

The City of Dufur corporate city limits encompasses 367 acres of land. There are four principal types of land use within the City. The predominant land use is residential. Approximately 111 acres, including streets and public rights-of-way have been platted for residential use. Approximately 208 acres surrounding the platted area within the City are presently undeveloped and being used for agricultural purposes. The principal crops are wheat and barley. The yield from these lands is 46.7 bushels per acre for wheat. The commercial area of the City is located at the City's core. Approximately 22 acres are being used in commercial business. The designated Flood/Open Space zone contains 74 acres, 48 of which are currently in agricultural use. Residential use consists of platted lots with minimum lot size presently 10,000 square feet or 100 feet by 100 feet. An existing land use survey indicated approximately 70 vacant lots capable of being developed.

### Recreation

The City's recreation facilities include a 10 acre city park and indoor facilities at the Dufur School complex. The city park has a baseball diamond which is used by the Little League and high school teams. The park also has a 60 foot by 40 foot swimming pool which is open during the summer months. The park is operated by the Dufur Recreation District through a lease arrangement with the City. The Dufur schools provide recreational opportunities during the winter months by opening the gymnasium during the weekday evenings for use by the townspeople. The city park is used during the summer months by various groups and organizations of other nearby cities, for picnics and group activities.

The park's recreational opportunities should be enhanced by the installation of lights over the baseball diamond. The construction of a cover over the swimming pool will provide the opportunity for year around use of the pool. In addition, the City should seek funds to rebuild the kitchen facilities at the park and to construct the badly needed restroom facilities.

The Public Opinion Poll results indicated a strong desire for the addition of tennis courts within the City. In order to provide easier access, these should be located near the school complex.

Fifteenmile Creek provides limited opportunities for recreation at the present time. The construction of a path along the south side of the creek will provide greater access to the creek for hikers and horseback riders. This should be done in a manner that provides minimal impact on the natural environment. It is the desire of the City to develop one or two small neighborhood parks for use as play areas. The locations of these have not been chosen.

#### Economy of the City

The City of Dufur serves as a retail service center for the residents of the area's surrounding farm lands. There are several small owner-operated businesses in the City, including a food store, two restaurants, one tavern, the U. S. Bank serving the surrounding area, farm equipment dealership, two service stations, and a hardware store. The commercial retail area of the City includes approximately 30,000 square feet of retail floor space. The businesses were inventoried to ascertain the number of jobs provided and an estimate of the total jobs available within the City. The estimate is approximately 100

jobs available, including the owner-operators of businesses. The largest single employer within the City is the Dufur School District which employs 43 people. The second largest employer is the U. S. Forest Service Barlow Ranger Station which employs 24 full-time employees and approximately 60 additional employees during the summer months. At the present time there are several empty store buildings in the downtown core area available for commercial usage. An inventory of the businesses indicated the need for additional population to support any additional businesses in the City.

At the present time, there is no land zoned or being used for industrial purposes. At one time, the City had a sawmill which provided employment for many of the City's residents. The sawmill was phased out in the early 1950's. Many of the businessmen interviewed felt that the addition of another industrial employer would provide additional employment opportunities and population to support the lagging core area.

The City has the capability, in terms of land availability, for significant growth over the next 25 years. However, the public facilities available and the land on which public facilities could be provided is thought to be a major constraint to any significant growth at this time.

The City wishes to encourage some industrial development. The City, in cooperation with Wasco County, will designate some industrial usage in an area adjacent to Highway 197, in order to attract an industrial user. However, substantial review of a proposed industrial use shall be conducted to insure the existing public facilities are not overtaxed. Industrial users must be prepared to meet the costs of expansion of these facilities if required.



## Housing

The 1970 Census data indicates 179 housing units within the City. Of these there are only 8 multiple-family units. The 1970 valuation of all the owner-occupied housing units shows an average value in the \$5,000 to \$10,000 range. There are 20 units valued between \$15,000 and \$20,000 and only 3 units valued at more than \$25,000.

