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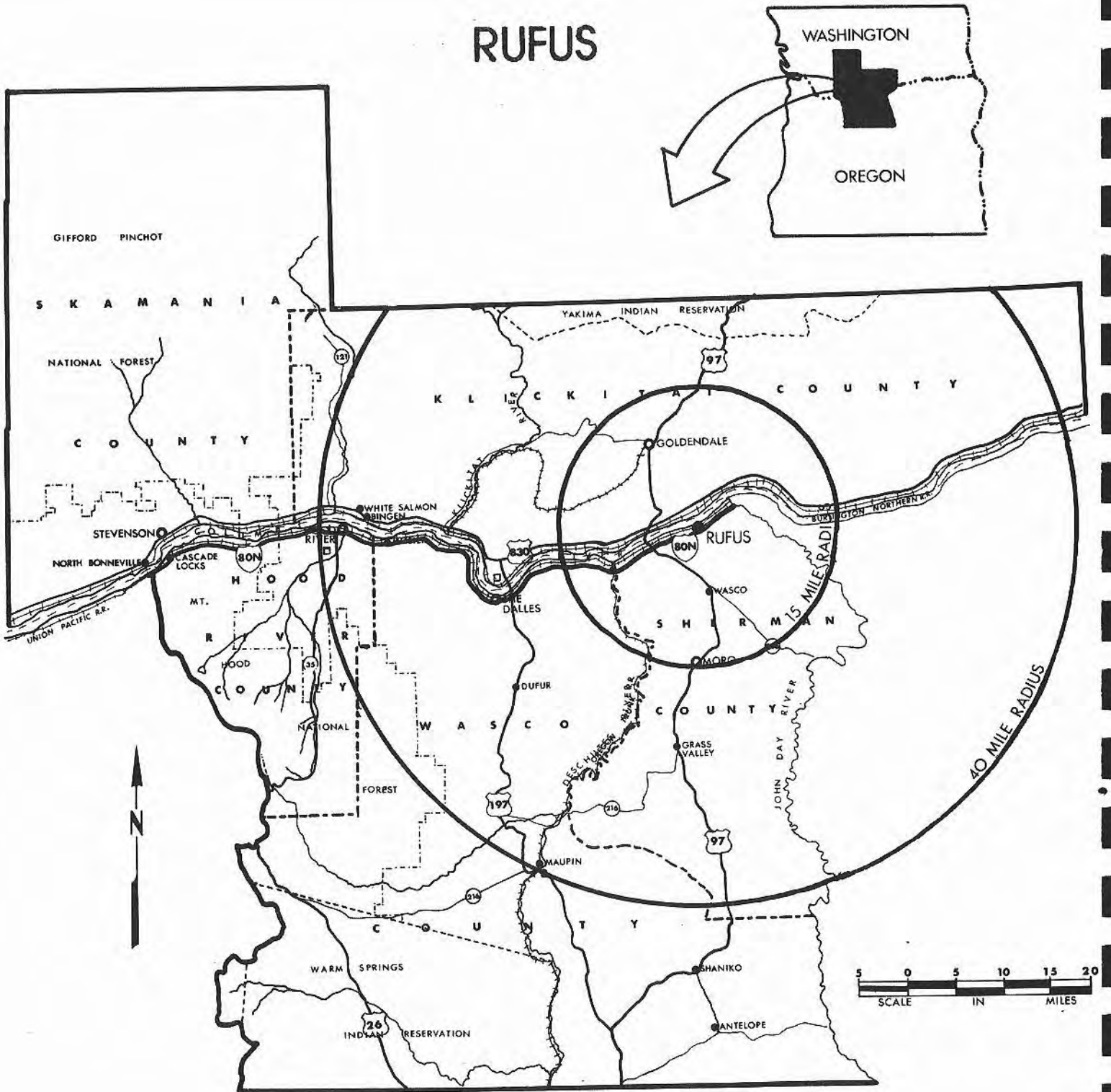
# RUFUS

