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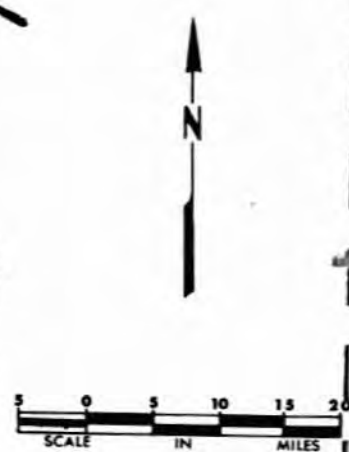
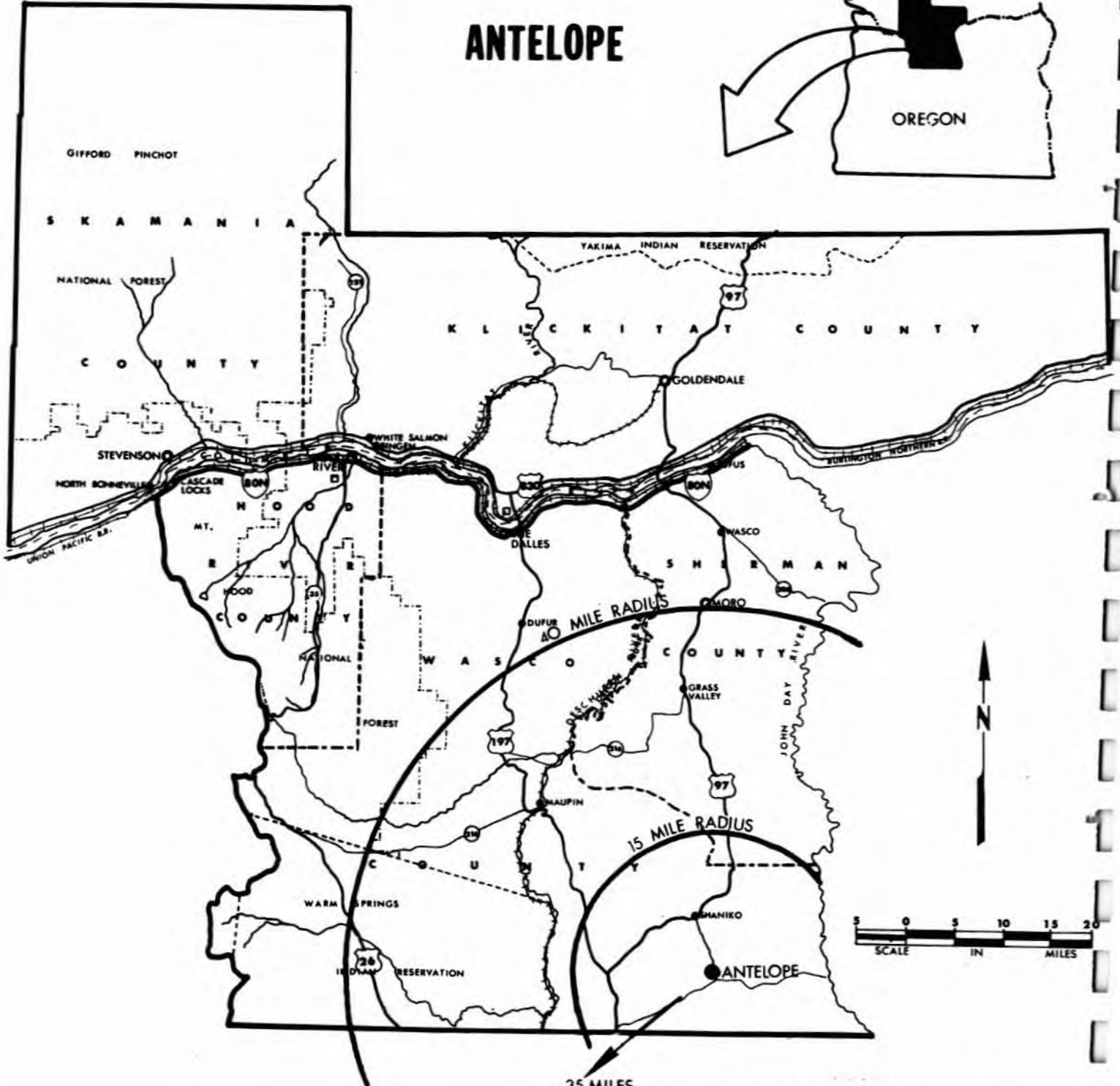
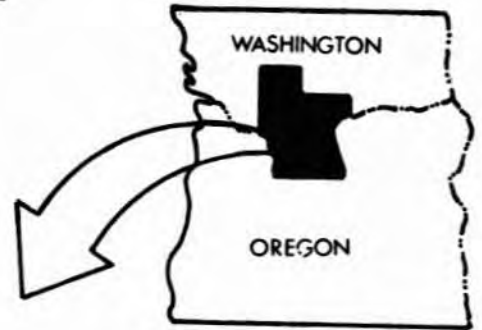
# ANTELOPE

## Comprehensive Land Use Plan

1978

# LOCATION MAP

## ANTELOPE



THE COUNTIES SHOWN ARE MEMBERS OF THE MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT

# MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT

WASCO COUNTY COURTHOUSE ANNEX B  
THE DALLES, OREGON 97058

502 EAST FIFTH STREET

TELEPHONE 503 - 296 2266

June 30, 1978

Mr. Al Khulman, Mayor  
Members of the Antelope City Council  
Citizens of Antelope

Ladies and Gentlemen:

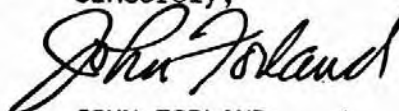
The Mid-Columbia Economic Development District is pleased to present this document entitled Antelope Comprehensive Land Use Plan, 1978 to the City Council and citizens of Antelope. This plan represents an update of the 1971 land use plan and was prepared by the MCEDD staff pursuant to the request of the City Council and as outlined in the contract for planning services dated July 1, 1977.

This land use plan contains base information which is not only useful and necessary to formulate land use policy but can also serve as the community resource reference document. A land use plan is defined as a set of policies and a map. The policies identified in this plan, along with the accompanying map, will form the basis for all future land use decisions. Careful review of the policies and map should be completed, as described in the document, to assure that the changing needs and desires of the community are met.

If the review by the Land Conservation and Development Commission, within 90 days of receipt, indicates any need for revision, our responsibilities and obligations to the City of Antelope continue until compliance is granted. Upon the Commission's granting of compliance MCEDD's obligations have thus been discharged under the existing contract. However, the MCEDD Board and staff stand ready to assist the City in any way possible to help review, revise and implement the plan as the chosen course of action.

We trust that the implementation of this plan will preserve the desirable physical and social characteristics of the City and lead to balanced growth and development.

Sincerely,



JOHN FORLAND  
Executive Director

JF/rt

ANTELOPE

REVISED  
COMPREHENSIVE LAND USE PLAN  
MAY, 1978



THE COMPREHENSIVE LAND USE PLAN  
ANTELOPE, OREGON

Prepared by

Mid-Columbia Economic Development District

JOHN S. FORLAND  
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Additional financial assistance was obtained through the State of Oregon Department of Land Conservation and Development.

May, 1978

## ELECTED AND APPOINTED OFFICIALS

### ANTELOPE CITY COUNCIL MEMBERS

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Anne Hicks  
Irene S. Wilson  
Vern Mobley  
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## ACKNOWLEDGEMENTS

The following people have contributed to  
the development of this plan.

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Arthur Hicks  
Margaret Mobley  
Chester Reynolds  
Ray K. Reynolds  
Merle Sygit

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# INTRODUCTION

## PLANNING FOR ANTELOPE

This comprehensive plan was developed for the City of Antelope to serve as the guiding document for all future land use decision. It is designed to do several things: to insure the future livability, so that Antelope is at least as nice to live in the future, if not better than it is today; to manage future growth and development so that it is orderly and is in harmony with the public desires of the area; and to conserve natural resources to provide for their wise utilization or preservation. It also will provide the basis for business, the public, and individuals to make sound investment decisions. By knowing where and how development may occur, financial savings will be realized and development can proceed more rapidly while attaining the desired livability goals determined by the area.

Those living in Antelope enjoy beautiful scenery, a quiet rural community, an unhurried life, and natural resources that often provide an economic livelihood. However, poorly considered land use decisions leading to a disorderly and often uneconomic land use pattern can threaten this enviable way of life. We can no longer afford to make these arbitrary decisions regarding land uses, we must instead, consider land for what it really is, not a commodity to be bought and sold, but rather a resource, a non-renewable resource for which competition for its use is becoming increasingly intense.

Once land has been committed to a particular use it is often physically impossible, or economically impractical to reclaim it. Consequently, this and the high private costs of site development and the higher public costs of providing utilities and services make it essential that all options be carefully considered prior to land use decisions. Such is the purpose of this planning process.

## PLANNING PROCESS

The basic questions that must be addressed in land use planning are as follows:

- A. What do we have today?
- B. What type of land use patterns do we want in the years to come?
- C. How do we achieve these aspirations?

In over-simplified terms, the answers to these questions are sought through the planning process.

Generally defined, the planning process, includes: researching of inventories, analysis, planning, implementation and review. The formulation of this plan combines the first three of these phases. The review phase indicates that the process is dynamic and ongoing rather than a static one-time event. Review of the comprehensive plan is scheduled for every six months with a total update scheduled for a three to five year period. The review and update are necessary to include and reflect changing social values, attitudes and competition for the use of the land.

Citizen participation in the planning process is not only desirable but essential if the community is to have a complete understanding of the comprehensive plan.

Residents from the city of Antelope have had the chance to become involved at the earliest stages of the planning process, through writing and distribution of questionnaires, activity on the planning group and various tasks assigned to complete the plan. Many of these people have remained involved throughout the construction of the entire comprehensive plan.

Special purpose districts and agencies of all types have also had their opportunity to be involved. See Appendix (D).

#### COMPREHENSIVE PLAN DEFINITION, ORS 197.015

"Comprehensive Plan" means a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county, or special district that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs. "Comprehensive" means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the areas covered by the plan. "General nature" means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity, or use. A plan is "coordinated" when the needs of all levels of governments, semipublic and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. "Land" includes water, both surface and subsurface, and the air.

#### PLANNING INTENT

The intent of this plan is to establish a single, coordinated set of policies which will act to provide for orderly development of Antelope and its surrounding area. These policy statements are intended:

1. To give direction to planning, to establish priorities for action, and to serve as guidelines for future decision making.

2. To provide a standard by which accomplishments and progress can be measured; and
3. To promote a sense of common identity that will unite and strengthen the community so that they might maintain and improve the quality of life in the area.

Finally, it is the intent of the plan to assist the general public, private enterprise, special purpose districts, federal, state and local agencies, city and county administrators, and all other special interests in understanding the desires of the citizens of Antelope. The regulatory measures designed to implement the city's desires are also discussed in this plan.



# PLAN AMENDMENTS

## COMPREHENSIVE PLAN AMENDMENT PROCESS

This plan is not cast in concrete. It is a public plan by a changing society in a developing and renewing, dynamic situation. The plan will be reviewed twice yearly to assure that it reflects the desires and needs of the people it is designed to serve, and that the plan is achieving the desired goals. However, it will not be changed dramatically or capriciously at each review if individuals, organizations, and public agencies are to be able to rely on it. With these reviews most adjustments will be small and easily accommodated. Those people and agencies, as well as the general public who were involved with the preparation of this plan, will be given the opportunity to be included in any review so their understanding and support of the plan will continue.

## TYPES OF AMENDMENTS

A Comprehensive Plan Amendment may take the following forms:

1. Amendment of one or more policies of the plan.  
(Legislative Revision)
2. Amendment to the text of the plan. (Legislative Revision)
3. Amendment of a portion of the Comprehensive Plan map.  
(Legislative Revision or Quasi-Judicial Change)

## LEGISLATIVE REVISIONS

Legislative revisions include land use changes that have widespread and significant impact beyond the immediate area such as quantitative changes producing large volumes of traffic; a qualitative change in the character of the land use itself, such as conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships. The plan and implementation measures should be revised when public needs and desires change and when development occurs at a different rate than anticipated. Legislative revisions shall only be initiated by a member of the City Council.

## QUASI-JUDICIAL CHANGES

Quasi-Judicial changes are, those which do not have significant effect beyond the immediate area of the change, ie., narrow in scope and focusing on specific situations. Quasi-Judicial changes may be initiated by a property owner, by filing the application with the City Recorder and paying the plan change fee.

A public hearing shall be required before any quasi-judicial plan change takes place. The following criteria must be followed in deciding upon a plan change.

### Substantive Criteria

1. The burden in all land use proceedings is upon the applicant.
2. In reviewing the record a court will look to the following in deciding upon a plan change.
  - a. The proposal is in accordance with the comprehensive plan goals and policies.
  - b. The public need is best served by changing the planned use on the property under consideration.

### Procedural Process

1. Parties at a plan change hearing must have an opportunity to be heard and to present and rebut evidence.
2. There must be a record which will support the findings made by the City Council.
3. There must be no pre-hearing contacts on the subject of the hearing.

### NOTIFICATION OF HEARING

1. Notice of Public Hearings shall summarize the issues in an understandable and meaningful manner.
2. Affected persons of plan changes shall have notice by record of mailing of proposed comprehensive plan changes. Affected persons of plan changes includes those owners of record of real property located within at least 300 feet of the proposed change.
3. Notice of a legislative or judicial public hearing shall be given by publishing a notice in newspapers of general circulation at least 30 days prior to the day on which the hearing is to be held.

# CITIZEN PARTICIPATION

## THE STATEWIDE GOAL

A comprehensive land use plan deals with almost every aspect of community activity, from recreation to commercial development, from industrial site designation to residential and agricultural placements. That is why citizen involvement is so important. To plan a community without the community doing the planning is just unworkable. The citizens of a given area must have the opportunity to express both their majority and minority feeling towards the future of their community if the plan is to have support and be workable.

The State of Oregon has recognized this very important aspect of community planning and has (in SB 100) mandated that citizen involvement be part of every comprehensive planning process in Oregon.

The statewide goal reads:

*"To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

*The governing body charged with preparing and adopting a comprehensive plan shall adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the ongoing land-use planning process.*

*The citizen involvement program shall be appropriate to the scale of the planning effort. The program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues.*

*Federal, state, and regional agencies, and special purpose districts shall coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities."*

## CITIZEN INVOLVEMENT PROGRAM

The following program was developed and adopted by the City to insure citizen involvement in planning for the City of Antelope.

The Committee for Citizen Involvement for Antelope will consist of the Antelope City Council. The CCI members shall be selected by an

open, well-publicized process, and shall broadly represent the citizenry of the community. This body will be responsible for the implementation of the following activities and programs.

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

The primary purpose of the Citizen Advisory Group will be to advise and provide input to the City Council concerning land use issues relative to the City of Antelope. This program of citizen involvement will not end with the adoption of this plan but will continue as outlined here and in the policy section of this plan.



# PHYSICAL CHARACTERISTICS

## GENERAL PHYSICAL SETTING

The City of Antelope is located along the end of the Columbia High Plateau in southern Wasco County, eighty-four miles from The Dalles and the Columbia River. The elevation of Antelope is 2,631 feet. The eight mile long Antelope Valley permits some crop production where soil depths reach twenty inches. The City serves as a minor service area for nearby farmers and ranchers and, because of proximity of low-cost outdoor recreation, has good potential as a retirement community.

Antelope, located in Wasco County, is a member of the Mid-Columbia Economic Development District. The District is comprised of five counties; Hood River, Wasco and Sherman Counties in Oregon, and Klickitat and Skamania Counties in Washington (see location map). The District has three distinct geographical provinces of which the differences are abrupt and distinctive. The provinces are the Cascades, the Columbia River Gorge, and the High Plateaus. The latter are sparsely populated and in the Antelope area contain wheat ranches and rangeland. Major attributes of Antelope, in the absence of identified resources other than specimens attractive to rockhounds, are open space and clean environment.

## TOPOGRAPHY AND DRAINAGE

The city is located on a gently sloping area with a total elevation change, within the city limits, of 175 feet. Located below a steep canyon and ridge line flooding can occur during periods of rapid run-off due to heavy rains or snow melt. This flooding, historically, has been minor but can be aggravated when obstructions enter the drainage areas. A further description of Geologic hazards and flooding is found in the Geology and Natural Hazards section of this plan.