There are 29 renter-occupied units in the City according to 1970 Census data. The average 1970 monthly rent is less than \$60 per month. Only one housing unit is noted as lacking adequate plumbing facilities.

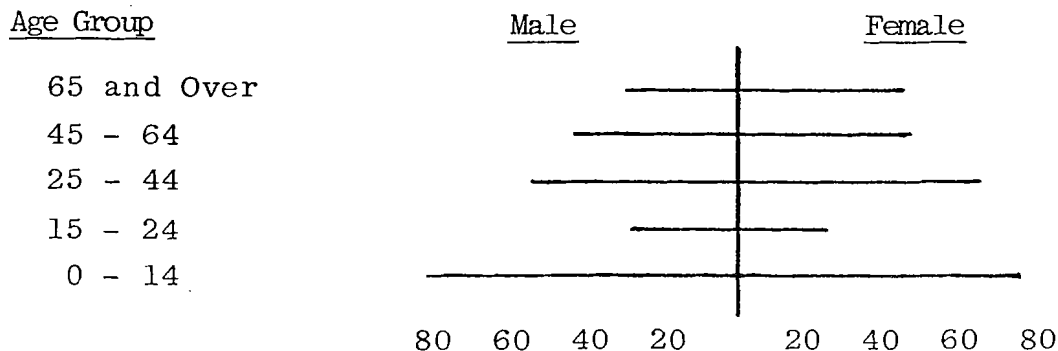
An update of the 1970 Census data has been done. The building permits issued since 1970 indicate a total of 12 new housing units constructed. The mean valuation of all housing units is now \$12,253 and the median value is \$20,170. The existing land survey indicated a total of 46 mobile homes. Of these, 6 are in a mobile home park and the remainder placed on individual lots throughout the City. Of those responding to the Public Opinion Poll, only 2 indicated a willingness to move to more expensive housing; however, 14 percent indicated their present housing as being inadequate.

The City recognizes the mobile home is a suitable alternative to provide low cost housing. To that end, it is the desire of the City to ease the restrictions placed on mobile homes by deleting the Conditional Use hearing requirements from the Zoning Ordinance. Mobile homes will be allowed as an outright use in certain areas of the City, provided the placement meets the requirements of the Oregon State Department of Commerce. An area designated for single-family residences only shall be established.

The City shall encourage increased construction on multiple-family units. There has been a recent request for a four-plex that, after obtaining all necessary approvals, was discontinued by the builder due to the lack of financing.

Demographic Characteristics

1970 Census data listed the population of Dufur at 493 persons, including 5 minority individuals. A breakdown of the age groups reveals the following population characteristics:



The Portland State University Center for Population Census and Research estimates the 1976 population of Dufur at 580. Historically, since 1950, the population has increased approximately 15 percent per 10 year period. Using the assumption that this steady growth rate will continue, the population projection for the year 2,000 would be 750 persons. While this may appear to be a simplistic approach to take, there is sound basis for it. For the population to significantly increase in the future, there would have to be a significant increase in economic opportunities. The City has just completed a Facilities Plan for upgrading the wastewater treatment facilities. The Plan has a projected population capacity of 700 by the year 1996. By 2000, the plant will have the design capacity of serving a population equivalent of 725. To go beyond this design capacity limitation will

require substantial capital expenditures by the City to further expand these facilities. City policy, during the development of the Facilities Plan was to not acquire more land for future expansion of the treatment facilities.

The Public Opinion Poll results indicated that 62 percent of those responding have lived in Dufur over twelve years. This is indicative of the stability of the population.

## PUBLIC FACILITIES

### Sewer System

The City constructed a sewer collection and treatment system in 1963. The collection system consists of approximately 4.5 miles of 8 inch concrete rubber ring sewer pipe. All residences and businesses using water in the City are presently hooked onto the sewer. There is no sewer serving outside the City limits. The present system is experiencing a problem with groundwater infiltration in areas adjacent to Fifteenmile Creek. This will be corrected during the expansion of the treatment facilities.