## Comprehensive Land Use Plan

1978

# LOCATION MAP

## RUFUS



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. Merle Eldridge, Mayor  
Members of the Rufus City Council  
Citizens of Rufus

Ladies and Gentlemen:

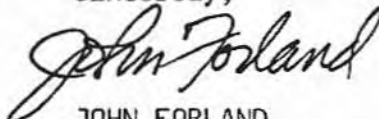
The Mid-Columbia Economic Development District is pleased to present this document entitled Rufus Comprehensive Land Use Plan, 1978 to the City Council and citizens of Rufus. This plan represents an update of the 1971 land use plan and was prepared by the MCEDD staff pursuant to the request of the City Council and as outlined in the contract for planning services dated February 2, 1976.

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 Rufus 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

RUFUS

REVISED  
COMPREHENSIVE LAND USE PLAN  
MAY, 1978

THE COMPREHENSIVE LAND USE PLAN  
RUFUS, OREGON

Prepared by

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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

RUFUS CITY COUNCIL MEMBERS

Merle Eldridge, Mayor  
Jack Beers  
William A. Brice  
Ardie M. Jordan  
Morton Paul

CITY STAFF

Mary McClure, City Clerk and Recorder  
Ray English, Attorney  
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ACKNOWLEDGEMENTS

These people have contributed to the development of this  
Comprehensive Plan.

Neal Eaton  
Mabel Hughes  
Douglas H. Mahurin  
Glenna Mahurin  
Cam McGill  
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# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I. INTRODUCTION . . . . .	1
Planning for Rufus. . . . .	1
Planning Process. . . . .	1
Comprehensive Plan Definition, ORS 197.015 . . . . .	2
Planning Intent . . . . .	2
II. PLAN AMENDMENTS. . . . .	4
Comprehensive Plan Amendment Process. . . . .	4
Types of Amendments . . . . .	4
Legislative Revisions . . . . .	4
Quasi-Judicial. . . . .	4
Notification of Hearings. . . . .	5
III. CITIZEN PARTICIPATION. . . . .	6
The Statewide Goal. . . . .	6
Citizen Involvement Program . . . . .	6
IV. PHYSICAL CHARACTERISTICS . . . . .	8
General Physical Setting. . . . .	8
Topography and Drainage . . . . .	8
Climate . . . . .	10
Air Quality . . . . .	14
Soils . . . . .	15
Geology and Natural Hazards . . . . .	20
Wildlife Resources. . . . .	20
V. SOCIAL CHARACTERISTICS . . . . .	23
History . . . . .	23
Political Structure and Administrative Facilities . . . . .	23
Attitude Survey Summary . . . . .	24
Population Characteristics. . . . .	25
Economic Condition. . . . .	28
VI. COMMUNITY FACILITIES AND SERVICES. . . . .	33
Protective Facilities . . . . .	33
Education Facilities. . . . .	34
Maintenance and Refuse Disposal . . . . .	36
Communication Facilities. . . . .	37
Health and Recreation Facilities. . . . .	38
Utilities . . . . .	45
Transportation. . . . .	47
VII. HOUSING. . . . .	50
Existing Conditions . . . . .	50
Housing Needs . . . . .	53
Housing Surveys . . . . .	53

<u>SECTION</u>	<u>PAGE</u>
VIII. LAND USE . . . . .	54
Existing Land Use . . . . .	54
Future Land Needs . . . . .	55
IX. POLICY STATEMENTS. . . . .	60
Findings, Goals and Policies. . . . .	60
X. IMPLEMENTATION . . . . .	67
Plan Implementation . . . . .	67
Zoning. . . . .	67
Subdivision . . . . .	69
Other Implementation Tools. . . . .	69
XI. BIBLIOGRAPHY . . . . .	70
XII. APPENDIX . . . . .	72
"A" Environmental Assessments	
"B" Compliance with the Oregon State Department of Land Conservation and Development	
"C" City of Rufus, Questionnaire	
"D" Agency Involvement Program	
"E" Application for Plan Change/ Zone Change/Variance/Conditional Use	