## CLIMATE

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

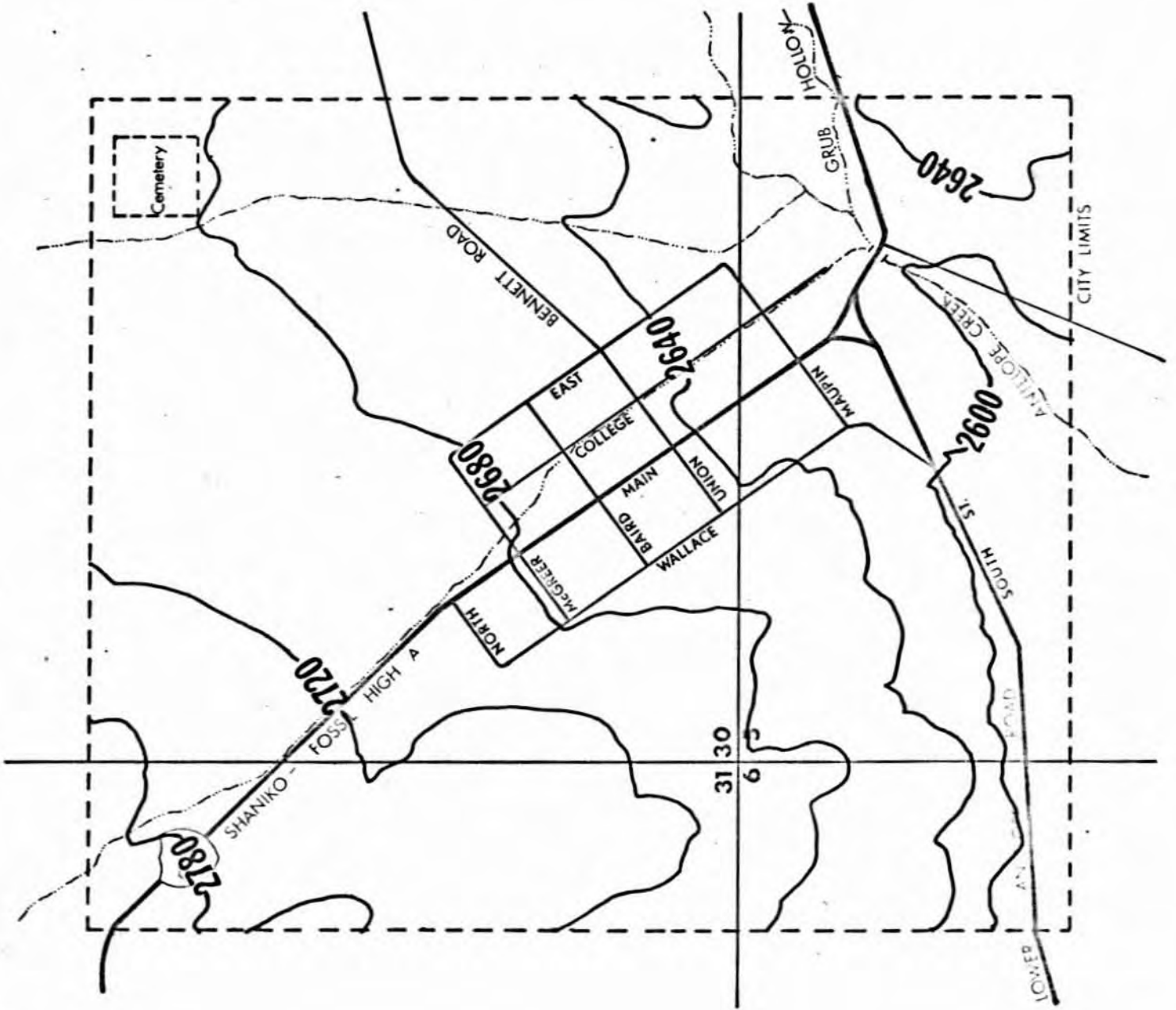
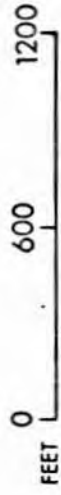
A drier, warmer climate is found in the eastern portions of the county. Precipitation amounts average less than 14 inches per year. Average annual temperatures are greater than 50 degrees Fahrenheit. Precipitation decreases and temperatures increase at the lower elevations near the Columbia River and other river valleys. The eastern and lower portions of the county have a longer growing season. The average number of days without killing

# ANTELOPE 1978

## TOPOGRAPHY

ELEVATION IN FEET

Contour Interval - 40 feet



frost in Antelope is approximately 130 days. The normal frost-free season is from early May to late September.

The topography of the county forms microclimates. The higher portions of rolling hills have higher soil temperatures because they are exposed to the sun and drying winds. These differences are visible in the changes in vegetation.

As a result of the topographic differences between Antelope and the Columbia River region(84 miles distant), the climate of Antelope is temperate and semi-arid. "Low annual precipitation, low winter temperatures, and high summer temperatures are typical." Extremes in temperature are more likely to occur in Antelope than in other portions of Wasco County due to east winds which prevail when a continental air mass dominates the area.<sup>1</sup>

TABLE 1  
TEMPERATURE

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

TABLE 2  
PRECIPITATION

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

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<sup>1</sup>  
Comprehensive Plan Draft for the Western Planning Unit, Wasco County, August 1977.

TABLE 3  
GROWING SEASON

<u>Location</u>	<u>Average Number of Days Without Killing Frost</u>
Wasco Co. overall	100 to 217 (depending upon location and elevation)
Western Wasco Co. (higher elevations)	30
The Dalles	180
Wamic	110
Antelope	130

AIR QUALITY

As far removed from industrial sources or even the imposition of pesticides used in agriculture as Antelope is, the air is of excellent quality. There are no "bowls" or canyons to foster temperature inversions or restrict lateral dispersion of air. Antelope's fine climate is one of the amenities residents cite for locating or remaining in that city.

SOILS

Soil is one of the major inputs into the agricultural production process. It is also one of the physical properties of the earth that is most frequently taken for granted.

The physical properties of any given soil are determined by the combination of five factors: (1) the physical and mineralogical composition of the parent material; (2) the climate under which the soil material has accumulated and has existed since accumulation; (3) organisms, chiefly vegetation; (4) the relief, or lay of the land; and (5) the length of time the forces of development have acted upon the material (Soil Conservation Service, 1964). The continuation of these factors have resulted in the development of five soil phases within the city limits of Antelope.

The Tub soil series contains three of the five soil phases: Tub gravelly clay loam, 1 to 12 percent slopes (Tgc); Tub cobbly clay loam, 12 to 40 percent slopes (ThE); and Tub very stony soils, 1 to 20 percent slopes (TvD). The other two soil phases are: Willowdale loam, 0 to 2 percent slopes (Wd), and one phase of the Day series, Day clay, 8 to 40 percent slopes (DaE).



Each soil phase is unique. Because of this uniqueness, each soil reacts differently to external forces caused by nature or by man. In urbanizing areas, seven developmental factors are especially important and relate directly to the various soil phases and the properties thereof. Listed below are the five soil phases that occur within Antelope, the seven developmental factors or uses that are especially important in urbanizing areas, the relative rating of the soil with respect to the use and the most restrictive feature in each particular case.

Sanitary Facilities and Community Development

<u>Use</u>	<u>Soil</u>	<u>Rating</u>	<u>Restrictive Feature</u>
Septic Tank Absorption Fields	Tgc	Severe	Percolates Slowly
	Wd	Moderate	Floods
	ThE	Severe	Percolates Slowly, Slope
	TvD	Severe	Percolates Slowly, Stones
	DaE	Severe	Percolates Slowly, Slope
Dwellings Without Basements	Tgc	Severe	Shrink-Swell
	Wd	Severe	Floods
	ThE	Severe	Slope, Shrink-Swell
	TvD	Severe	Shrink-Swell, Stones
	DaE	Severe	Shrink-Swell, Slope
Dwellings With Basement	Tgc	Severe	Shrink-Swell
	Wd	Severe	Floods
	ThE	Severe	Slope, Shrink-Swell
	TvD	Severe	Stones, Shrink-Swell
	DaE	Severe	Shrink-Swell, Slope
Small Commercial Buildings	Tgc	Severe	Shrink-Swell
	Wd	Severe	Floods
	ThE	Severe	Slope, Shrink-Swell
	TvD	Severe	Stones, Shrink-Swell
	DaE	Severe	Slope, Shrink-Swell
Local Roads and Streets	Tgc	Severe	Shrink-Swell
	Wd	Moderate	Floods
	ThE	Severe	Slope, Shrink-Swell
	TvD	Severe	Stones, Shrink-Swell
	DaE	Severe	Shrink-Swell, Slope
<u>Recreation</u>			
Camp Areas	Tgc	Moderate	Too Clayey, Percolates Slowly
	Wd	Slight	
	ThE	Severe	Slope
	TvD	Severe	Stones
	DaE	Severe	Too Clayey, Slope
Picnic Areas	Tgc	Moderate	Too Clayey, Slope
	Wd	Slight	
	ThE	Severe	Slope
	TvD	Severe	Stones
	DaE	Severe	Too Clayey, Slope

Source: Soil Interpretation Sheets for Oregon

The Willowdale soil to the south and east of the developed portion of Antelope offers good to fair suitability as a wildlife habitat inasmuch as it demonstrates compatibility with grain and seed, grass and legume. It also provides potential as a habitat for openland and woodland wildlife. The other soil phases, those of the Tub and Day series, again offer limited wildlife habitat suitability and little to no crop or pasture capability, except for in the rangeland where bluebunch wheatgrass and Idaho fescue may be found, and, on well-drained bottomland, giant wild rye.

In addition to the physical constraints that a particular soil phase might place upon an urban development or use, another factor to be considered is the capability classification and the quantity of grain that each soil phase will produce.

The capability classification is a general soils classification which indicates the relative suitability of soils for farming. It is a practical grouping founded upon the limitation of the soils, the risk of damage when they are used and the way they respond to treatment.

The capability classification is based upon the capability class and the subclass. The capability class is designated by Roman numerals, I through VIII. Class I soils have the fewest limitations, the widest range of use and the least risk of damage when they are used. Class I soils are the best agricultural lands in the state. Class VIII soils are on the other end of the scale and are the poorest soils in the state. The soils in between have progressively greater natural limitations.

The subclasses indicate the principle limitation within the class. Subclass "e" indicates that soil erosion is the main limitation, unless close growing plant cover is maintained. Subclass "w" is used to indicate that the chief limitation is water interference.






Listed below are the soils that occur within the city limits of Antelope, their respective capability classification and the approximate dry-land wheat yield per acre.

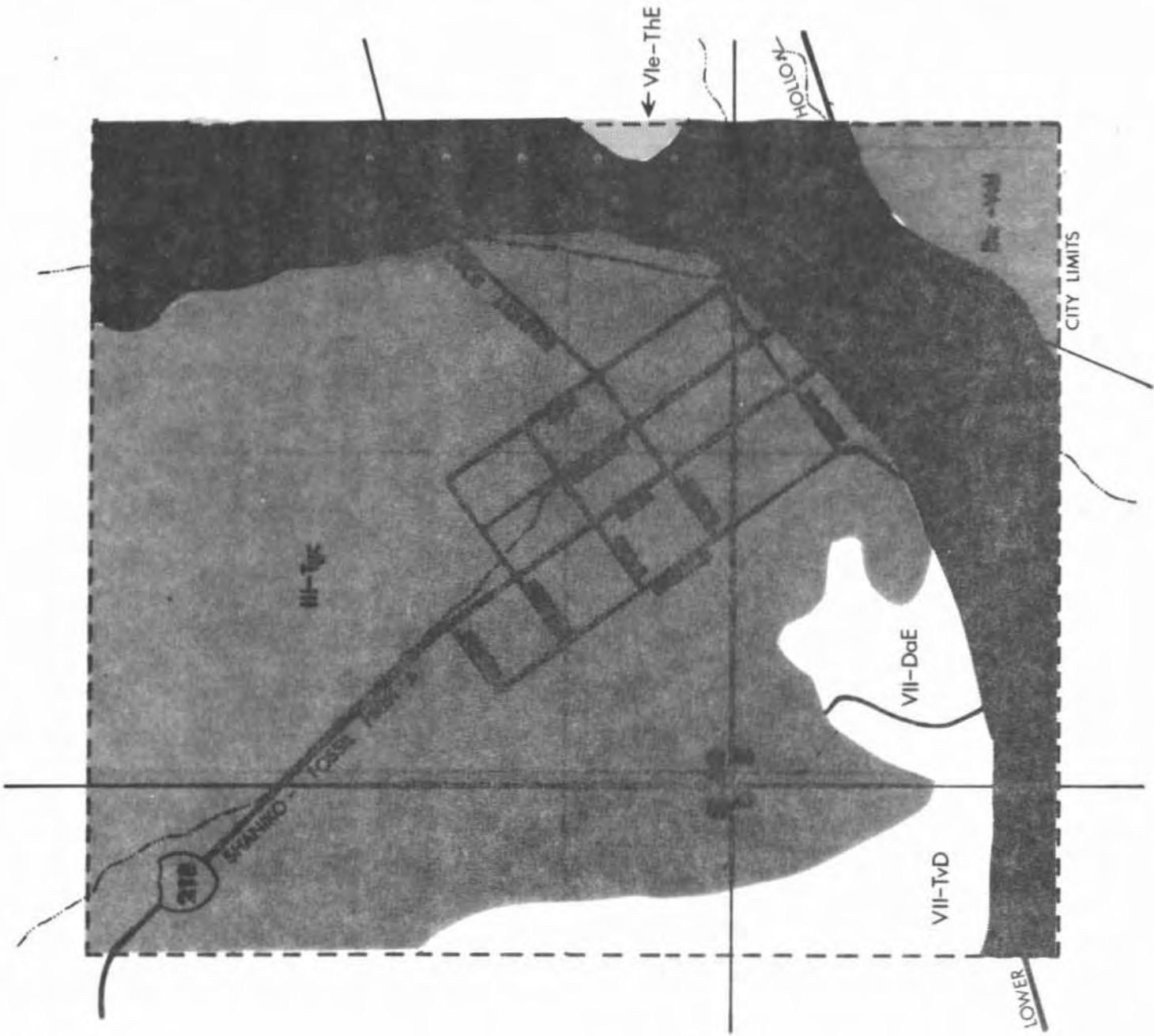
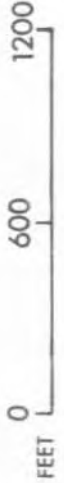
<u>Soil</u>	<u>Capability Classification</u>	<u>Average Wheat Yield/Acre</u>
Wd	IIw	70 (Irrigated)
Tgc	III	25 (Non-irrigated)
ThE	VIc	-- (range)
TvD	VII	-- (range)
DaE	VII	-- (range)

Source: U.S.D.A. Soil Conservation Service

# ANTELOPE 1978

## SOILS MAP

- |   |         |                            |
|---|---------|----------------------------|
|  | IIw-Wd  | Willowdale loam            |
|  | III-TgC | Tub gravelly clay          |
|  | Vle-thE | Tub cobbly loam            |
|  | VII-TvD | Tub very stony soils 1-20% |
|  | VII-DaE | Day Clay 8-40% Slopes      |



## GEOLOGY AND NATURAL HAZARDS

Because the area surrounding the City of Antelope is extremely folded and faulted, geologically, there is a potential for earthquakes. However, the depth of the faults makes the possibility of a severe earthquake fairly remote; and this has proven to be the case, historically.

The developed portion of the City of Antelope, and most particularly the southeastern area which is in nearest proximity to the confluence of the drainages, experiences flooding during extremely heavy upstream precipitation. Antelope receives run-off from four additional drainages culminating in the vicinity of the Shaniko-Willowdale intersection. The rocky soil mantle and the lack of permeability are factors contributing to the hazard of flooding. In 1964 a flood resulted in the washout and flooding of the bridge southwest of the city on the Antelope-Fossil Highway (OR 218).

During periods of flooding, the transport of boulders, pebbles and brush tend to clog the drainage systems. Citizens of Antelope are aware of this tendency and exercise vigilance during times of sustained heavy rainfall.

Overall, Antelope enjoys relative freedom from natural hazards except for the two minor or occasional ones described above.