The existing treatment facilities consists of a two-cell nonaerated lagoon, post chlorination, and effluent discharge into Fifteenmile Creek. The present facility with the infiltration is up to its capacity and will not meet the proposed federal standards for wastewater treatment scheduled for implementation in 1983.

The City has prepared a Facility Plan under Environmental Protection Agency guidelines to expand and upgrade the system. The expansion includes the construction of a third lagoon cell and an isolation pond.

The work is scheduled to begin as soon as the final plans are approved by D.E.Q. and E.P.A. and funding is available. The design population of the new treatment facility is for 725 persons. Once that design capacity is approached, the City will be required to move, at considerable expense, to more sophisticated means of wastewater treatment. This is due to the nonavailability of suitable land to expand the lagoon system.

### Water System

A. Source of Supply. The City's water is obtained directly from Fifteenmile Creek, with the intake structure located approximately 7-1/2 miles southwest of the City. The raw water collects behind an impoundment and passes through a concrete drop chamber at the creek's edge, and then flows into a concrete settling structure. The water flows from the existing concrete settling structure, through the chlorine utility building for chlorination, and into the City.

In 1973 and 1976, two artesian wells were drilled at Second and Bohna Streets in Dufur. A pumphouse and booster pump will be placed into operation by July, 1977, with the Dufur water system construction loan funds from Farmers Home Administration. This source will be used during the summer months when the flow in Fifteenmile Creek is low.

B. Reservoir. The reservoir consists of two open-air Portland Cement concrete below ground structures, enclosed by a 6 foot high chain link fence. One reservoir was constructed between 1930 and 1935, used for fire protection purposes only, is 98.5 feet long by 39 feet wide with an 8 foot water depth, and provides storage for 230,000 gallons of water. The second newer open-air storage reservoir was constructed

about 1952, is approximately 101 feet long by 39 feet wide with a 12 foot water depth and provides storage for 366,000 gallons of water. Both reservoirs are cleaned each spring and have provisions for draining and flushing. The present 366,000 gallon reservoir is adequate and therefore no additional storage facilities will be required for the next 20 year projection period. Both of these reservoirs will be covered by the Dufur water system construction loan and grant funds from FmHA in 1977.

The City has no master meter on the intake or discharge side of the reservoir and therefore no data is available to determine daily, monthly, or yearly water consumption rates.

*was added*  
C. Distribution System. The City's existing water transmission and distribution system was installed around 1932. The old wood stave wirebound pipe will be replaced in 1977. Most of the City's old wood pipe system is still in use. Approximately 8,000 feet of City grid consists of 4 inch diameter wood pipe.

In 1974 the last of the remaining 6 inch wood pipe was replaced with 10 inch transite pipe. The transmission main from the settling structure to the City reservoirs consists of approximately 41,000 feet of 10 inch transite and 7,700 feet of 8 inch transite with a difference of elevation of approximately 450 feet.

There are, at present, approximately 50 rural service connections on the transmission line between the impoundment structure on Fifteenmile Creek and the City limits. Water pressure varies from 35 psi in the high elevation of the City to 105 psi in the lower elevations, and 65 to 70 psi is average for the Main Street commercial district. For City water

pressure 35 psi is considered on the low side of the desirable scale, 105 psi higher than desirable with 65 to 70 psi considered ideal.

Old service connections are primarily of 1/2 inch diameter galvanized steel with both corporation and curb stops provided. New service connections are of 3/4 inch diameter black steel pipe, and all City services are unmetered. New service connections and meters will be installed under the Dufur water system construction in 1977.

Present City policy permits the developer or residents to extend street laterals from a City main with whatever pipe size or material is available. The City should consider establishing a policy for determining minimum pipe size and types of pipe materials for future extension to the water system grid.