LIST OF MAPS

1. LOCATION MAP . . . . .	inside cover
2. TOPOGRAPHY . . . . .	9
3. AVERAGE ANNUAL PRECIPITATION . . . . .	12
4. SOILS. . . . .	19
5. GEOLOGIC HAZARDS . . . . .	22
6. EXISTING WATER SYSTEM. . . . .	46
7. EXISTING LAND USE. . . . .	58
8. LAND USE PLAN MAP. . . . .	59

LIST OF TABLES

1. NATIONAL AMBIENT AIR QUALITY STANDARDS . . . . .	14
2. EMPLOYED PERSONS - 1977. . . . .	29
3. COUNTY POVERTY LEVEL CHARACTERISTICS . . . . .	30
4. FARM STATISTICS. . . . .	31
5. TOTAL TRIPS RECEIVED (in 100's). . . . .	39
6. TOTAL TRIPS ANTICIPATED (in 100's) . . . . .	40
7. RECREATION ACTIVITIES - SHERMAN COUNTY . . . . .	40
8. SUPPLY AND NEED OF RECREATION FACILITIES . . . . .	41
9. SHERMAN COUNTY PARKS AND FACILITIES. . . . .	42
10. BOAT REGISTRATIONS . . . . .	44
11. PER CAPITA SALES OF GENERAL LICENSES . . . . .	44
12. OREGON MOTOR VEHICLE REGISTRATIONS . . . . .	48
13. COUNT OF RENTER-OCCUPIED UNITS . . . . .	51
14. UNITS VACANT FOR OVER 6 MONTHS . . . . .	51
15. COUNTY OF OWNER-OCCUPIED UNITS . . . . .	52
16. TABLE OF HOUSING DEFICIENCIES. . . . .	52
17. PARK ACREAGE NEEDS . . . . .	56
18. EXISTING LAND USE, CITY OF RUFUS, August, 1977. . . . .	57

# INTRODUCTION

## PLANNING FOR RUFUS

This comprehensive plan was developed for the city of Rufus to serve as the guiding document for all future land use decisions. It is designed to do several things: to insure the future livability, so that Rufus 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 Sherman County near the Deschutes and Columbia Rivers are fortunate to have an environment with natural resources that often provide an economic livelihood along with abundant scenic and natural amenities. 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 indicated that the process is dynamic and ongoing rather than a static one-time event. Review of the comprehensive plan should be scheduled semi-annually with a total update schedule 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 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 Rufus 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 Rufus 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 Rufus. 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

Quasi-Judicial changes are those which do not have significant effect beyond the immediate area of the change, i.e., 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 HEARINGS

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 quasi-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 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 made 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 Rufus.

The committee for Citizen Involvement for Rufus will consist of the Rufus City Council. The Council 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 Rufus Grade School Library.
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 Rufus.

In addition to the aforementioned program, the following organizations will also be utilized when advantageous to further Citizen Involvement:

Grange	Volunteer Ambulance Service
Home Economics Extension Club	4-H Club
Volunteer Fire Department	Rufus School Board
Women's Activity Club	Nazarene Church

This program was aggressively aimed at providing the opportunity for local citizens to become actively involved in the local planning process.



# PHYSICAL CHARACTERISTICS

## GENERAL PHYSICAL SETTING

The City of Rufus is located in northern Sherman County, adjacent to the Columbia River and I-80N. It is twenty miles north of Moro, the county seat, twenty-five miles east of The Dalles, and two miles downstream from the John Day Dam. At an elevation of 200 feet, Rufus sits in the Columbia Basin at the base of what becomes a high plateau.

Rufus is a low density tourist and agricultural service center on the perimeter of an area of expansive wheat farms. It is positioned between two rivers classified under Oregon's Scenic Rivers System, the Deschutes and the John Day. Because of the natural setting of the city and proximity to fine trout fishing as well as the rural atmosphere, people from more urban areas are now attracted to the city for retirement and recreational homesites. Its location on a well-traveled highway connecting with the Sam Hill Bridge gives Rufus potential as a residential location for workers in Klickitat County in Washington.