# SOCIAL CHARACTERISTICS

## HISTORY

The City of Antelope was originally a stage and freight wagon road stop on the Old Dalles to Canyon City Trail, and was named by Joseph Henry Shearer in the early 1860's after the many Antelope that could be found in the eight mile long, one-half mile wide valley of the same name.

In its early days Antelope consisted of a stage station, a hotel, a blacksmith shop and, eventually a saloon. Howard Maupin came to Antelope in 1863 to operate a horse ranch, becoming the caretaker of the stage station which was established by Henry Wheeler in 1864. Maupin began raising cattle to provide meat for the travelers. Nathan Wallace, who is credited with being Antelope's first postmaster, acquired Antelope from Maupin in 1870. The post office was officially opened in 1871, and the community was considered to have been "established" in 1873.

Antelope became a natural center for cattlemen and, later, sheepmen, expanding and enjoying considerable prosperity. The years 1870-1910 were known as the era of the big sheep ranches, with sheepherders being imported from Spain, Australia and Scotland. In 1881 the town relocated to its present location, two miles south of the original stage and wagon stop, when the stage route changed. The community experienced a "boom" in 1892 when a "new" school was built and the Antelope Herald began publication. Antelope was incorporated in 1896 with John Hollingshead serving as the first mayor. In 1897 the Community Church was built. By 1898, with a population of 170, Antelope contained three livery stables, one blacksmith shop, three mercantile stores, four hotels, one meat market, seven saloons, a church, drug store, barber shop, bowling alley, funeral parlor, post office, city hall, jail, and a community center called "Tammany Hall." The city on the gold trail to the John Day country offered a gay social life complete with "formals," gaslights and boardwalks.

A raging fire in the summer of 1898 destroyed most of Antelope's business district which was never to be rebuilt entirely. Damage was calculated to be \$70,000. Despite the losses, Antelope became a two newspaper city in 1900 when The Herald met competition in the form of The Antelope Republican. Next, came the range war era bringing sheep losses attributed to or claimed by the Crook County Sheep Shooters Association to 10,000 in 1905. Shed and hay burning accompanied the slaughter of sheep. The declining sheep market and the extension of the Columbia Southern Railroad into Central Oregon, coupled with the disastrous fire, were responsible for Antelope's decline since its 1898 heyday. 1917 was another significant year contributing to Antelope's further decline with the decision to relocate U.S. Highway 97. Subsequent years of significance affecting Antelope include the Pelton Dam Project in 1938 and the coming of electricity in 1939.

An end to isolation came in 1960 when the roads approaching Antelope were surfaced. Today the city is experiencing a renewal of spirit, wishing

to foster its image as a retirement-oriented community with civic pride and improvements. Business enterprises consist of a combination restaurant, store, post office, and gas pump under one structure and management, and a trailer court. Plans are underway for a day use park within the city limits; and consideration is being given to developing the tourist potential associated with a natural resource, namely "rockhounding," and preservation of the historic buildings still remaining in Antelope. The population has increased from a 1960 low of 46 to 55 in 1976.

#### POLITICAL STRUCTURE AND ADMINISTRATIVE FACILITIES

Antelope was incorporated in 1896, and the city government consists of a mayor and six-member city council which meets as a committee of the whole. Three council members are elected every two years, and the mayor and recorder are each elected to serve two year terms of office. The council holds its monthly meeting on the first Tuesday at the school.

Antelope is a member of the Mid-Columbia Economic Development District and the Council of Governments for administrative District 9. State Representative District 55 and State Senate District 28 include Antelope as does U.S. Representative District 2. The 7th Circuit Court has jurisdiction over Wasco County, including Antelope.

#### ATTITUDE SURVEY SUMMARY

With seventeen Attitude Surveys being returned for compilation, response from Antelope residents was high, representing one-third of its population. Most residents responding appeared to have missed the first question which asked them to compare Antelope with other communities but of the seven who did reply, all rated Antelope good or excellent as a place in which to live.

A majority categorized such local services as water quality, electric service and schools as average or above average; and water supply, fire and police protection were considered generally below average or poor. Ambulance service was rated poor.

Health and safety factors clustered in the average column except for pronounced dissatisfaction with weed control, lack of sidewalks, and of course, the absence of local medical and dental services. General satisfaction was registered with regard to streets -- lighting, maintenance, and layout.

Employment opportunities were pronouncedly poor or there was no opinion, a possible reflection of the high number of retired residents responding. There was general agreement about the average quality of government services although about a third felt two or three branches to be poor. Opinion was divided regarding the participation factor.



Poor marks prevailed for the entire Parks and Recreation section.

Climate and air quality received top ratings and friendliness was largely average or above, reflecting the reasons many people remain in or move to Antelope, despite the lack of shopping facilities, housing and restaurants.

Few people wished to express an opinion regarding an increase in taxes, preferring no change and a willingness to accept existing conditions as long as living costs were kept to a minimum. No encouragement was indicated for heavy industry, a split-opinion was rendered on light industry, and there was strong feeling expressed for Antelope to be a community which would encourage residence by retirees. All but one would like to see old, dilapidated buildings removed, and buildings receiving multiple votes for preservation were the jail and community church. New business suggestions included a small motel, restaurant and a recreation building. Few would utilize bus service to The Dalles, if offered, and then infrequently.

Residents felt there was little or no choice of housing for newcomers to Antelope and there were few solutions offered other than mobile homes or homes under \$30,000 and virtually no opinion regarding reaction as a city to mobile homes or mobile home parks.

Peace and quiet, salubrious air/climate/weather, friendliness and low living costs were the reasons most people expressed for moving into Antelope, if they were newcomers within the last five years. Most of those responding to the questionnaire had lived in Antelope less than ten years, and the majority were in the age groups of 51-64 or 65 years and over.

A city park was assigned the highest priority as a recreational addition to Antelope, followed by desire for a recreation center. Since matching federal and state funding has been approved for a park, this need is on its way to being met. Property cleanup is another need expressed but opinion was completely divided regarding which streets were most in need of improvement, ranging from all to none.

Respondents fell primarily into the retired category, which reflects the desire for residents to have Antelope remain relatively unchanged, particularly as it applies to financial effects on them. A substantial list of constructive suggestions was written and appears in the actual Attitude Survey compiled as Appendix E in Part X of this Plan.

## POPULATION

The population in Antelope appeared to peak in the approximate time period of 1910 - 1920 when there were more than 300 residents. Antelope then experienced a decline to a low of 46 in 1960. With the 1970 U.S. Census, the trend began to reverse when a population of 51 was recorded, and a population of 55 as of July 1, 1976 was certified by Portland State University's Center for Population Research and Census.

Residents have evidenced interest in seeing a small, manageable growth proceed, particularly along the lines of Antelope's becoming principally a retirement community offering low cost living in an area abundant in natural outdoor resources/sport activity, having salubrious climate and clean air, and offering a modicum of amenities. The number of residents age 65 and over, nine according to the 1970 census, represented 17.6% of its then population of 51. This percentage is higher than that of Wasco County as a whole which was 11.44%.

The following U.S. Census figures and estimates demonstrate a slight upward movement in population rather than a continued downward trend.

TABLE 4  
POPULATION CHANGE

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1930	136	
1940	90	-33.8%
1950	60	-33.3%
1960	46	-23.3%
1970	51	+10.9%
1976 (Estimated)	55	+ 9.8%

Wasco County's 1970 population of 21,133 is 72 people or 3.56% less than the population of 1960.

TABLE 5  
AGE/SEX BREAKDOWN - ANTELOPE 1970

<u>Age</u>	<u>Male</u>	<u>Female</u>
Under 5	1	0
5 - 13	2	4
14 - 21	5	3
22 - 34	2	0
35 - 44	1	2
45 - 54	1	2
55 - 61	3	2
62 - 74	7	3
75 - +	<u>1</u>	<u>1</u>
Totals	29	22

Based on the preceding table, tabulating age and sex of Antelope residents, and on the 1977 survey conducted by MCEEDD in Antelope (see Appendix D), fewer children and young adults are indicated, placing the over fifty age group in predominance. With the bulk of the population over 34 years of age and with few women of childbearing age, the population is not expected to increase on its own.

The migration trend is another population factor to be studied.

Migration for the State of Oregon

1940 - 1950	Heavy in-migration
1950 - 1960	Small in-migration
1960 - 1970	18% growth for the state, attributed primarily to in-migration
1970 - 1975	Accelerated in-migration

Question number 67 of the Attitude Opinion Survey addressed the age groupings in Antelope. It showed the following:

67. How many people in your household fall into each of the following age groups?

1 under 10   1 10-17   1 18-22   1 23-35   2 36-50   10 51-64   8 65 and over

The pattern apparent is that young people out-migrate in the late teens to early 20's. In-migration begins to occur from people of retirement age.

An accurate projection to 1980 is impossible due to several factors. The small number of individuals involved influences statistics in an unrealistic manner. The overall nonagricultural employment picture is not clear, and the population picture of the county is directly reliant upon the amount and location of services which the existing communities elect to provide.<sup>1</sup>

Portland State University has attempted a population projection for Wasco County and its figures are as follows:

<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
20,400	21,200	21,900	22,600	23,000

Population growth within Wasco County is projected for primarily

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<sup>1</sup>  
Source: Mid-Columbia Solid Waste Plan: Generation, Disposal and Management for Wasco, Hood River and Sherman Counties, MCEEDD, November 1975.

those areas in the northern sector which are located within close proximity to the Columbia River and I-80N. Following the trend for the southern portion of the county, a stabilized or gradually increasing population may be indicated for Antelope based on evidence of citizen interest in improving the environment of Antelope.

Additional factors enhancing a gradual growth pattern for Antelope are: citizen interest in restoring historic buildings; the nearby recreational opportunities for fishing, hunting and rockhounding; and Antelope's projection of itself as a friendly community offering low-cost retirement living.

### ECONOMIC CONDITION

The economic condition of Antelope can be analyzed largely with common sense knowledge and with much of what has been described in the text of this plan. The major employment activity in the Antelope area is ranching and farming. The outlook in years to come is for a continuation of that employment activity and a possible increase in employment for various service-related activities.

A lack of employment opportunities in the Antelope area is not a major factor in the economic health of this retirement-oriented community nor will it diminish the livability of Antelope for existing or future residents.

One, single natural resource which can be found abundantly in the Antelope area which could contribute substantially to the economy, if developed, is that of rocks, including minerals and petrified wood. Rockhounds from all over the United States and Canada come to the area each year to search for the valuable rocks. A "Rockreation Center" has been proposed and funds to develop it are being sought with the help of the Mid-Columbia Economic Development District. A more detailed description of this economic resource is found in the "recreation" section of this plan. Policies relating to economic development are found in the "Policies" section.



# COMMUNITY FACILITIES AND SERVICES

## PROTECTIVE FACILITIES

### Police Protection

Police protection is provided under the jurisdiction of the Sheriff of Wasco County. There is routine patrol by one unit once or twice a week, "on call" service, and extra service for hunting seasons.

### Fire Protection

A volunteer system, encompassing everyone who is "able", provides local fire protection service in Antelope. Equipment includes a truck with 650 gallon capacity, two hose carts and other individual assistance, rendering the city virtually self-sufficient.

## EDUCATION FACILITIES

### School

Nine young people attend the local school which encompasses grades one through six. Junior high and high school students attend school in Madras, are picked up at the store in Antelope at 7:30 a.m. and returned there at approximately 4:15 p.m.

### Library

The Wasco County Library maintains book services in the Antelope Store, bringing replacements or requests every six weeks. There are books for all ages and an encyclopedia. Books are available when the store is open which is seven days a week, 7:00 a.m. to 5:00 p.m.

### Historical Sites

The Statewide Inventory of Historic Sites and Buildings in 1976 listed Antelope as an area of the 1860's in Transportation and Communication and the following three buildings: the Lodge Hall on Main Street (Antelope Lodge Number 44 of the A.O.U.W.) which is dated 1893 and thought to be the only one of its kind standing in Oregon; the Antelope Community Church dated 1897 and known historically as the Methodist Episcopal Church; and the Unknown House on the west side of Highway 218, thought to date to the 1860's or early 1870's, making it the oldest residence in the community. The Statewide Inventory is prepared under the direction of the Oregon State Historic Preservation Office, Parks and Recreation Branch, Department of Transportation. The



inventory in which the enumerated sites in Antelope appear is the pool for which nominations to the National Register of historic places are drawn. At present there is no statewide legislation to protect such sites.

## MAINTENANCE AND REFUGE DISPOSAL

### Streets and Park Maintenance

Streets in Antelope are maintained by the city with the expenses being borne by the city and county except for Highway 218 which is maintained by the State of Oregon. As of this writing (October 1977) Antelope has had no park to maintain. However, this condition is subject to change because Antelope has recently been awarded a federal grant, to be matched by the city, to construct a park. (See "Recreation Facilities"). The Wasco County Weedmaster maintains weed control on rights-of-way and attempts to cover the area once a month.

## COMMUNICATION FACILITIES

### Postal Service

The Post Office in Antelope receives and dispatches mail six days a week, Monday through Saturday, with mail arriving from Portland via Highway Star Route Truck traveling from The Dalles to Antelope where it waits until afternoon and returns to The Dalles, stopping at each post office for the afternoon mail dispatches to Portland, The Dalles and other destinations. All residents, city and rural, receive their mail by means of lock boxes in the Post Office.

### Telephone Service

Telephone service in and around Antelope is provided by the Cascade Utilities Telephone Company operating out of Estacada, Oregon. The ninety customers are served by one, two and multi-party lines with the latter including up to five parties. City residents primarily choose one or two party lines but multi-party service is favored by rural residents because costs are determined by mileage from the base rate and increase every one-fourth mile. Areas to the south and east of Antelope are served by open wire carriers.

### Newspaper

There is no city newspaper in Antelope. The weekly Madras Pioneer is mailed on Wednesdays to 31 subscribers in Antelope. Although no separate breakdown of circulation figures is available, a total of 28 copies of both The Dalles Chronicle and The Shopper reaches residents of Antelope by direct mail. The Oregonian and the Oregon Journal were able to provide only a composite figure for Antelope, Shaniko and Maupin. The Oregonian has a circulation figure for those three communities of approximately 400 for the Sunday paper, 60 for the daily paper, and the Journal lists 25, including delivery by mail and newsstands. The Dalles Reminder places 20 copies in residents' Post Office boxes.

## HEALTH AND RECREATION FACILITIES

### Health Facilities

Resident medical and dental services do not exist in Antelope. The nearest hospital and clinic facilities are located in Maupin. Residents also seek health services in Bend. One nurse from the Wasco-Sherman County Public Health Department is responsible for health services to schools and families. She schedules an annual visit to the school in Antelope but may be called on an emergency basis.

Mental health services are available through the Mid-Columbia Center for Living whose services are threefold. A psychologist from The Dalles is provided for school consultation on an "on call" basis and visits Maupin on Wednesdays. On October 12, 1977 a weekly evening clinic for families and individuals was instituted and is held at Maupin Elementary School from the hours of four to nine p.m. The clinic is available to anyone in that area (Antelope, Wamic, Tygh Valley, etc.), and appointments may be made by calling the Center in The Dalles "collect" at 296-5452. Thirdly, there is twenty-four hour emergency service available by contacting the County Sheriff. Fees are determined on a sliding scale basis and adjusted according to family income, family size, and other factors. The Center is a cooperative effort by Federal, State, and County to provide local mental health services to residents of Hood River, Wasco, and Sherman Counties.

### Recreation

The regional recreation opportunities available to residents of Antelope relate primarily to the natural resources that lie within the boundaries of southern Wasco County and the neighboring counties of Sherman, Gilliam and Jefferson. These facilities are found in closer proximity than those of northern Wasco County which tend to cluster along the Columbia River, 84 miles to the north.

There are three waterways in the county in addition to the Columbia River and Antelope Creek, viz. the White River near Tygh Valley, the Warm Springs River in the Warm Springs area, and the Deschutes River. The principal areas where recreational activities occur are the Deschutes and the John Day Rivers, both designated as scenic waterways. Nearest accesses to the eighty-acre Deschutes River State Recreation Area are: Beavertail Park southeast of Warm Springs. Eighteen acres of the John Day River State Recreational Area are within Sherman County but access from Antelope is closest at Clarno Park, a 100-acre facility in Wheeler County.