### Schools

The Dufur school complex serves both the City and surrounding farm lands. The school provides educational facilities for Kindergarten through Grade 12. Design capacity is 240 grade school students and 100 to 125 high school students. 14 Kindergarten students are presently being provided classes in a nearby church. The present enrollment of the school is 140 grade school students and 75 high school students. The projected population of 750 by the Year 2000 would not overtax the classroom capacities provided there is a fairly even distribution of students in all grades from the immigrating families. The school district's future plans include a new library and media center.

### Community Services

A. City Hall. The City constructed in 1972 a new city hall and fire station. The building houses the City administration offices, fire

fighting equipment, and the City shop.

B. Fire Department. The City's fire department is an all volunteer organization. The main firefighting equipment, two pumper trucks, are quite old. The City should begin to consider replacement. The City maintains a fire rating of 8.

C. Emergency Services. The City does provide ambulance service. The ambulance is a 1965 Cadillac. There are 12 volunteer emergency medical technicians available for service in event of emergency.

D. Library. The community library is operated jointly by the City and the school district. It is located at the school and is rapidly outgrowing the area the school has available. There are plans to relocate the library in a new structure at the school.

E. Museum. The City, through the efforts of the Historical Society, has established a museum in the City. The structure is a log cabin built in the 1890's and has been relocated and renovated. The museum contains many early pioneer items used in Dufur in its beginnings.

F. Annual Festivities. Each August since 1971, Dufur has held a Threshing Bee after the harvest. The event recalls and exhibits the methods and equipment of early farming and harvesting of wheat. The event has been met with great success and continues to expand each year.

#### TRANSPORTATION

The primary mode of transportation in the City of Dufur is by automobile. The City is served by U. S. Highway 197, a main north-south route to California. However, the highway has steep gradients, so much so that most truck traffic uses the route from Biggs Junction to the Shaniko Junction on U. S. Highway 97 to avoid the hills.

The City is not adjacent to railroad facilities. Incoming and outgoing products are transported by truck. There is a private airport approximately two miles to the west of the City which is used by private airplanes.

The nature of the town and the layout of the streets do not create congestion even during peak hours. However, the results of the public opinion survey indicate a possible parking hazard area in the core area of the City. The results of the public opinion survey also indicate, of those responding, that 98 percent use an automobile exclusively as the means of transportation.

The City is provided with a bus service for Senior Citizens on a bi-weekly basis. The survey indicated a need to expand this service to twice each week.

The City would like to explore the opportunities for establishing bike paths for use by school children on 3rd and 4th Streets. These are the main east-west routes to and from the school.

#### ENERGY

There are no energy sources in the Planning Area. The City is served with electricity by the Northern Wasco County Peoples Utility District. Most homes in the City utilize electricity, propane, or oil for heating, although with increased energy costs, many are returning to wood heating stoves to reduce costs.

The conservation of energy can be accomplished by encouraging new development to locate on existing vacant lots in the City.



## URBANIZATION

The Comprehensive Plan maps indicate an Urban Growth Boundary. This boundary contains the area in which the City may expect to provide urban services, primarily sewer and water, but also police and fire protection in future years. There are some specific concerns regarding the conversion of present agricultural land to urban use. The City recognizes the need for additional lands outside the present platted area of the City and recognizes the corporate city limits extend beyond the platted area. The agricultural lands will be considered available for urban use as need occurs, but only when development is proposed contiguous to the platted area.

The area within the urban growth boundary which is outside the corporate city limits is established in cooperation with the Wasco County Planning Commission. In determining the establishment of the Urban Growth Boundary, the City and County considered 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.