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

## TOPOGRAPHY AND DRAINAGE

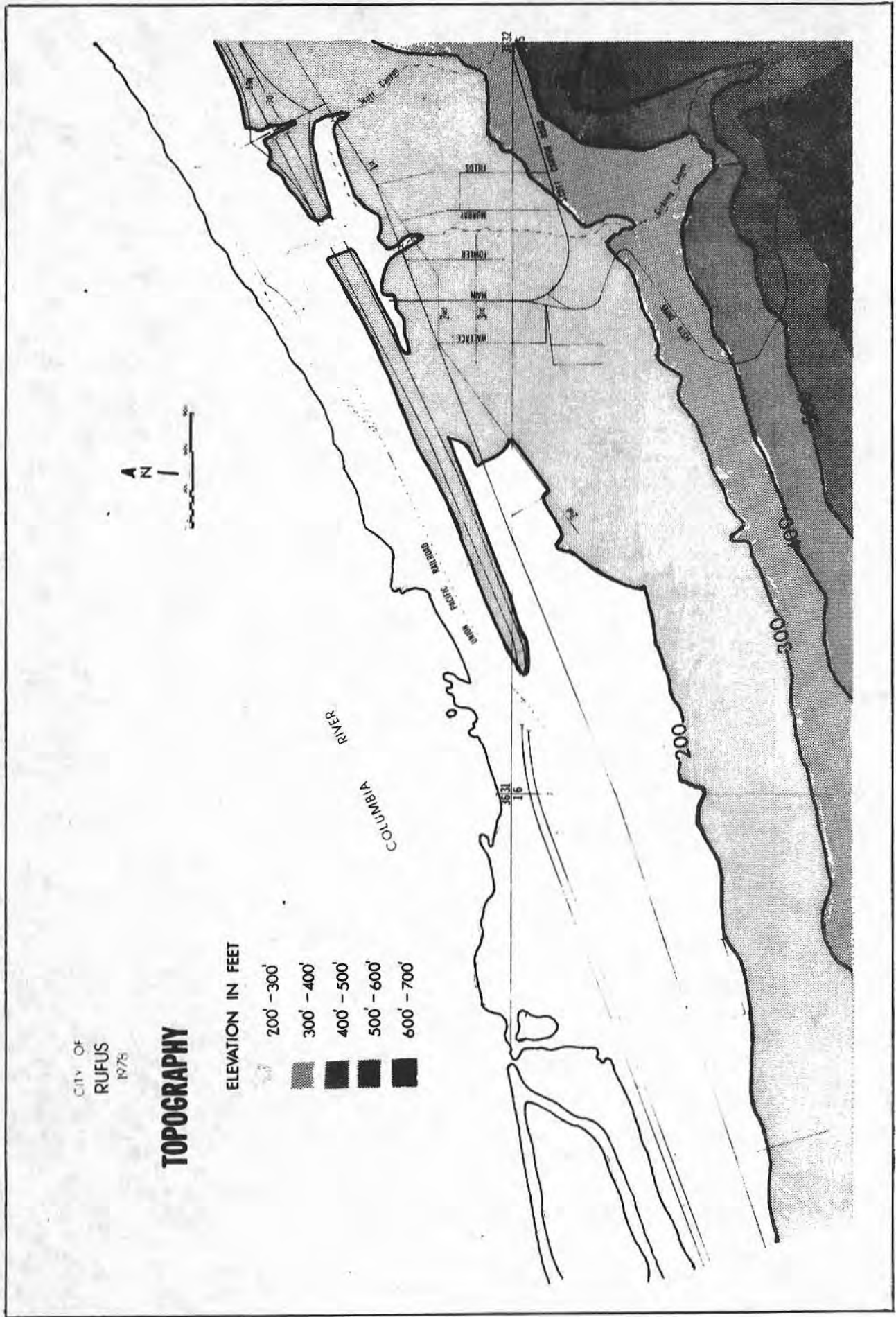
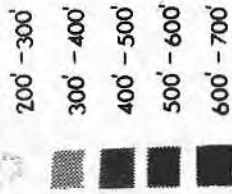
The topography of Rufus is characteristic of this area of the Columbia River Gorge. Beginning at the river bank there is a gradual increase in elevation from 180 feet to about the 300 to 400 foot level. From there elevation change is rapid, especially where thick talus has accumulated below the rim-rock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