Other designated recreational areas within a reasonable distance of Antelope are the Gilliam County facility of Dyer State Wayside Park on OR 19, 10 miles south of Condon; Tygh Valley area with the Wasco County Fairgrounds, Hunt Park Rodeo Grounds, the All-Indian Rodeo

Grounds, and a small State Wayside Park; the overnight and day use park facilities west of Tygh Valley near the mouth of the White River; Mack Canyon near Grass Valley, a Federal Historical Site consisting of 19 acres under the jurisdiction of the Bureau of Land Management, rich in archeological lore; and the highly developed resort area of Kah-Nee-Ta, on the Warm Springs Reservation.

Of all the visitations for recreational purposes received by Wasco County, 72% comes from Wasco and thus, 28% are imported. Of all the visitations originating in Wasco County, 66.6% take place within the county, which results in Wasco County exporting more tourists than it receives.

An inventory of Wasco and Sherman County recreation facilities shows the following to be available within the two-county area:

TABLE 6

AVAILABLE FACILITIES

	<u>WASCO COUNTY</u>	<u>SHERMAN COUNTY</u>
Campsites	590	132
Picnic Tables	359	62
Hiking Trail Miles	23.3	.3
Bike Trail Miles	1	0
Bridal Trail Miles	21	0
Golf Holes	45	0
Ballfields	3	0
Tot Lots	2	0
Beach Feet	2,000	0
Shore Miles	1.62	.25
Paved Landings	2	3
Scenic Rivers Miles	109.0	120.7
Swim Pools sq. ft.	12,200	0
Research Natural Areas Acres	1,355	0
Scenic Highway Miles	152.39	57.26
Historical Sites #	3	1
Historical Markers #	3	1

(Source: State Comprehensive Outdoor Recreation Plan-SCORP 1976)

Of the types of recreational activity available locally or nearby, the following received highest preference in terms of percent of total population which can be expected to participate in an activity during the year:

TABLE 7

ACTIVITY PREFERENCE

	<u>Percent of Population in Wasco County</u>
Bicycle Riding	35.37
Boating/Water related activities	22.64
Horseback Riding	18.18
Hunting	13.56
Outdoor Games	11.38

(Source: SCORP 1976)

The percentage of population expected to participate in a given activity during a year is compiled on the following page.

TABLE 8

ACTIVITY PARTICIPATION

<u>ACTIVITY</u>	<u>COG #9</u>	<u>WASCO COUNTY</u>
Camping	47.50	58.18
Fishing	42.38	50.00
Hiking	24.43	17.30
Picnicking	59.37	61.53
Pleasure Walking	31.38	25.00
Sightseeing	40.02	42.79
Swimming (Pool and non-pool)	63.88	69.22

(Source: SCORP 1976)

Since Wasco County is projected to grow by only 1600 residents by 1990, the projected use rates will remain much the same as they are at present. Because types of activities are determined by age groups, a look at the weighting in certain age groups is germane to future planning. The greatest number of residents falls in the 50 and over category, in which case pleasure walking is the most frequently sought recreation activity. The next highest group, those under 21 years of age, pursues bicycling and pool swimming when available, in addition to pleasure walking. Sightseeing is an activity in which all age groups participate. Recognized bike, hiking and bridal trails are virtually non-existent in the immediate vicinity of Antelope, and those which do exist are primarily in southern Wheeler County or along the Columbia River in Wasco County. One private and two public outdoor pools exist in the entire county of Wasco, and none in Sherman County.

For the Council of Government (COG) District #9, consisting of Wasco, Sherman and Hood River Counties, the following tables inventory the supply

of acreage available within the District, under whose jurisdiction it falls, and the demand for that same area in terms of specific activities.

Supply of Acres by Level of Government:

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

Supply of Number of Areas by Level of Government:

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

TABLE 9

SUPPLY OF DEVELOPED & UNDEVELOPED ACRES & AREAS

<u>DEVELOPED</u>	<u>UNDEVELOPED</u>	<u>TOTAL</u>
1626 Acres 85 Areas	524,259 Acres 31 Areas	525,885 Acres 116 Areas
38% Federal 32% State 30% Local	95% Federal 5% State 9% Local	

SUPPLY OF URBAN & RURAL ACRES & AREAS

<u>URBAN</u>	<u>RURAL</u>	<u>TOTAL</u>
629 Acres 34 Areas	525,256 Acres 82 Areas	525,885 Acres 116 Areas

DEMAND

District #9 - 9,700,000

3.6% of State Total



<u>ACTIVITY</u>	<u>DEMAND</u> (Activity-Days)
Fishing	606,000
Boating	400,000
Swimming	1,095,000
Camping	542,000
Hunting	90,000
Bicycling	596,000
Horse Riding	132,000
Outdoor Games	1,309,000
Picnicking	914,000
Walking	1,733,000
Pleasure Driving	1,119,000
Sporting Events	361,000
Cultural Events	35,000
Playing Golf	50,000
Snow Activities	240,000
Beach Activities	---
Other	<u>483,000</u>
TOTAL	9,705,000

(Source: SCORP 1972)

Additional criteria for determining demand for recreational facilities are shown in the following tables indicating registrations within the county for recreation-oriented licenses.

TABLE 10

PER CAPITA SALES OF GENERAL LICENSES

(Sales per thousand of population)

Wasco County, 1974

Resident Combination	104.39
Combination with Bow	18.55
Total Anglers	302.00
Total Hunters	235.91
Grand Total	414.96
1973 Total	362.56

In 1975 the mean age of resident anglers was 38.43 and resident hunters 31.69.

(Source: Department of Fish and Wildlife, Statistical Services Section, Nov. 1976)

Residents of Antelope are totally dependent on the use of automobiles for all of their needs including recreational activities. The energy crisis of the early 1970's made people everywhere aware of the need for closer-to-home recreation. Antelope is making strides in this direction with the development of a day use park within city limits.

In the Fall of 1977, Antelope was awarded a federal grant which will be matched by city and state funds to develop a day park of approximately three acres located between North and Baird Streets in Baird's Addition. The estimated total cost of the park will be \$11,800 and plans call for six picnic tables, one play area, and approximately 42 trees. Eventually it is hoped that five historical buildings can be moved to the perimeter of the park but this cost is not included in the initial grant. The park will be named in memory of Franklin Irvine, whose widow donated the land for the park.

The proposed park meets the criteria of cost feasibility, utilizes resources at hand, will fall within the ability of a small-size community to administer, meets the overwhelming demand of residents - as demonstrated in response to the opinion survey, is located well within the range of the user population, and will unquestionably be utilized. This retirement-oriented community is interested in developing an easy maintenance and low-cost facility that is easy to reach and meets the current needs of its citizens.

To an automobile-dependent community, the Designated Scenic Highways are the most readily accessible recreational asset. The following state and federal roads, subject to frequent traverse by Antelope citizens, are designated "scenic area" (ORS 377.505 to 377.545).

- Interstate Highway 80N (Columbia River Highway)
- U.S. Highway 197
- U.S. Highway 97 (Sherman Highway) 19.17 scenic miles
- U.S. Highway 30 (Old Columbia River Highway)
- U.S. Highway 26 (Warm Springs Highway)
- State Highway 216 (Tygh Valley to Grass Valley)
- State Highway 19 - 36 miles in Gilliam County 43.09 miles  
in Wheeler County
- State Highway 218 - 21.58 miles

Residents who have elected to remain in, or move to, Antelope have done so knowing what exists in the area of recreation. They have identified the most urgent need - a park - and are taking steps to meet it. The unspoiled outdoor resources have attracted other open space developments not seeking a recreating public but meeting open space and recreational resource needs.

Another activity in the immediate Antelope area is that of rockhounding. Collectors find an abundance of thunder eggs, moss agate,

jasp-agate, geodes, agatized woods, and massive botryoidal agate on the terrain. Collecting privileges are available by paying landowners a fee, approximately twenty-five to fifty cents per pound of rocks and minerals removed. Several well-known commercial fields also exist near Antelope and Madras.

The world-famous Clarno fossil beds, located a few miles east of the John Day River, off the road between Antelope and Fossil, offer the alert collectors fossil nuts, leaves and prehistoric mammals, blue agate nodules, petrified wood, jaspers, zeolites, and barite crystals.

Rockhounding is a growing hobby as evidenced by the number of active rockhound organizations within the state, and is a hobby which older or retired citizens can enjoy, not just the collecting but also cutting, polishing, making jewelry and swapping. Development potential exists in Antelope in the form of a rockhounters' center which could provide displays, information, and, for a fee, the use of rocksaws and tumbler/polishers. This "Rockreation" center has been identified in the annual plan for 1978-79 fiscal year of the Mid-Columbia Economic Development District.

## UTILITIES

### Electric Service

Residents of Antelope receive their electricity from the Wasco Electric Co-op, Inc. They are served by the DeMoss Substation at Rufus but no statistics are available for this service which is combined with that of Shaniko.

### Sewer System

Antelope has no sewer system, relying totally on septic tanks.

### Water System

#### Source of Supply

The city's water supply is obtained from four springs and a drilled well, all located northwest of the town and east of the State Highway. The springs are situated approximately 600 feet north of the existing reservoir and the well is situated approximately one-third of a mile north of the existing reservoir. These springs make up the original water supply source and have been in use since the town constructed its first central water supply system in 1898. To supplement the community's spring water supply, a 126' deep, eight inch diameter well was drilled in 1968. The spring source supplies the city during the months of low demand with the well supplementing water demand requirements during the summer months.

Although the total combined flow into the reservoir from all contributing springs has not been determined exactly, a total flow of 100 gallons per minute from spring sources has been filed by Antelope with the Water Resource Department, State of Oregon.

The 8" diameter well is cased throughout its length, contains a 2 hp submersible pump and it is estimated that the well can produce 35 gpm. Static water surface is at -188'. Well operation is accomplished by manual control only. The present water supply, well and springs is adequate now and for the next 20 years, but storage capacity is lacking.

#### Reservoir

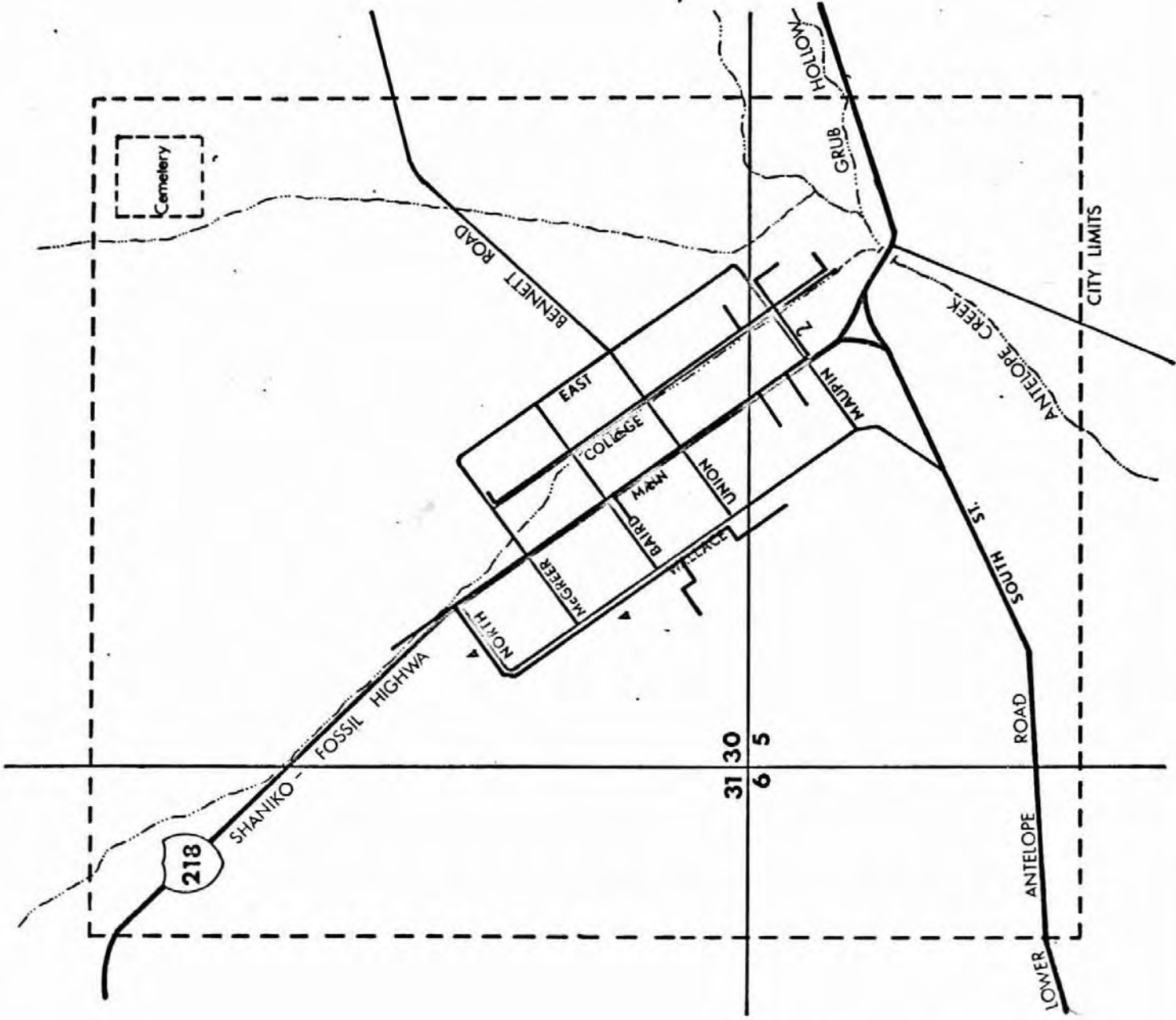
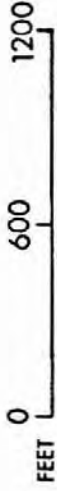
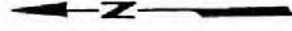
The 70,000 gallon capacity below ground concrete reservoir constructed about 1955 appears to be in very good condition. Outside dimensions of the reservoir are approximately 25½' x 41½' x 111' deep. Water depth is estimated at 101'. The reservoir has a capacity of 70,000 gallons. The reservoir walls rise about one foot above the adjacent ground surface with the concrete roof sloped for drainage. Wall thickness is approximately 6½'. A three inch steel overflow pipe from the reservoir discharges into an adjacent natural channel. The transmission line from the reservoir to town is a 4" pipe made of steel or cast iron. The location of the storage reservoir provides the community with an ideal water pressure range of from 60 to 80 psi.

# ANTELOPE 1977

## WATER SYSTEM

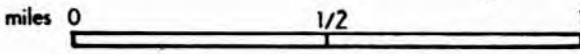
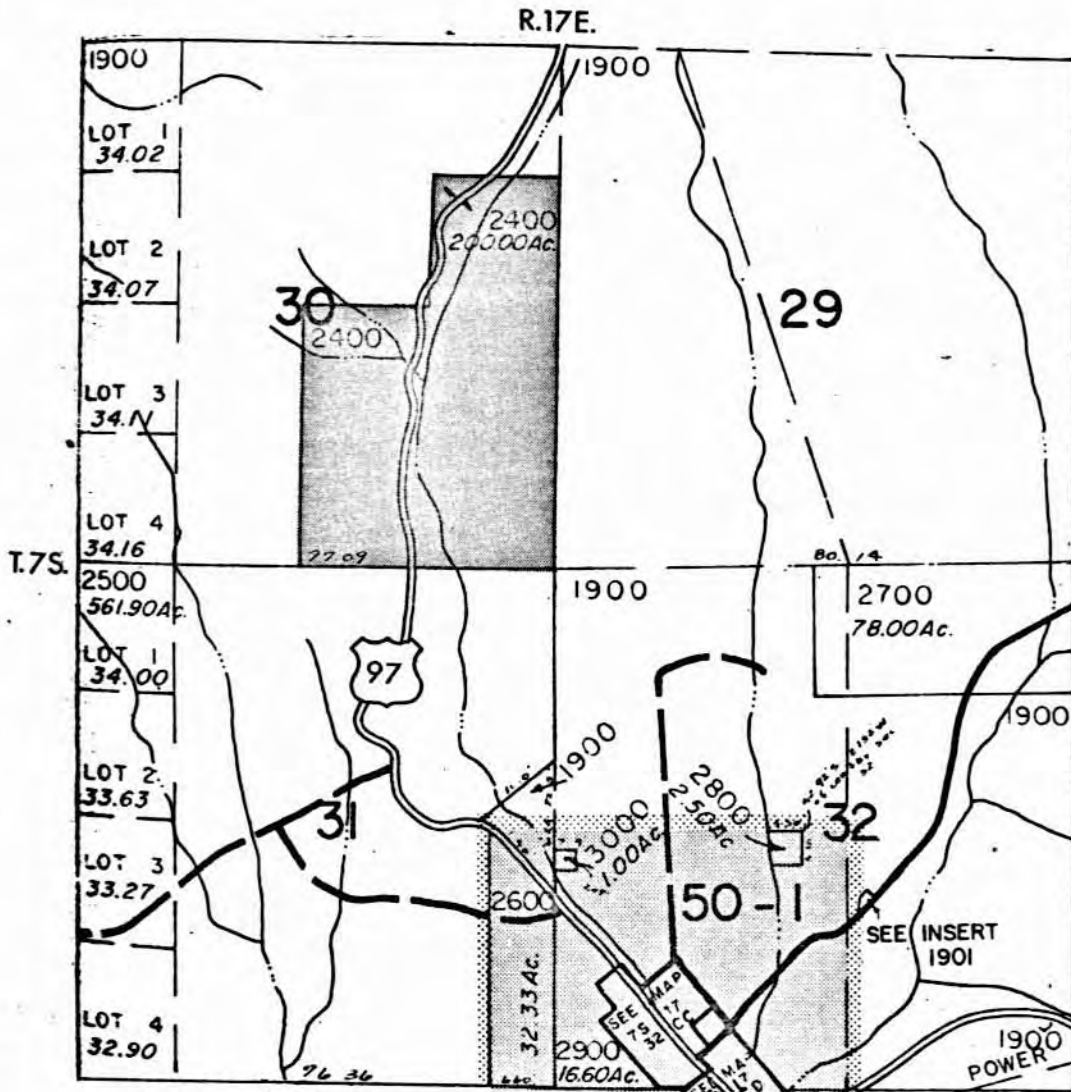
### MAINS & SERVICE LINES

- 4 : 4 inch pipe
- 2 : 2 inch pipe





# ANTELOPE WATERSHED OWNERSHIP



■ WATERSHED AREA  
▨ CITY LIMITS



MAP SOURCE: County Assessor Map

## Distribution System

After the fire of July 11, 1896 that devastated the Antelope business district, the community undertook and constructed the town's first central water supply system.