G. Compatibility of the proposed urban uses with nearby agricultural activities.

The following findings concerning the above factors were made:

A. The areas to the north and south of the city limits are designated in response to the existing levels of development.

B. The area to the east of the City was designated to be inside the Urban Growth Boundary after the following determinations were made:

1. The area to the west was zoned for commercial use by the County at the request of local citizens in 1969.
2. There is a need to create additional employment opportunities in the City.
3. The need for additional economic activity in the City is greater than the need to retain the present agricultural usage.
4. The area to the east is the only area suitable for industrial development. The proximity of the area to the primary transportation corridor is considered to be a significant factor for future industrial use.
5. The provision of public facilities in an economic and orderly manner will be accomplished prior to development of the area.
6. The development of the area will be undertaken only after careful consideration of the environment, energy, economic and social factors of the specific development proposal.
7. The development of the area will be undertaken only after the specific development proposal is reviewed to insure compatibility with nearby agricultural activities.

The area surrounding Boyd Market Road must be considered as a secondary urbanization area. The Comprehensive Plan map notes the approximate boundaries of the area. The location of the City's sewage treatment facilities precludes the provision of sewer service to this area without costly expenditures for pumping stations and expanded treatment facilities.

#### GENERAL DISCUSSION

An issue that surfaced during the final phases of the Comprehensive Plan formulation is the question of livestock within the residential zones of the City. The City is a rural agriculturally-oriented town. Many of the town's young people are involved in 4-H projects and maintain a variety of farm animals in the City. Nothing in this plan is meant to prevent these endeavors. As general guidelines, the animals and their enclosures should be maintained in a sanitary condition or adjacent residents may have recourse under the City's Nuisance Ordinance.

## Part V

### LAND USE

To achieve the Goals and Objectives of the plan, it is necessary to allocate land resources accordingly. The Comprehensive Plan Map, a reduced copy of which is included in this document, is the official plan map for the City. The land uses indicated on the map have specific boundaries. Future development must be in accord with the plan and designations. However, the continuation of existing uses shall not be impaired by this plan.

The Comprehensive Plan establishes the following land use categories: Low Density Residential (R-1), Medium Density Residential (R-2), Commercial (C-1), Industrial (M-1), Transitional Agricultural (TA), and Open Space/Flood Plain (O/S). The primary land uses allowed within the boundaries of these land use categories are listed below. Certain types of other uses may be allowed within these categories by the Planning Commission after a public hearing is conducted to consider the specific proposal. These shall be considered as Conditional Uses and a complete listing as to type and intensity shall be provided in the Zoning Ordinance.

### PRIMARY LAND USE CATEGORIES

#### Low Density Residential (R-1)

Purpose: To provide an area for the construction of single-family dwellings. The minimum lot size shall be 10,000 square feet.

*Big*

Medium Density Residential (R-2)

Purpose: To provide an area for construction or placement of a variety of housing types.

These shall include single-family, duplex, and mobile homes. Multi-family units more than duplexes shall be subject to Planning Commission review.

Minimum lot size shall be 10,000 square feet for single-family units and specifically designed duplexes.

Commercial (C-1)

Purpose: To provide an area for the conducting of retail trade within the City.

No minimum lot size is required, however, adequate parking facilities shall be provided. The City shall designate all commercial areas as Fire Zone 1.

Industrial (M-1)

Purpose: To provide an area for the manufacturing of commodities within the City.

The Planning Commission shall consider each proposal on an individual basis. A public hearing shall be conducted to review the proposal.