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

CITY OF  
RUFUS  
1975

# TOPOGRAPHY

ELEVATION IN FEET



## CLIMATE

Distinctive local land surfaces influence atmospheric processes and result in unique climatological conditions. Sherman County's climate is determined by the major topographic features of the County (Columbia Gorge, Deschutes and John Day River Canyons, Gordon Ridge and Buck Hollow) and the continental and marine air masses.

Because of its being situated on the east side of the Cascade Mountains, Rufus would be expected to experience the continental climate of the Inter-Mountain Region if it were not for the eastward migration of ocean-conditioned air masses. The moist, cool marine air of the Columbia Gorge moderates extreme temperatures, and with its location along the Gorge, Rufus enjoys more modified temperatures during all seasons than other cities in Sherman County.

Listed below are the monthly average maximum, monthly average minimum and average monthly mean temperatures recorded at the Sherman County Experiment Station for the crop years 1972 to 1977, 1967 to 1971 and the thirty year average from 1931 to 1960.

### AVERAGE MAXIMUM, AVERAGE MINIMUM AND AVERAGE MEAN TEMPERATURES (in degrees F.) for each month of the crop years 1972-1977, 1976-1971 and 1931-1960

Total	<u>Maximum</u>											
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Ap	May	June	July	Aug
1977-1972	90	81	62	56	57	58	64	72	83	93	98	97
1971-1967	91	80	60	54	56	56	63	69	85	95	99	98
1960-1931	91	77	62	56	52	57	66	76	87	92	99	97

Total	<u>Minimum</u>											
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Ap	May	June	July	Aug
1977-1972	34	24	19	11	0	14	22	19	29	39	42	41
1971-1967	34	24	21	10	10	20	19	24	30	39	41	42
1960-1931	33	26	17	15	5	10	20	26	30	37	42	41

	<u>Mean</u>											
Total	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Ap	May	June	July	Aug
1977-1972	59.8	49.3	39.4	33.8	30.2	35.5	40.6	45.5	52.7	61.7	56.7	67.5
1971-1967	60.2	47.5	40.0	32.8	31.4	37.1	40.8	44.0	54.4	62.4	60.0	68.1
1960-1931	61.2	50.6	38.8	33.7	29.7	34.6	41.4	48.3	55.6	61.4	68.9	67.5