The city's reservoir, springs and recently drilled well are all situated outside of the present city limits northwest of the townsite, east of and adjacent to the Antelope-Shaniko Highway.

What elements or portions of the original system that are currently utilized have not been definitely established. Gravity flow is provided throughout the entire system from the springs and/or well, into the storage reservoir and then into the distribution system. Water pressure is about 60 psi in the upper elevations of the system and about 80 psi in the lower elevations. Repairs are made to the water system as needed. The city presently has a class 10 fire rating which designates an unprotected area for fire-fighting capabilities. The existing water system is made up of 4" and 2" pipe.

Antelope has an application pending with the Oregon Water Resources Department for \$20,000 grant for a new well and pump (\$8,000) and reservoir (\$12,000) under the Proposed Community Emergency Drought Relief Program. Excavation was completed in 1976 for the reservoir. Inadequate storage and short water supply present do not provide adequate fire protection. Present daily water consumption in Antelope is 8,000 gallons per day. No new hookups are allowed to be added to the present system until water supply or storage increases. Garden irrigation is limited to three hours every other day.

## TRANSPORTATION SYSTEM

Residents within the City of Antelope are entirely dependent upon independent means of transportation as the city is served by neither bus nor train, nor is it located on any bus route. Furthermore, it does not have access to services made available to senior citizens located in its neighbor county, Sherman. Located on Highway 218, Antelope is 34 miles from Madras, and 80 miles from The Dalles. Streets within the city have a gravel surface, except for the highway, which is paved; there are no sidewalks for residential use. The average number of vehicles per day overall for 1975 on State highway 218 was eighty.

# HOUSING

## EXISTING CONDITIONS

According to the 1977 Land Use Map, in Antelope there are 20 residences (defined as houses) and 9 mobile homes, or a total of 29 housing units.

The following Table reflects the critical housing shortage which exists within the District and Wasco County. A large proportion of the rental units which have been vacant for over two months must be considered substandard.

## RENTAL UNITS

	<u>Wasco</u>	<u>COG<sup>1</sup></u> <u>District 9</u>
Vacant for Rent	296	393
% of Rental Units	11.3%	9.4%
Vacant Less Than 2 Months for Rent	137	183
% of Rental Units	5.7%	4.4%

Source: 1970 Census Information

It must be noted that a vacancy factor of under 5.0 percent allows for little selection when meeting an individual family's needs. For example, the vacancy statistics do not reflect availability of three bedroom homes for rent in Antelope. If this happens to be a family's requirements, the factor of choice is limited to perhaps two or three structures and chances are that none of those are entirely satisfactory due to price, lack of facilities or disrepair.

Although on the surface the following Table of Rents appears to be low, the price for the unit acquired is higher than for the same unit located in the more populated areas of the state.

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<sup>1</sup>Council of Governments, District 9 (Hood River, Wasco, Sherman Counties)

COUNT OF RENTER-OCCUPIED UNITS FOR WHICH RENT IS  
TABULATED BY MONTHLY CONTRACT RENT\*

	<u>Wasco</u>	<u>COG District 9</u>
1. With cash rent less than \$40	130	257
2. With cash rent \$40-\$59	367	645
3. With cash rent \$60-\$79	526	901
4. With cash rent \$80-\$99	384	542
5. With cash rent \$100-\$119	195	265
6. With cash rent \$120-\$149	88	149
7. With cash rent \$150-\$199	23	34
8. With cash rent \$200-\$299	0	1
9. With cash rent \$300 or more	0	0
10. Without payment of cash rent	<u>143</u>	<u>283</u>
Total Renter Occupied	1856	3077

\*Contract rent is tabulated for all renter-occupied and vacant-for-rent units except one-family houses on a place of ten acres or more.

The median rents for Hood River, Wasco and Sherman Counties are \$51.70, \$71.33, \$63.84, respectively.

The following Table indicates the number of units which have been vacant for over six months. These, for the most part, are substandard and unmarketable.

	<u>Wasco</u>	<u>COG District 9</u>
Vacant for sale-only	74	118
% of Year Round Units	1.0%	.9%
Vacant for Sale-less than Six Months	40	65
% of Year Round Units	.6%	.5%

This Table reveals the critical housing shortage which exists. If an existing unit enters the market with a reasonable price, it changes hands rapidly. Here again, choice is limited and if an appropriate unit is not available, it is necessary to utilize temporary quarters until the time that a suitable unit can be obtained. As a result, many have resorted to the mobile home or modular unit as an alternative to over-priced substandard units.

According to the Building Codes Division of the State of Oregon, no building permits were issued in Antelope in 1976; however, there were two permits in that year for mobile homes.

The following is a table of house values.

COUNT OF OWNER-OCCUPIED UNITS FOR WHICH VALUE  
IS TABULATED BY VALUE\*

	<u>Wasco</u>	<u>COG District 9</u>
1. Less than \$5,000	178	346
2. \$5,000 - \$9,999	757	1383
3. \$10,000 - \$14,999	1019	1635
4. \$15,000 - \$19,999	771	1218
5. \$20,000 - \$24,999	306	503
6. \$25,000 - \$34,999	160	307
7. \$35,000 - \$49,999	47	101
8. \$50,000 or more	<u>17</u>	<u>23</u>
Total Owner Occupied	3255	5516

\*Value is tabulated for owner-occupied and vacant-for-sale-only one-family houses which are on a place of less than ten acres and have no business or medical office on the property. Value is not tabulated for mobile homes, trailers, cooperatives or condominiums.

The presence or absence of substandard housing is yet another yardstick in assessing the housing of a community. A substandard house within an enumeration district is a unit having three or more visible deficiencies. Within Wasco County 1,825 such units were counted, representing 25.7% of the total. Of this percentage, 70% is located in or around The Dalles and in a narrow belt westward along the Columbia River to the county line. Within its own Enumeration District, Number 28, Antelope had 13 such units or 48.2% of its district. The most prevalent deficiency occurring in Antelope is in plumbing.

TABLE OF HOUSING DEFICIENCIES

<u>No. of Deficiencies</u>	<u>Wasco No. Having Def./% of Total</u>	<u>City of Antelope</u>
0	3,837/54.0%	8/29.6%
1	425/6.0%	2/7.4%
2	544/7.7%	4/14.8%
3	890/12.5%	4/14.8%
4	732/10.3%	5/18.6%
5	204/2.9%	4/14.8%
Mobile Homes	473/6.6%	0/0%*
Migrant Housing	122	0
<hr/>		
Total Housing	7,289/100%	27/100%
<hr/>		
Vacant Six Months or More	270	7

\*This table uses 1971 figures which do not take into account the influx of mobile homes in Antelope. The 1977 Existing Land Use Map indicates that there are now nine mobile homes in the city.

Source: Housing Study and Proposed Implementation Plan, MCEDD, June 1971



## HOUSING NEEDS

City and county needs have been enumerated in the tables of the previous section describing existing conditions. From an individual situation, the most important needed repair mentioned by responding householders was to roofs. The majority indicated needing no important repairs.

Opinion was evenly divided in Antelope with regard to need for more housing. If more people, primarily those who are retired, wish to move to Antelope, then a need does exist for more housing. From the results of the survey, most houses appear to be in reasonably good repair and not overcrowded.

## HOUSING SURVEYS

Sixteen Housing Surveys were returned. They indicated a nearly even division between houses and mobile homes, the majority having two or three bedrooms. All were homeowners with housing costs per month being evenly distributed through the entire range of zero to \$350 and over. Half of the respondents were retired persons and the remainder represented a smattering of occupations.

General satisfaction with current housing was predominant in the survey. Houses or mobile homes were the types of housing preferred, and among those, there was a rather even distribution between a preference for two or three bedrooms. Since most houses described met these preferences, this would account for the number of satisfied residents. Only one of the sixteen responding was under the age of 45, the vast majority being 55 or over. Most were married, most households had two or three people, and two reported one child under 18 living in the household. There was no apparent clustering of income range but instead, a variety.

# LAND USE

## EXISTING LAND USE

The relationships and patterns of the existing land uses are products of historic influence, the regional transportation system and the topography of the area. A detailed land use survey was completed in January, 1978. The results are presented on the "Existing Land Use" map and analyzed in the following text. Basically, there are seven categories of land uses identified within the Antelope city limits.

- (1) Agricultural/Range/Vacant
- (2) Residential
- (3) Commercial
- (4) Institutional/Governmental
- (5) Communication/Utility
- (6) Recreational
- (7) Transportation

Development in Antelope has occurred along the Shaniko-Fossil Highway which runs approximately northwest to southeast through the city. The city consists of 288 acres of land within its limits. Of this total 239.67 acres or 83.2 percent of the area is undeveloped. The developed portion of the city consists of 48.33 acres or 16.8 percent of the total land area. Of the developed portion; 15.28 acres or 31.7 percent is residential, 1.00 acre or 2.0 percent is commercial, 6.69 acres or 13.8 percent is institutional/governmental, 3.80 acres or 7.9 percent is recreational and 21.23 acres or 43.9 percent is transportation related.

### Residential Land

Approximately 15.28 acres or 31.7 percent of the developed area is in residential use. All of this acreage is in single family residences and located within 11 city blocks.

### Commercial Land

All of the commercial uses are located along Main street between Baird and Maupin streets. Approximately 1.00 acre or 2.0 percent of the developed portion of the city is in commercial use. Some vacant lots are available within this area.

### Institutional/Governmental

Totaling 6.69 acres or 13.8 percent of the developed area these uses consist of the school and closely associated grounds, fire station, churches, county shed, post office, and cemetery.

### Communication/Utilities

Only one use, the telephone company building, was included in this category and 0.33 acres or 0.7 percent of the developed area is included.

TABLE 11

## EXISTING LAND USE, CITY OF ANELOPE, 1978

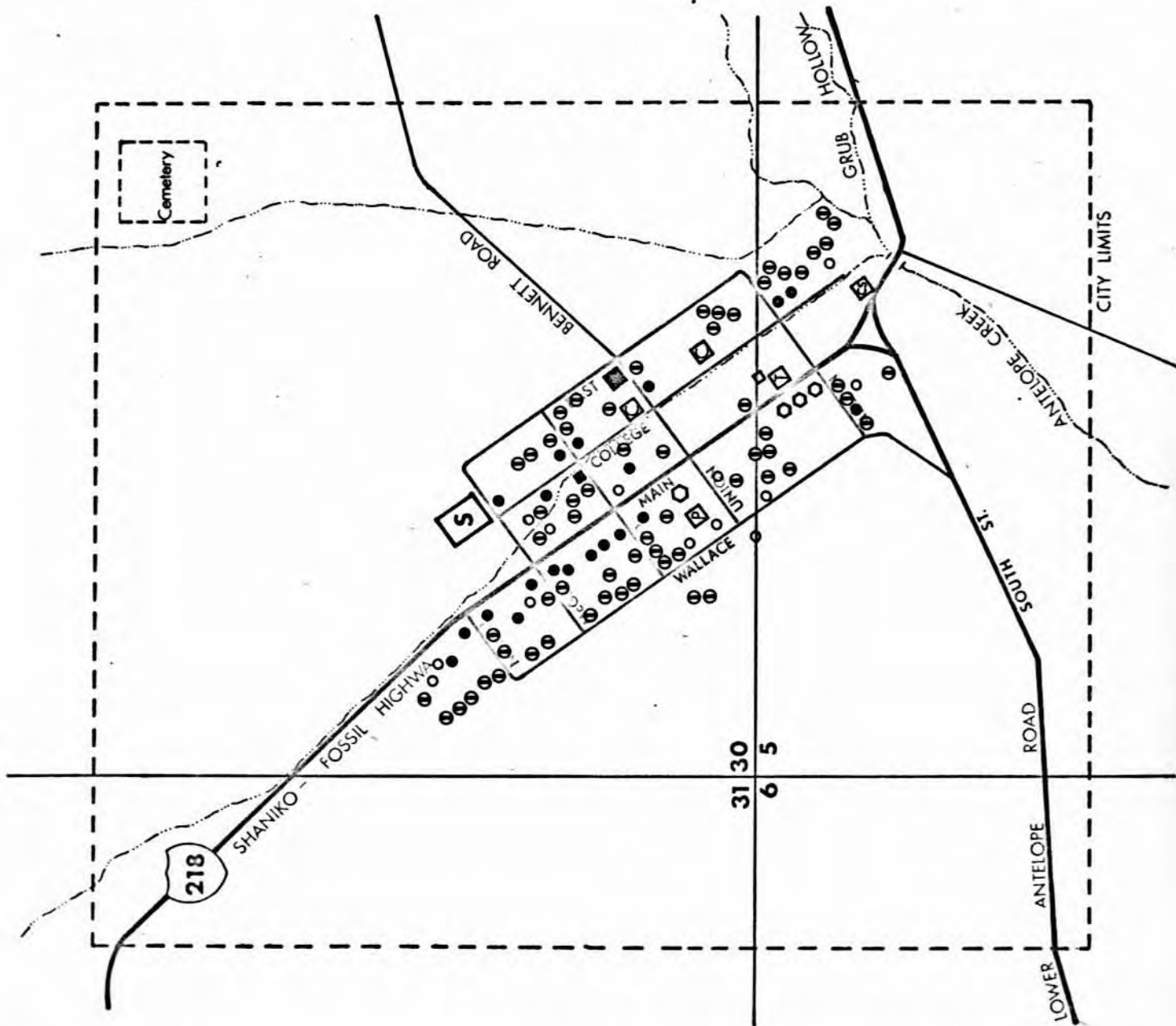
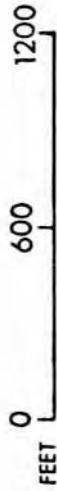
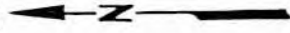
LAND USE CLASSIFICATION	AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	PERCENTAGE OF DEVELOPED LAND
Developed			
Residential	15.28	5.3	31.7
Commercial	1.00	0.3	2.0
Institutional/Governmental	6.69	2.4	13.8
Communication/Utility	0.33	0.1	0.7
Recreational	3.80	1.3	7.9
Transportation	21.23	7.4	43.9
Total Developed	48.33	16.8	100.0
Undeveloped			
Agricultural/Range/Vacant	239.67	83.2	
Water	0.00	0.0	
Total Undeveloped	239.67	83.2	
Total Land Area	288.00	100.0	

Source: MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT

# ANTELOPE 1977

## EXISTING LAND USE

- LEGEND**
- HOUSE
  - MOBILE HOME
  - ① ACCESSORY BUILDINGS
  - ② SCHOOL
  - ③ CHURCH
  - ④ COUNTY SHOP
  - ⑤ COMMERCIAL
  - ⑥ POST OFFICE
  - ⑦ TELEPHONE COMPANY
  - ⑧ FIRE DEPARTMENT



## Recreational

The park and a portion of the school grounds were included in this category with 3.80 acres or 7.9 percent of the developed area included.