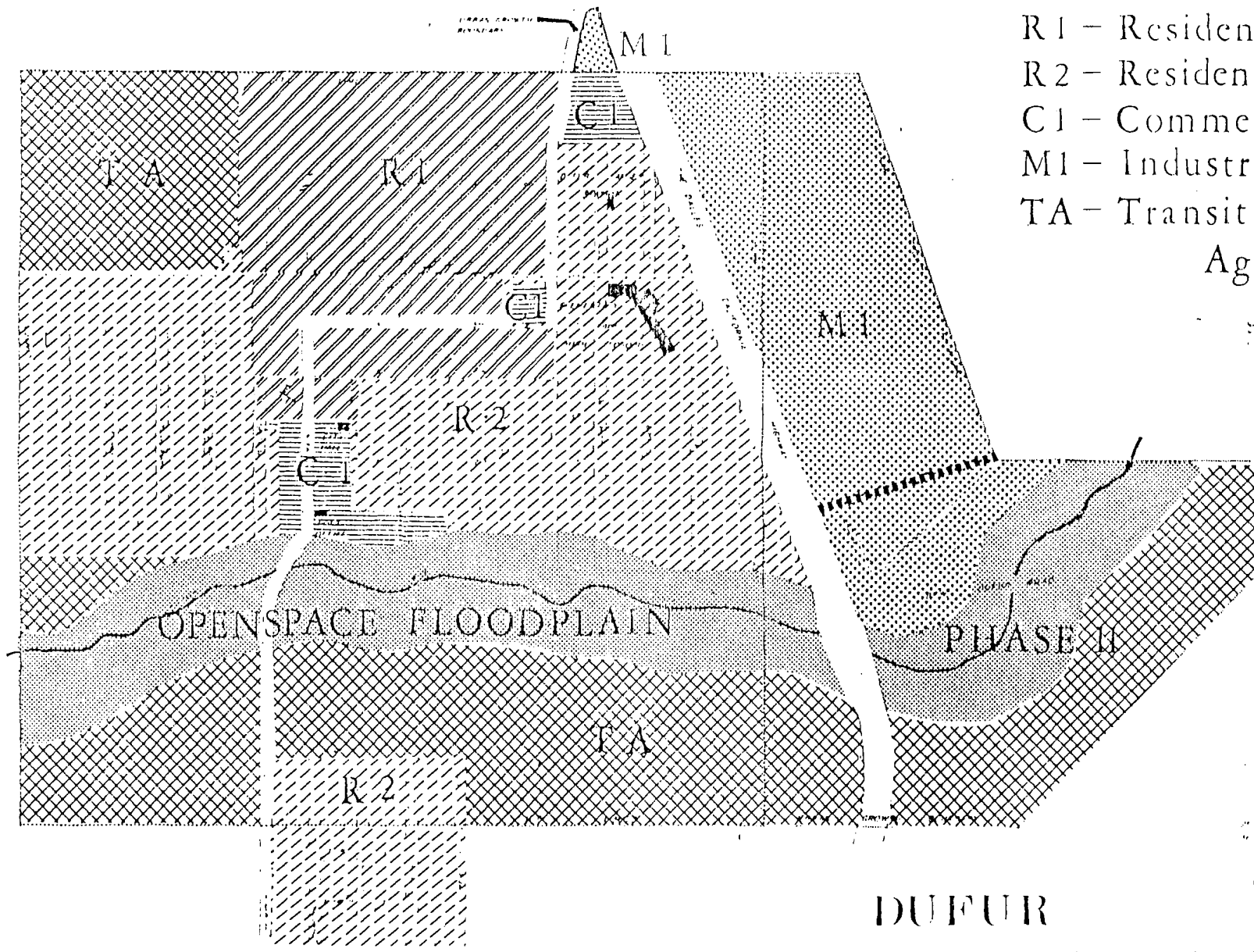
Transitional Agricultural (TA)

Purpose: To maintain existing agricultural lands within the City. Conversion to urban residential use shall require a Comprehensive Plan and zone change for the requested use.

Open Space/Flood Plain/Slope Hazard (O/S)

Purpose: To provide protection from areas that are known natural hazards. No development of a permanent type shall be allowed in these areas, unless proposed construction will meet Federal Flood Plain Insurance standards.