## Transportation

This category includes all roads and parking areas. These uses occupy 21.23 acres or 43.9 percent of the developed area and comprise the single biggest land use category other than the undeveloped acreage. No traffic problem areas exist.

## Undeveloped Land

Undeveloped land includes agricultural, range, and vacant areas. Vacant areas are those found within the developed portion of the city and consists essentially of undeveloped lots.

## PROPOSED LAND USE

It is necessary to make some estimate of future land needs in order to prepare a proposed land use plan for Antelope. The estimates developed in this section are based upon the current population growth rate, the availability of land, the present trends in Oregon's economy and the social and economic character of the community. The plan map appears on page

## Residential Needs

Accurate population forecasts for small communities are impossible because only a few people moving into or out of the city influence statistics in an unrealistic manner. However, by examining the population data developed earlier and reviewing the expressed interest of retired people wanting to move to Antelope, a population increase for Antelope can be expected. The magnitude of that increase is approximately 25 people by the year 2000, a 50 percent increase.

With this expected increase in population the demand for residential land will be between 2 to 3 acres. This estimate is based on the following assumptions:

- (1) New residential development will continue to be primarily single family dwellings.
- (2) The average number of persons per dwelling will be 3.
- (3) The average lot size will be 10,000 square feet.



About 150 acres of residential land have been planned for as seen on the plan map. Using only the population data this acreage figure for residential expansion would appear to be excessive, to say the least. However, three other factors have been considered in the development of the plan map: First, the minimum lot size is 10,000 square feet but due to the lack of a sewage system, lot sizes must often be larger to accommodate a drainfield; second, people moving to the area often want more than a standard lot; and third, the availability of property to buy is limited. Many vacant lots exist within the developed portion of the city but are often not for sale. Many other areas outside the developed portion of the city are in single ownership and are often not available. The city has attempted to provide a choice of locations and lot sizes for an increasing population.

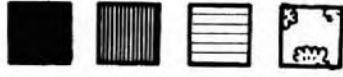
#### OTHER LAND USE NEEDS

Additional acreage requirements for all other categories are not expected to increase significantly except for transportation. The acreage demand for transportation uses will increase as the demand for residential acreage increases.

# ANTELOPE 1978

## PLAN MAP

### LEGEND



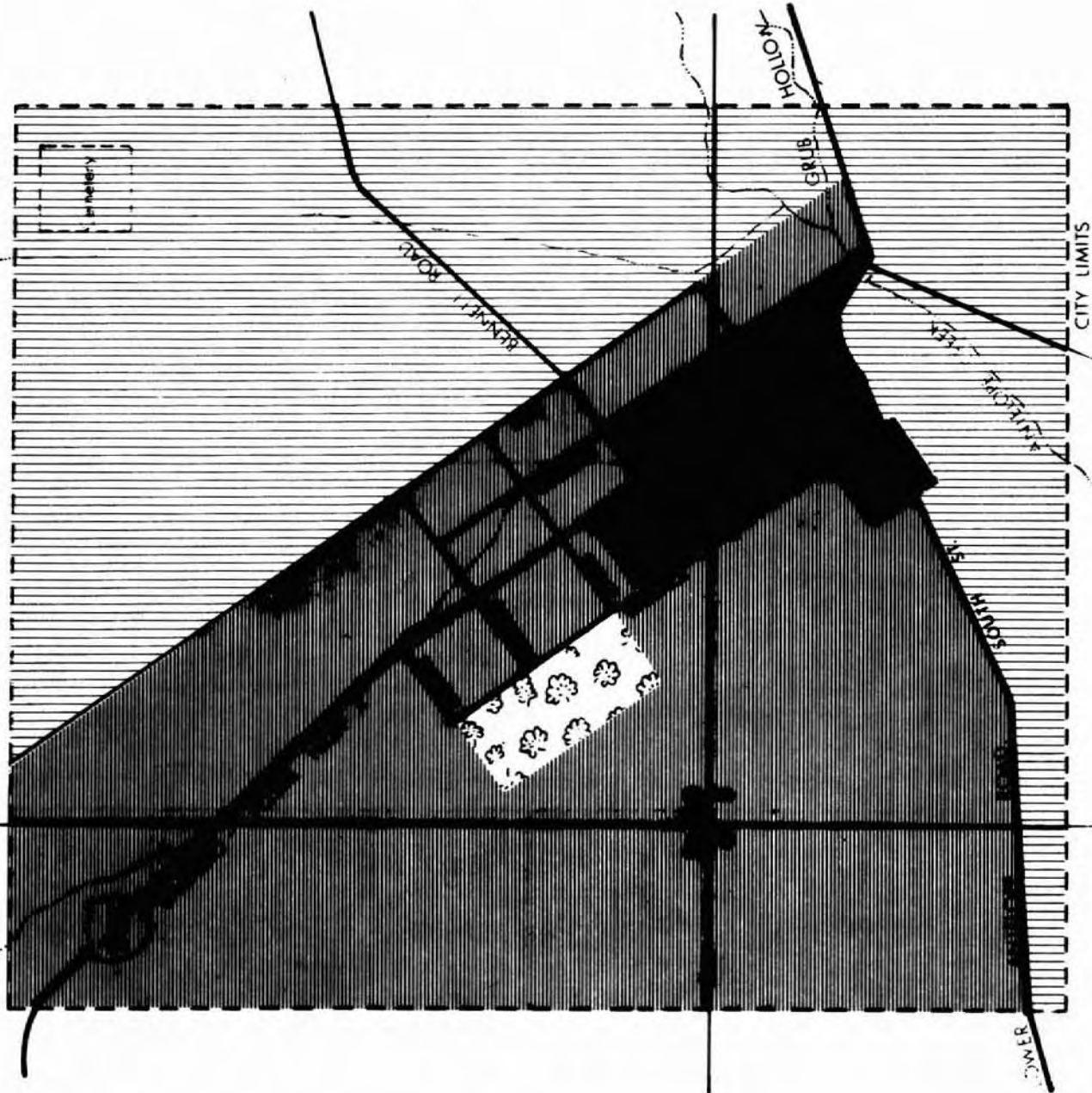
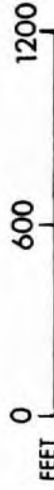
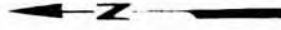
COMMERCIAL

RESIDENTIAL

AGRICULTURAL

OPEN SPACE

--- CITY LIMITS &  
URBAN GROWTH  
BOUNDARY



# POLICY STATEMENTS

## FINDINGS, GOALS AND POLICIES

The findings, goals and policies outlined here in parts I through VII reflect the outline in the table of contents. The policies were developed in light of the inventories relating to each goal topic.

### Part I. Introduction

Findings I. 1. The State of Oregon has mandated that every city and county prepare a comprehensive land use plan.

Goal 1. A.

To prepare, adopt and revise this plan in conformance with ORS Chapter 197 and the statewide planning goals.

### Part II. Plan Revision

Findings II. 1. The land use map and policies developed in this plan will be based on projecting existing conditions to the year 2000.

II. 2. It is understood that existing conditions may change before the planning period has ended, making a plan amendment necessary.

Goal II. A.

To update the plan and keep it current with the changing needs and desires of the community.

Policies II. 1. That the goals, policies and map shall be reviewed on a six-month basis, every January and July.

II. 2. That the resource information shall be updated every 5 years or when new and important information becomes available.

### Part III. Citizen Participation

Findings III. 1. This plan was developed by the citizens of Antelope in conformance with the statewide goal on citizen involvement (Goal I).

III. 2. Citizen participation is vital in the planning process and implementation of the plan.

III. 3. The plan reflects the needs and desires of the community.

III. 4. Participation in public affairs at its current level is adequate and a formal organization for citizen participation would not significantly increase the opportunity for participation in community affairs or service to the public.

Goal III. A.

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

Policies III. 1. That all land use planning meetings shall be open to the public.

III. 2. That all land use planning meetings shall be advertised in the general circulation newspapers and on city bulletin boards.

III. 3. That any resident of the community shall be allowed to participate as a member of the planning committee.

Part IV. Physical Characteristics

Findings IV. 1. This plan was developed in light of the statewide goals relating to agricultural lands (Goal 3); open space, scenic and historic areas and natural resources (Goal 5); air, water and land resource quality (Goal 6); and areas subject to natural disasters (Goal 7).

IV. 2. Within the city limits of Antelope soil classes II through VII exist and farming operations occur.

IV. 3. Agricultural uses are consistent with open space preservation.

IV. 4. Three historic buildings (Lodge Hall, Community Church and Unknown House) have been identified and entered on the 1976 State-wide Inventory of Historic Sites and Buildings. Antelope itself, as an Area of the 1860's, has also been listed.

IV. 5. Buildings identified by residents of Antelope as worthy of historic preservation are:

Community Church  
Old Cemetery  
Fire Station

IV. 6. Antelope historically and at present enjoys a high quality physical environment.

IV. 7. The Oregon legislature has enacted laws relating to air, land and water quality.

IV. 8. Antelope has no identifiable geologic hazards with the possible exception of earthquakes which are not expected to be of serious intensity in the Antelope area (because of the depth of the faults).

Goal IV. A.

To prevent soil erosion and maintain water quality in areas of urban development within the city limits.

Policies IV. 1. That the best practical methods be used to prevent soil runoff when building or road construction occurs within the city limits.

Part V. Social Characteristics

Findings V. 1. This plan was developed to conform with the statewide goal on the economy (Goal 9).

V. 2. Wheat farming and ranching are the primary industries in the Antelope area.

V. 3. A shortage of service and shopping facilities exists.

V. 4. Lack of employment opportunities is not a major factor in the economic health of a retirement-oriented community.

V. 5. Residents did not express a strong desire for any industrial development.

Goal V. A.

To improve the economy of Antelope and the State.

Policies V. 1. That new business development shall be encouraged which will improve employment opportunities, providing desirable living conditions in the area are not diminished by such development.

V. 2. That those employment opportunities shall be encouraged which are compatible with existing and anticipated uses of land as shown in the plan.

V. 3. That the impacts of any development project proposals shall be consistent with or enhance the social, environmental and economic quality and rural character of the community.

V. 4. That a coordinated effort between regional agencies and the County to stimulate economic development, at the level the city of Antelope desires, be encouraged.

V. 5. That decisions related to employment opportunities shall take into account (1) alternative sites for proposed uses and (2) alternative uses for possible sites.

V. 6. That environmental effects to air, water and land resources quality shall be considered in addition to social economic factors when making economic planning decisions.



Part VI. Community Facilities and Services

Findings VI. 1. This section relates to Goals 11 and 12.

VI. 2. Antelope is cooperating with the Wasco County Sheriff's Department for police protection.

VI. 3. Antelope's firefighting capability is judged by its citizens to be in need of improvement.

VI. 4. Antelope has a fire rating of 10.

VI. 5. Residents rate the school as average or above and the library facilities as below average.

VI. 6. The present dump site is approved by the Department of Environmental Quality until 1980, and its use may be extended.

VI. 7. There are no major medical facilities located closer than Madras. Emergency medical services are dispatched from Madras or Maupin.

VI. 8. Antelope's transportation system consists of Oregon State Highways 218 and 293 and city streets.

VI. 9. Inadequate water storage capability exists.

VI. 10. The city will receive a Land and Water Conservation grant to develop a day use park.

Goal VI. A.

To provide for efficient development and maintenance of public facilities and services.

Policies VI. 1. That the city shall cooperate with the school district to provide for adequate school facilities.

VI. 2. That the city shall provide the best police protection possible.

VI. 3. That the city shall continue negotiating with Shaniko on sharing a dump site.

VI. 4. That the city shall continue to seek improvement in medical services.

VI. 5. That the city shall continue to seek Land and Water Conservation funds to improve existing facilities and to acquire new sites for future development.

VI. 6. That the city shall not provide water service outside the urban growth boundary.

VI. 7. That development which may generate the need for urban services and facilities shall be approved only in those areas where such services and facilities are available or anticipated.

VI. 8. That public facilities and various agency services shall be designed and maintained so as to be as visually attractive as possible.

VI. 9. That future improvement to electrical, telephone and cable T.V. shall be underground.

VI. 10. That water and sewer services shall be planned for in those areas where urban development is most suitable and desirable.

VI. 11. That roads created in subdividing or land parceling shall be designed to tie into existing road systems and overall road design approved by the city council.

VI. 12. That street rights-of-way and all other public lands shall be evaluated for public use prior to being vacated.

VI. 13. That the capital improvements program shall be reevaluated on an annual basis in January and that assistance shall be obtained from the Mid-Columbia Economic Development District, or other sources, on all phases of the grant application procedures.

## Part VII. Housing

Findings VII. 1. This section relates to the statewide goal on housing (Goal 10).

VII. 2. A need for single family dwellings both to rent and to buy is evident in Antelope.

VII 3. Approximately 31 percent of existing housing stock in Antelope consists of mobile homes.

### Goal VII. A.

To provide for housing needs of existing and future residents of Antelope.

Policies VII. 1. That a range of housing prices and variety of housing types and locations shall be encouraged.

VII. 2. That areas where residential development exists shall be protected from incompatible land uses.

VII. 3. That anyone proposing a mobile home development shall submit a site plan before the city will approve its use. This plan will include the location of the property and landscaping.

Part VIII. Land Use

Findings VIII. 1. This section relates to statewide Goal 14.

VIII. 2. There are 15.28 acres of residential land within the city limits.

VIII. 3. Additional acreage for recreational purposes may be needed within the planning period.

Goal VIII. A.

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

Policies VIII. 1. That additional city growth shall remain inside the city limits.

VIII. 2. That the costs for water, sewer, streets and other improvements deemed necessary by the city council for unimproved land being converted to urban uses shall be borne by the developer.

VIII. 3. That commercial and high density residential development shall be located in areas where access, sewer, water and other related facilities and services can best accommodate such development.

VIII. 4. That planning decisions shall be made on a factual base and that such base be updated at the time of major plan revisions.

VIII. 5. That partitioning or subdividing shall be approved only for parcels adjacent or having approved access to a public street or road.

# IMPLEMENTATION

## PLAN IMPLEMENTATION

The success or failure of this comprehensive land use plan is dependent upon those who administer or implement the policies within the plan. Recognizing both the importance of planning and the necessity of implementing the plans, the Oregon Supreme Court has fairly recently begun to clarify several fundamental planning issues.

In Fasano v. Board of County Commissioners of Washington County, (March 1973) the court recognized:

*"The basic instrument for county or municipal land use planning is the comprehensive plan. The plan has been described as a general plan to control and direct the use and development of property in a municipality."*

In a second case, Baker v. City of Milwaukie (April 1975), the court refined the Fasano interpretation to:

*". . . a comprehensive plan is the controlling land use planning instrument for a city. Upon passage of comprehensive plan, a city assumes a responsibility to effectuate that plan and conform prior conflicting zoning ordinances to it. We further hold that the zoning decisions of a city must be in accord with that plan and zoning ordinance which allows a more intensive use than that prescribed in the plan must fail."*

As a result of these two cases, it is clear that the local comprehensive land use plan is the fundamental statement of local land use policy; and as such, all other municipal ordinances and policies affecting land use must be made compatible to it. Specifically, the city's zoning and subdivision ordinances should be reviewed and modified where necessary, to conform to the comprehensive plan.

## ZONING

Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. This allows the control of development density in each area so that property can be adequately serviced, and no public or private health problems occur. It also directs new growth or proposed future growth into appropriate areas and protects existing property by requiring that new or future development be compatible with the existing land uses.

Prior to the granting of any zone change, it must be determined whether the proposed zone and intended use are recognized by the local land use plan--its policies and its maps. If the change is not recognized,

the plan must be modified before the zone change can be considered. For smaller communities such as Antelope both of these actions can be accomplished at the same meeting.

• Before any zone change may take place the following criteria outlined in the Fasano V. Board of County Commissioners of Washington County must be followed.

#### Substantive Criteria

1. The burden in all land use proceedings is upon the applicant. Whether a rezoning, conditional use permit, variance, etc. is the subject of that proceeding.
2. In reviewing the record; a court will look to the following in deciding upon a rezoning:
  - a. The proposal is in accordance with the comprehensive plan not only in terms of land use, but also in terms of the goals.
  - b. Whether there is a showing of public need for the rezoning; whether that public need is best served by changing the zoning classification on that property under consideration.

#### Procedural Process

1. Rezoning is an exercise of quasi-judicial, rather than legislative power; thus, the following must be strictly observed:
  - a. Parties at a rezoning hearing must have an opportunity to be heard, to present and rebut evidence.
  - b. There must be a record which will support the findings made by the zoning authority.
  - c. There must be no pre-hearing contacts on the subjects of the hearing.
2. The courts will require a "graduated burden of proof" depending upon the drastic nature of the proposed rezoning. Thus, changing a single family zone to duplex will be easier than changing it to commercial or manufacturing use.



These measures may seem harsh, but consider that it will help to insure that decisions made by the Antelope City Council will not be arbitrary but will be based on an evaluation of the facts. Thus, such decisions will be more just and aimed at the public benefit.

### SUBDIVISION

Subdivision regulations may serve a wide range of purposes. Often they are a means of insuring that new residential developments have adequate water supplies, sewage systems, drainage ways, right-of-way or access and safe street designs. They also provide a means of securing adequate records of land titles and assuring the prospective purchaser of a lot or parcel that he will receive a buildable, properly oriented, well-drained lot. Provided with adequate facilities in a subdivision whose value will hold up over the years. These regulations should reflect and reinforce the policies outlined in the comprehensive land use plan.

### OTHER IMPLEMENTATION TOOLS

#### Capital Improvements Program

Many capital improvements programs are a list of all projects "by priority" for the development of public improvements such as streets, parks, and utilities. They should include a priority schedule for capital expenditures, based on community needs and policies. The program should be reanalyzed each year, revising estimated expenditures to account for inflation and the changing financial capability of the community. A functional capital improvement program will create a coordinated approach by which the city can provide additional water supply and sewage disposal systems, streets, recreational area, and other community facilities.

The City of Antelope capital improvement program prioritizes public improvements but does not list the actual costs of each project. The following is that prioritized list developed by the community of Antelope.

1. Water well and storage facilities
2. Park day-use development
3. Public building - Rockreation building
4. Sewer system
5. Dump station

#### Building Codes

Building codes provide a variety of construction standards for all buildings. These standards relate to health, safety and appearance of structures. They usually contain sections concerning the removal or rehabilitation of buildings deemed to be public nuisances. Such codes aid in maintaining the safety of buildings within a community.

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# APPENDIX

## "A"

### ENVIRONMENTAL ASSESSMENTS

Generally, the Antelope Comprehensive Land Use Plan will have few if any negative environmental or biological effects on the city or its surrounding area.

The more damaging and long lasting environmental effects result from the lack of long range planning and the use of the land with short-sighted development projects, uses of the land where there is no surrounding compatibility, and the complete disregard for the capabilities of the land. The City of Antelope has tried to avoid these types of land uses.

COMPLIANCE WITH THE OREGON STATE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

In 1973, the Oregon Legislature adopted Senate Bill 100 and established the Land Conservation and Development Commission. This commission has developed 14 Goals and Guidelines for each jurisdiction to comply with before their Comprehensive Plan can be officially in compliance with the State. These Goals are:

1. Citizen Involvement
2. Land Use Planning
3. Agricultural Lands
4. Forest Lands
5. Open Space, Scenic and Historical Areas  
and Natural Resources
6. Air, Water and Land Resources
7. Areas Subject to Natural Disasters and Hazards
8. Recreation Needs
9. Economy of the State
10. Housing
11. Public Facilities and Services
12. Transportation
13. Energy Conservation
14. Urbanization

The community of Antelope has done its best, in this plan, to comply with the 14 Goals and Guidelines of the Department of Land Conservation and Development.

CITY OF ANTELOPE

Questionnaire

PART I . ATTITUDE SURVEY

1. Compared with other communities, how do you rate yours as a place to live?  
 Excellent 3    Good 4    Fair         Poor
2. We want to know what you like about your city and what you think needs improving. The following are factors often considered in determining whether or not a city is a desirable place in which to live.  
 Please rate each of the following as you think they apply to Antelope.  
 (Place an X or check in the column provided).

	1. Excellent	2. Above Average	3. Average	4. Below Average	5. Poor	6. No Opinion
<u>Local Services</u>						
3. Water Supply .....	<u>    </u>	<u>3</u>	<u>2</u>	<u>8</u>	<u>2</u>	<u>    </u>
4. Water Quality .....	<u>9</u>	<u>7</u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
5. Fire Protection .....	<u>    </u>	<u>1</u>	<u>5</u>	<u>5</u>	<u>4</u>	<u>    </u>
6. Police Protection .....	<u>    </u>	<u>    </u>	<u>1</u>	<u>2</u>	<u>5</u>	<u>1</u>
7. Sewer System .....	<u>    </u>	<u>1</u>	<u>3</u>	<u>    </u>	<u>1</u>	<u>1</u>
8. Schools .....	<u>2</u>	<u>4</u>	<u>6</u>	<u>    </u>	<u>    </u>	<u>1</u>
9. Library Facilities .....	<u>    </u>	<u>    </u>	<u>5</u>	<u>2</u>	<u>4</u>	<u>    </u>
10. Electric Service .....	<u>4</u>	<u>4</u>	<u>6</u>	<u>1</u>	<u>    </u>	<u>    </u>
11. Ambulance Service .....	<u>    </u>	<u>    </u>	<u>2</u>	<u>    </u>	<u>5</u>	<u>1</u>
12. Public Transportation (Bus) .....	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>2</u>	<u>2</u>
<u>Health and Safety</u>						
13. Doctor Availability .....	<u>    </u>	<u>    </u>	<u>3</u>	<u>    </u>	<u>7</u>	<u>    </u>
14. Dentist Availability .....	<u>    </u>	<u>    </u>	<u>3</u>	<u>    </u>	<u>7</u>	<u>    </u>
15. Other Professional .....	<u>    </u>	<u>    </u>	<u>3</u>	<u>    </u>	<u>4</u>	<u>    </u>
16. Street Lights .....	<u>3</u>	<u>5</u>	<u>7</u>	<u>    </u>	<u>1</u>	<u>    </u>
17. Road Layout .....	<u>2</u>	<u>4</u>	<u>9</u>	<u>    </u>	<u>    </u>	<u>    </u>
18. Dog Control .....	<u>1</u>	<u>    </u>	<u>4</u>	<u>2</u>	<u>3</u>	<u>    </u>
19. Trash Collection .....	<u>    </u>	<u>    </u>	<u>3</u>	<u>1</u>	<u>3</u>	<u>    </u>
20. Street Maintenance .....	<u>    </u>	<u>3</u>	<u>8</u>	<u>2</u>	<u>3</u>	<u>    </u>
21. Traffic Signs .....	<u>    </u>	<u>2</u>	<u>9</u>	<u>    </u>	<u>2</u>	<u>    </u>
22. Traffic Control (Speed) .....	<u>1</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>4</u>	<u>1</u>
23. Weed Control .....	<u>    </u>	<u>    </u>	<u>1</u>	<u>2</u>	<u>10</u>	<u>1</u>
24. Sidewalks .....	<u>    </u>	<u>1</u>	<u>    </u>	<u>    </u>	<u>6</u>	<u>1</u>
<u>Employment</u>						
25. Employment Opportunity, Youths ...	<u>    </u>	<u>    </u>	<u>2</u>	<u>    </u>	<u>8</u>	<u>3</u>
26. Employment .....	<u>    </u>	<u>    </u>	<u>2</u>	<u>    </u>	<u>8</u>	<u>3</u>



	1.	2.	3.	4.	5.	6.
	Excellent	Above Average	Average	Below Average	Poor	No Opinion
<u>Government</u>						
(Are the services provided by:)						
27. City Government .....	—	—	8	1	3	—
28. County Government .....	—	—	7	—	2	1
29. State Government .....	—	—	6	—	4	1
30. Federal Government .....	—	—	4	1	4	1
31. Adequate Restrictions for Property Development .....	—	2	4	3	1	—
32. Fairness of Taxed to Meet City's Revenue Needs .....	—	2	2	1	1	4
33. Participation of Citizens in Government .....	—	2	3	1	5	—
<u>Parks and Recreation</u>						
34. Recreation Opportunities for Children .....	—	2	2	—	3	—
35. Recreation Opportunities for Youth.	—	—	4	—	4	—
36. Recreation Opportunities for Adults	—	1	2	1	4	—
37. Recreation Opportunities for Senior Citizens .....	—	1	2	2	3	—
38. Parks and Picnic Areas .....	—	—	2	1	6	1
39. Tourist Facilities .....	—	1	3	3	4	—
40. Fields for Outdoor Sports .....	—	2	1	—	4	—
41. Meeting Places for Community Groups	—	1	3	2	5	—
42. Cultural Activities .....	—	—	1	—	3	2
<u>General</u>						
43. Climate .....	6	7	2	—	—	—
44. Air Quality .....	8	6	1	—	—	—
45. Friendliness of Neighbors .....	3	4	7	2	—	—
46. Condition of Public Buildings .....	2	3	6	1	1	1
47. Community Pride .....	3	5	5	1	1	—
48. Freedom from Natural Disasters .....	4	4	2	1	—	—
49. Shopping Facilities .....	1	—	3	2	7	—
50. Restaurants .....	1	—	3	3	4	1
51. Housing .....	1	—	3	2	3	2
52. For which items above, that you have rated as "Below Average" or "Poor", would you be willing to pay for in the form of higher taxes? (Rank in order of importance).						

1. Meeting places for community groups - 4
2. None -4



59. List new business you think are needed.

Small Motel                      Restaurant  
doctors                              recreation  
dentist                                building (commercial)

60. If bus service was available on a more frequent basis (2 round trips/day) from out city to The Dalles, would you utilize the service on a:

2 Weekly, 1 Monthly, or 9 Less basis.

61. How much choice of housing is there for new residents?

    A lot      2 Moderate      4 Little      8 None

62. What kind of housing is needed in Wasco?

3 Homes to buy Under \$30,000                          Apartments                      7 Do not know  
    Homes to buy From \$30,000 - \$40,000                          Townhouses  
    Homes to buy Over \$40,000                      1 Duplexes  
2 Homes to rent    4 Mobile Home

63. Mobile homes and modular homes are becoming a viable alternative to conventional housing types. How should our city react to this trend?

1 A. Actively encourage development of mobile home parks  
2 B. Allow mobile home parks, but only with high standards regarding parking, landscaping, sanitation and the like  
12 C. Discourage mobile homes and mobile home parks  
    D. Allow mobile homes to be sited as if any other single family dwelling  
    E. No opinion

64. What is your opinion regarding housing for low-income families?

    A. City should strongly encourage this kind of housing, including expenditure of city funds if necessary to match federal grants  
1 B. City should encourage low-income housing, but not to the point of spending city money  
2 C. City should be neutral on this issue  
4 D. City should try to prevent construction of low income housing in Wasco  
4 E. No opinion

65. If you moved to your present residence in the last 5 years, why did you choose Wasco?

Work                                  Proximity to The Dalles      
Schools                                  Peace and quiet 4  
Available Housing                                  Less Expensive cost of living      
Air and Climate 4                              Quiet, good environment, pleasant community, less city stress 1

66. How many years have you lived in Wasco?

3 less than 1 year      1 1-2 years      4 3-5 years      5 6-10 years      3 over 10 years

67. How many people in your household fall into each of the following age groups?

1 under 10      1 10-17      1 18-22      1 23-35      2 36-50      10 51-64      8 65 and over

68. If financial resources were available, which of the following park or recreation facilities should receive the highest priority?

<u>First Choice</u>	<u>Second Choice</u>	
<u>10</u>	<u>2</u>	City Park
<u>   </u>	<u>   </u>	More Neighborhood Parks
<u>   </u>	<u>   </u>	Develop Parks Next to Schools
<u>3</u>	<u>3</u>	Build a Recreation Center
<u>   </u>	<u>1</u>	Swimming Pool
<u>1</u>	<u>3</u>	No Opinion

69. Should there be city regulations for the preservation of natural features such as trees, shrubs, streams, and land surfaces? Yes 4 No 2 No Opinion 5

List those features you feel need protecting.

Clean up land in city  
Continue to take pride in homes and yards

70. What streets are most in need of improvement?

<u>All except Main</u>	<u>Maupin</u>
<u>All</u>	<u>Side Streets - 2</u>
<u>East Street</u>	<u>None - 2</u>

71. If the City should expand, in which direction (north, south, east, west) should growth occur. \*1 \*2 \*7 \*

72. What is the primary occupation of the principle wage earner in your household?

<u>   </u> lumber industry	<u>3</u> construction	<u>1</u> other blue collar
<u>1</u> agriculture	<u>1</u> unemployed	<u>   </u> professional/managerial
<u>   </u> education	<u>   </u> clerical/retail trade	<u>   </u> other white collar
<u>9</u> retired	<u>   </u> no second wage earner	

73. If there is a second wage earner in the household, what is his/her present occupation?

<u>   </u> lumber industry	<u>   </u> construction	<u>   </u> other blue collar
<u>   </u> agriculture	<u>   </u> unemployed	<u>   </u> professional/managerial
<u>   </u> education	<u>4</u> clerical/retail trade	<u>5</u> other white collar
<u>1</u> retired	<u>1</u> no second wage earner	

74. Please make any comments which, in your opinion, would help to make your city a better place in which to live, or any other comments you want to make in regards to the subjects mentioned in this questionnaire.

Improve water supply and enforce water rules - 2  
 Use schools for community activities on a year round basis - 2  
 Clean up vacant lots and make absentee owners aware of fire hazard - 3  
 Wider participation by citizens - 2

74. Cont.

Garbage disposal area adequate if residents cooperate

Need: daytime city park, sidewalks, cat control, young people  
with ambition to better the town

Do not need: Expensive sewer system, proposed commercial property.

Antelope suffices as a retirees haven.

· Establish "no smoking" in school as an example to youth.

75. Would you be willing to work on a citizen group in developing a land use plan? Yes 5 No 3

If yes, please contact City Hall.

Interested in work, without political ties.



PART II. HOUSING SURVEY

Your answers will be kept completely anonymous, we do not want to know your name or address. If you have comments about any specific area, please write them down as part of the last question.