- R1 - Residential (single)
- R2 - Residential (multi)
- C1 - Commercial
- M1 - Industrial
- TA - Transitional
- Agricultural



DUFUR

COMPREHENSIVE PLAN  
MAP

ORDINANCE NO. 210

AN ORDINANCE ADOPTING THE DUFUR COMPREHENSIVE PLAN; PRESCRIBING THE EFFECT THEREOF; PROVIDING FOR REVIEW AND MODIFICATION THEREOF; AND DECLARING AN EMERGENCY.

The City of Dufur does ordain as follows:

Section 1. Findings. The Council hereby finds and determines that the Comprehensive Plan, as hereinafter defined and adopted, is a comprehensive well-considered general plan for the future development of the City of Dufur and of the surrounding territory which bears a relation to the City's planning, and such plan provides for and is necessary to protect and to promote the public peace, health, safety and general welfare within the planning area.

Section 2. Adoption. The Council hereby approves and adopts the Dufur Comprehensive Plan (Plan), attached hereto, marked Exhibits "A" and "B" and by this reference made a part hereof, as more specifically defined as follows:

- Exhibit "A" - A 43-page report, entitled Comprehensive Plan for the City of Dufur, Oregon"
- Exhibit "B" - A multi-colored map, measuring approximately 30" x 36", entitled Dufur Comprehensive Plan, dated with the effective date of this Ordinance, signed by the Mayor and the Chairman of the Planning Commission, and attested by the City Recorder.

Section 3. Filing. The Plan shall be the basis for all decisions relating to land use, public facilities, circulation, community appearance and similar matters. All matters affecting the development of the City and its environs, including but not limited to zoning, subdivision, signs and capital improvements, shall conform to the Plan.

Section 5. Periodic Review. The City Planning Commission shall review the Plan on a biennial basis and recommend to the Council amendments to the Plan which the commission considers necessary. Said recommendations shall be submitted to the Council during the month of

January, 1978, and each January of every even-numbered year thereafter. Should the commission find that no amendments are necessary, this finding shall be reported to the Council.

Section 6. Amendments. The Council from time to time may amend the Plan on the basis of further studies or changed concepts, circumstances or conditions. Proposed amendments may be initiated by the Planning Commission, the Council or by individuals.

Section 7. Amendment Procedure. Before the Council may adopt any amendment to the Plan, the Planning Commission shall conduct at least one public hearing on the proposed amendment and shall submit a recommendation to the Council. Upon receipt of the recommendation, the Council may, should it desire to do so, conduct a public hearing on the proposed amendment. Upon receipt of the recommendation or after the close of the public hearing, in the event the Council desires that such a public hearing be held, the Council may adopt, reject or adopt with modifications the recommendation of the Planning Commission. At least 20 days advance public notice of any hearing shall be published in at least one newspaper of general circulation within the City. A copy of the proposed amendment shall be kept on file with the Recorder for public inspection for at least 20 days prior to the public hearing and may be sent to other public agencies for comment. At least 20 days prior to the public hearing, the Recorder shall inform all persons in the area to be affected by the proposed amendment of the proposed changes. In determining the affected persons to receive notice by mail, renters should receive notice when known to the Recorder. Any defect in the notification of affected property owners, the manner in which such notice is given, or the form of such notice shall in no way invalidate any proceedings to amend the Comprehensive Plan. The notice provisions of this section shall not restrict the giving of notice by other means,



Including posting, mailing, radio or television.

Section 8. Emergency Clause. Inasmuch as there is need for immediate implementation with regard to the Dufur Comprehensive Plan, and it is the duty of the Council to maintain the peace, health and safety of the City of Dufur and its citizens, an emergency is hereby declared to exist and this Ordinance shall go into full force and effect immediately upon its passage by the Council and approval by the mayor.

ADOPTED by the Council of Dufur, Oregon, this 21st day of June, 1977, by the following vote:

Yeas 5

Nays 0

Submitted to the Mayor, June 21, 1977.

Approved by the Mayor, June 21, 1977.

CK Hill - Council Pres.  
Mayor  
*in absence of Mayor*

ATTEST:

Juanita M. Lister  
Recorder