- 
- \_\_\_ 1. Describe your home.
- |                |                             |                      |                             |
|----------------|-----------------------------|----------------------|-----------------------------|
| ___ Apartment  | ___ Duplex                  | <u>7</u> Mobile Home | <u>1</u> Summer mobile home |
| <u>9</u> House | ___ Three-plex or four-plex | ___ Summer Home      | ___ Other For guests        |
- \_\_\_ 2. How many bedrooms does your home have?
- |               |                |
|---------------|----------------|
| <u>1</u> one  | <u>3</u> Three |
| <u>11</u> Two | ___ Four       |
- \_\_\_ 3. How many major rooms does it have? (not bath, furnace, storage, utility or unfinished rooms)
- |                |               |                |                 |
|----------------|---------------|----------------|-----------------|
| ___ One        | <u>3</u> Four | ___ Seven      | ___ Ten or more |
| <u>2</u> Two   | <u>6</u> Five | <u>1</u> Eight |                 |
| <u>1</u> Three | <u>2</u> Six  | <u>1</u> Nine  |                 |
- \_\_\_ 4. Do you own or rent?
- |               |          |
|---------------|----------|
| <u>16</u> Own | ___ Rent |
|---------------|----------|
- \_\_\_ 5. Would you rather own or rent?
- |               |          |
|---------------|----------|
| <u>16</u> Own | ___ Rent |
|---------------|----------|
- \_\_\_ 6. Estimate your average monthly housing costs (rent, utilities, mortgage payment, insurance, major repairs, real estate taxes, etc.)
- |                  |                  |                  |                   |
|------------------|------------------|------------------|-------------------|
| <u>2</u> \$ 0-59 | ___ 100-119      | <u>2</u> 200-249 | <u>2</u> 350-over |
| <u>2</u> 60-79   | <u>1</u> 120-149 | ___ 250-299      |                   |
| <u>2</u> 80-99   | ___ 150-199      | <u>1</u> 300-349 |                   |
- \_\_\_ 7. What is the present primary occupation of the head of the household?
- |                      |                                |                                  |
|----------------------|--------------------------------|----------------------------------|
| ___ Lumber industry  | <u>3</u> Construction          | <u>1</u> Other blue collar       |
| <u>1</u> Agriculture | ___ Unemployed                 | <u>1</u> Professional/Managerial |
| ___ Education        | <u>1</u> Clerical/Retail Trade | ___ Other white collar           |
| <u>8</u> Retired     | ___ Governmental               |                                  |
- \_\_\_ 8. Is your present housing adequate?
- |               |             |
|---------------|-------------|
| <u>15</u> Yes | No <u>2</u> |
|---------------|-------------|
- \_\_\_ 9. Size
- |               |                      |                    |
|---------------|----------------------|--------------------|
| ___ Too Large | <u>12</u> Just right | <u>2</u> Too small |
|---------------|----------------------|--------------------|

- \_\_\_ 10. Cost  
2 Too expensive      12 Just right      \_\_\_ Too cheap
- \_\_\_ 11. Age  
3 Too old      11 Just right      \_\_\_ Too new
- \_\_\_ 12. Plumbing (toilet, wash basin with hot & cold water, and tub or shower that your family doesn't share with another family)  
14 Adequate      \_\_\_ Inadequate
- \_\_\_ 13. Heating Type  
8 Central      5 Wood stove      \_\_\_ Oil      \_\_\_ None  
\_\_\_ Fireplace      7 Room heater      \_\_\_ Electric
- \_\_\_ 14. Heating condition  
13 Okay      1 Inadequate  
\_\_\_ Needs major repair      1 Needs major repair and inadequate
- \_\_\_ 15. Electricity  
13 Okay      1 Inadequate  
1 Needs major repair      \_\_\_ Needs major repair and inadequate
- \_\_\_ 16. Roof  
13 Okay      3 Needs major repair
- \_\_\_ 17. Foundation type  
10 Concrete/block      1 Wood      \_\_\_ Combination: (please specify)  
1 Rock      \_\_\_ None      Cresoted ties & cement blocks  
Rock & block  
Rock & wood
- \_\_\_ 18. Foundation condition  
14 Okay      \_\_\_ Needs major repair
- \_\_\_ 19. Is your home too far from town or work?  
1 Yes      13 No
- \_\_\_ 20. How far is your home from work?  
Miles 8, 129      .Blocks 2  
Minutes \_\_\_\_\_      Yards \_\_\_\_\_
- \_\_\_ 21. What is the most important repair that you would like on your home?  
\_\_\_ Plumbing      3 Roof      \_\_\_ Exterior Walls      \_\_\_ Bathroom, garage, addition  
\_\_\_ Heating      \_\_\_ Foundation      2 Insulation  
1 Electrical      1 Porch      \_\_\_ Other      5 None
- \_\_\_ 22. What is the second most important repair from the list above?  
3,4,5,6,7, paint

23. What type of housing do you prefer?  
 \_\_\_ Apartment    \_\_\_ Duplex    3 Mobile home    2 or 5 Other  
12 House    \_\_\_ Three-plex or four-plex    \_\_\_ Condominium
24. How many bedrooms do you prefer?  
 \_\_\_ One    7 Three  
5 Two    \_\_\_ Four
25. Would you like to move to different housing?  
 \_\_\_ If it doesn't cost more than you pay now    1 Even if it costs a lot more  
1 Even if it cost a little more    10 No, I'm satisfied with what I have
26. What is the major reason for your family not moving from this home?  
1 Desired housing too expensive    \_\_\_ Other  
1 Desired housing not available    10 I'm satisfied  
 \_\_\_ Convenient location of present housing
27. Age of head of household?  
 \_\_\_ 0-17    1 21-24    \_\_\_ 35-44    6 55-64  
 \_\_\_ 18-20    \_\_\_ 25-34    2 45-54    5 65-over
28. Marital status of head of household.  
13 Married man    \_\_\_ Single man  
1 Married woman    1 Single woman
29. Number of persons presently living in household?  
1 One    5 Three    \_\_\_ Five    \_\_\_ Seven    \_\_\_ Nine or more  
8 Two    \_\_\_ Four    \_\_\_ Six    \_\_\_ Eight    \_\_\_ None
30. Number of children presently under 18 in household.  
2 One    \_\_\_ Three    \_\_\_ Five    \_\_\_ Seven    \_\_\_ Nine or more  
 \_\_\_ Two    \_\_\_ Four    \_\_\_ Six    \_\_\_ Eight    \_\_\_ None
31. Annual income of all household members last years?  
 \_\_\_ 0-1,999 or less    \_\_\_ 6,000-7,999    2 12,000-14,999  
3 2,000-3,999    \_\_\_ 8,000-9,999    \_\_\_ 15,000-24,999  
 \_\_\_ 4,000-5,999    \_\_\_ 10,000-11,999    2 25,000-Over
32. Do you believe more housing is need in your community?  
5 Yes    6 No    3 No opinion
33. Do you have any comments about any specific areas mentioned above or about housing in general in Antelope?

Number 4

Leave Antelope the way it is

More houses needed for people wishing to move to Antelope

Commercial property is not needed; it should become residential

AGENCY INVOLVEMENT PROGRAM

Early in the planning process a letter was sent out to all agencies which may have an interest in land use planning. The agencies were asked to indicate the level of involvement they felt appropriate for this City. Their response was noted and considered in the compliance schedule. All of those that wished to be actively involved were then contacted.

Following is the agency involvement letter:

The City of Antelope, Wasco County  
is carrying out a land use planning program. In order to ensure greatest accuracy of the plan we wish to coordinate with all affected governmental agencies.

Please indicate the level of involvement you feel is appropriate for your office and return to:

DAN DUROW, Land Use Planner  
MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT  
502 East Fifth Street, Annex B  
The Dalles, Oregon 97058

(check as many as are appropriate)

We expect to take no active role in developing the plan and will adhere to its recommendations.

We will not be active participants but wish to receive a draft copy for comment.

We expect to be involved in the planning process and wish notification of meetings so we can provide input.

\_\_\_\_\_ DLCD Goals your agency is particularly interested in.

*Under State Law and in the interest of efficiency, we will expect to be contacted early in the planning stages of programs affecting this City. Contact City Hall by mail if we can be of assistance in your planning efforts.*

APPLICATION FOR  
PLAN CHANGE/ZONE CHANGE/VARIANCE/CONDITIONAL USE

DATE \_\_\_\_\_

OWNER/APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CHECK ONE: PLAN CHANGE \_\_\_\_\_ ZONE CHANGE \_\_\_\_\_ VARIANCE \_\_\_\_\_ CONDITIONAL USE \_\_\_\_\_

DESCRIPTION OF PROPERTY:

TAX MAP \_\_\_\_\_ TAX LOTS \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_  
(APPROXIMATE LOCATION IF VACANT)

LOT SIZE \_\_\_\_\_  
(ACRES OR SQUARE FEET)

USE:

EXISTING PLANNED USE \_\_\_\_\_, PROPOSED \_\_\_\_\_

EXISTING ZONING USE \_\_\_\_\_, PROPOSED \_\_\_\_\_

BRIEF DESCRIPTION OF PROPOSAL \_\_\_\_\_

ANTICIPATED DEVELOPMENT DATE \_\_\_\_\_

UTILITIES:

WATER SERVICE \_\_\_\_\_

SANITATION SERVICE \_\_\_\_\_

SHOW PROPOSAL BY SKETCHING A PLOT PLAN ON REVERSE SIDE OF APPLICATION OR ATTACHED PAPER. SHOW LOT DIMENSIONS, LOCATION OF ALL BUILDINGS AND SETBACKS.

SIGNATURE OF OWNER \_\_\_\_\_

OFFICE USE

FEE SCHEDULE:

PLAN CHANGE \$ \_\_\_\_\_

ZONE CHANGE \$ \_\_\_\_\_

VARIANCE \$ \_\_\_\_\_

CONDITIONAL USE \$ \_\_\_\_\_

PAID

REQUEST GRANTED \_\_\_\_\_, DATE \_\_\_\_\_

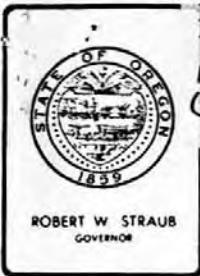
REQUEST DENIED \_\_\_\_\_, DATE \_\_\_\_\_

OTHER ACTION \_\_\_\_\_, DATE \_\_\_\_\_

CONDITIONS PLACED ON REQUEST \_\_\_\_\_

SIGNED \_\_\_\_\_, DATE \_\_\_\_\_





DOCUMENTS  
LOCAL  
Antelope  
(1979c)

Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

October 11, 1978

The Honorable Al Kuhlman  
Mayor, City of Antelope  
Antelope, OR 97001

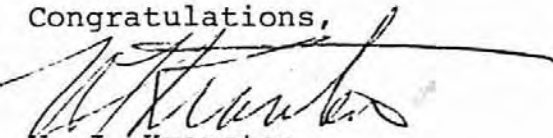
Dear Mayor Kuhlman:

It gives me a great deal of pleasure to confirm that the Oregon Land Conservation and Development Commission, on October 6, 1978, officially acknowledged the comprehensive plan and implementing ordinances of the City of Antelope as being in compliance with ORS 197 and the Statewide Planning Goals.

The acknowledgment signifies a historic step for the City's land use planning program. Antelope is one of the first of Oregon's cities to be in compliance with the Statewide Goals. By effectively planning ahead for the wise use of your valuable land, you have set an excellent example for others to follow.

I would like to commend the city officials, staff, and citizens of your community for their hard work and foresight in the field of land use planning.

Congratulations,

  
W. J. Kvarsten  
Director

Enclosure

cc: John Conroy, Chairman, County Board of Commissioners  
Dave Moon, County Coordinator  
Brent Lake, Field Representative

WJK:LC:krm/MC  
DC#31-10/10/78

BEFORE THE  
LAND CONSERVATION AND DEVELOPMENT COMMISSION  
OF THE STATE OF OREGON

IN THE MATTER OF THE	)	COMPLIANCE ACKNOWLEDGMENT
CITY OF ANTELOPE	)	
	)	ORDER
	)	
	)	

On June 30, 1978, the City of Antelope pursuant to ORS Ch 197.251(1) (1977 Replacement Part) requested the Land Conservation and Development Commission to acknowledge that the comprehensive plan and implementing ordinances, consisting of the Comprehensive Plan, ordinance no. 29-A, adopted June 26, 1978; the zoning ordinance, no. 29, adopted June 26, 1978; and the subdivision ordinance, no. 30, adopted June 26, 1978; of the City of Antelope are in compliance with the Statewide Planning Goals.

ORS 197.251(1) requires that the Commission review and approve or deny the request within 90 days. On August 10, 1978, the Commission found that extenuating circumstances were present and ordered that their action be delayed.

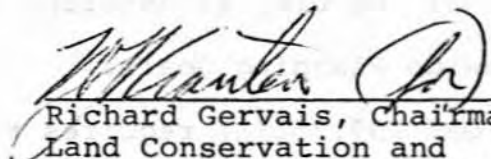
The Commission reviewed the written report of the staff of the Department of Land Conservation and Development on October 6, 1978 regarding the compliance of the aforementioned plans and ordinances with the Statewide Planning Goals. Pertinent portions of this report (Section V) are attached hereto, and constitute the findings of fact of the Commission.

Based on its review, the Commission finds that the  
aforementioned comprehensive plan, zoning ordinance and sub-  
division ordinance comply with the Statewide Planning Goals  
adopted by this Commission pursuant to ORS Ch. 197.251(1)  
(1977 Replacement Part).

Now therefore be it ordered that:

The Land Conservation and Development Commission acknow-  
ledges that the aforementioned comprehensive plan, zoning  
ordinance and subdivision ordinance of the City of Antelope  
are in compliance with the Statewide Planning Goals.

Dated this 11<sup>th</sup> day of October, 1978.

  
Richard Gervais, Chairman  
Land Conservation and  
Development Commission

LC:mh/MC  
10/11/78  
DC#15

V. FINDINGS OF FACT:

General Overview:

The City of Antelope was established in 1873 and incorporated in 1896. During these early years Antelope was at the center of a large sheep and cattle area. Its highest population was about 170 in 1898. In this year the main part of town burnt down. In 1960, the roads into Antelope were paved.

The plan and ordinances place major emphasis upon maintaining the town's rural atmosphere and promoting its tourist potential as an historic place and rock collecting center. It has a population of about 55 and has adequate space to meet any future growth and development. No building permits were issued in 1976 and two mobile homes were sited, (p. 36).

Goals: (1-14)

Citizen Involvement: (Goal 1)

The City Council was approved as the Committee for Citizen Involvement along with the Citizen Involvement Program on April 23, 1976.

Antelope provided many opportunities to its citizens to help prepare the comprehensive plan. An attitude survey was sent to all city residents. One-third of the surveys were returned.

The plan includes policies for the continuation of its Citizen Involvement Program, (pp. 45-6).

Land Use Planning: (Goal 2)

The City of Antelope has adopted a comprehensive plan to serve as the basis for all land use decisions and actions. The information provided on pages 8 to 44 and Appendix C serve as its factual base. Opportunities were provided for citizen and agency participation in all phases of the planning process (pp. 6-7 and Appendix D).

Zoning and subdivision ordinances have been adopted.

The comprehensive plan includes a policy requiring the review of the plan every six (6) months, in January and July, and an update of the resource information every five (5) years or when new or important data becomes available, (p. 45).

Other Goals: (3-14)

The plan includes factual information and policies consistent with this information for the following goals:

<u>GOAL</u>	<u>FACTUAL BASE</u>	<u>POLICIES</u>
3.Agricultural Lands	N O T A P P L I C A B L E	
4.Forest Lands	N O T A P P L I C A B L E	
5.Natural Resources		pp. 46-7
-wildlife habitat	p. 13	
-historical sites	p. 22	
-scenic views	p. 29	
6.Air, Water and Land Resources Quality	p. 11	pp. 46-7
7.Natural Hazards	p. 11-15	pp. 46-7
8.Recreation	pp. 12,18 and 24-30	p. 48
9.Economy of the State	p. 21	p. 47
10.Housing	pp. 12 and 35-38	pp. 49-50
11.Public Facilities and Services	pp. 22-24 and 31-34	p. 48-9
12.Transportation	p. 34	pp. 48-9
13.Energy Conservation	p. 29-40	p. 48-50
	The City states that it "has done its best...to comply with the 14 Goals," (Appendix "B"). The Department believes the plan's policies limiting development and the provision of public services and facilities to built-up areas within the city limits will help conserve energy.	
14.Urbanization	pp. 39-44	p. 50

Implementation Ordinances:

The City of Antelope has adopted zoning and subdivision ordinances to carry out its comprehensive plan. These ordinances include specific provisions related to the compliance with following statewide goals.

Natural Hazards - Flooding: (Goal 7)

The subdivision ordinance (Section 42, p. 18) states:

If any portion of any land proposed for development is subject to overflow, inundation or flood hazard by storm waters, an adequate system of storm drains, levees, dikes, or pumping systems shall be provided.



Housing: (Goal 10)

The residential zone ("R") allows single-family dwellings as an outright, permitted use and mobile homes and parks and apartments as conditional uses, (Section 3.2 p. 8).

Comments Received:

1. Emergency Services Division (June 30, 1978)

Requests that all jurisdictions permit the placement of mobile homes or other manufactured housing on owner-occupied property while reconstruction of a damaged residence takes place in the event of a Presidentially declared, major disaster (PL 93-288).

2. Health Division (July 13, 1978)

The plan should contain a statement regarding the protection of its watershed.

3. Oregon Department of Transportation (August 15, 1978)

They believe that Antelope's plan is good and that adequate recognition has been given to the city's historic buildings. ODOT states that Antelope needs to adopt plan policies and a program to protect existing historic structures and to avoid conflicts with new development at the time of the next plan update.

Overall Conclusions:

The comprehensive plan for the City of Antelope is excellent. It has an adequate factual base and policies to carry out its planning goals. The comprehensive plan and implementing ordinances comply with the Statewide Planning Goals.

VI. RECOMMENDATIONS:

A. Staff:

Recommends acknowledgment.

B. Coordinator:

Recommends acknowledgment.

VII. COMMISSION ACTION: (October 6, 1978)

RE: krm/MC  
9/20/78  
7348/074158