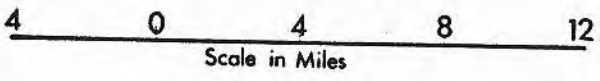
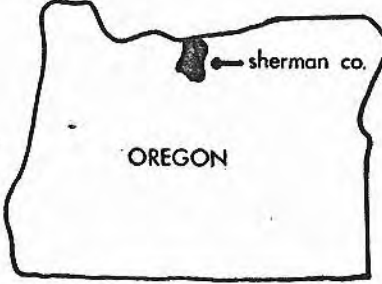
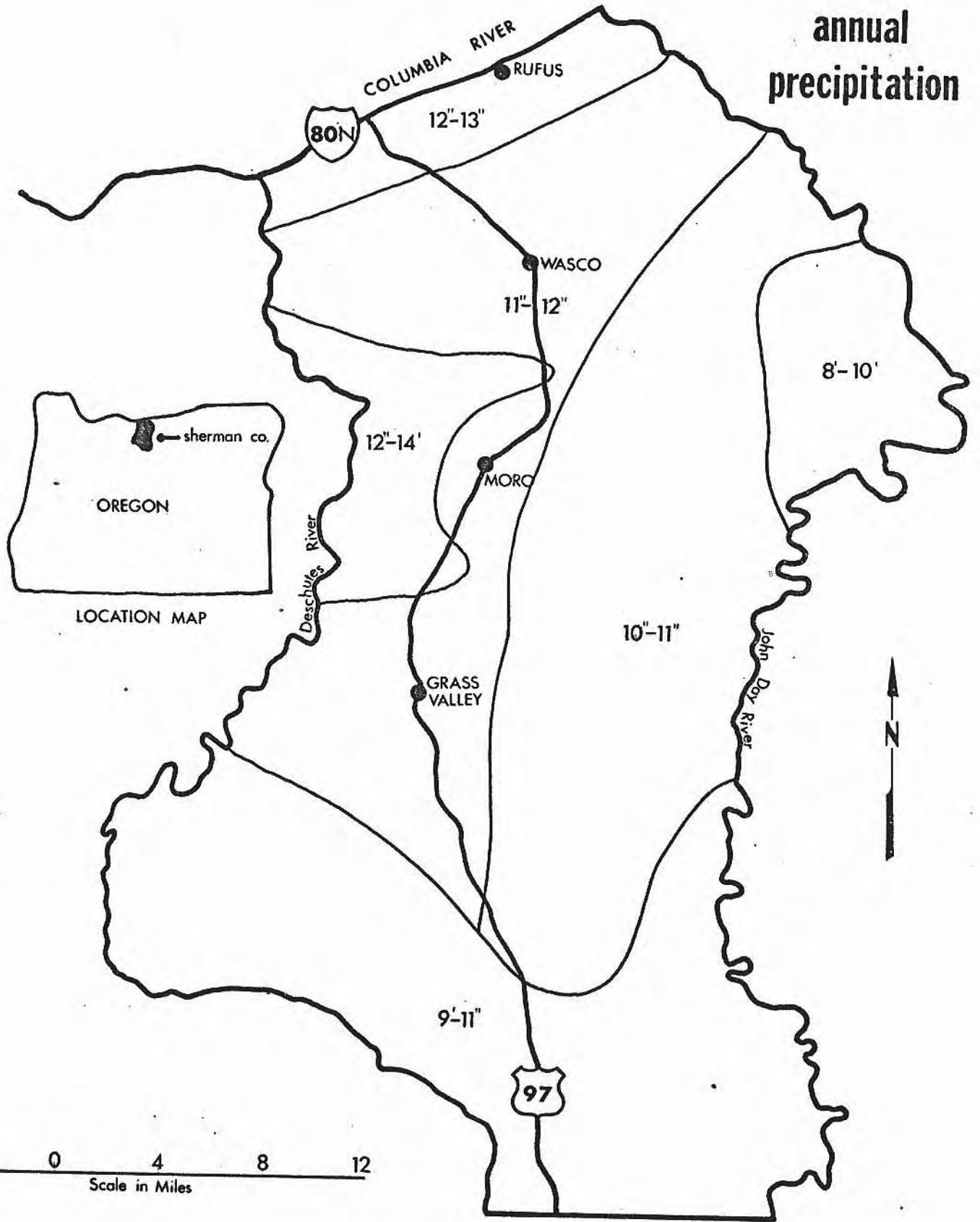
Source: Monthly Weather Reports, Sherman Experiment Station

Precipitation in Rufus is also influenced by the Columbia Gorge characteristic of marine air masses moving in from the Pacific Ocean. When cold, polar continental air masses push down from Canada and mix with the warmer, moist marine air, heavy snow can result. However, most precipitation is in the form of rain and averages seven inches per year, with about half falling during the period from November through February.

Precipitation (in millimeters)

Total	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Ap	May	June	July	Aug	Total
1977-1972	12.2	14.2	37.3	40.1	34.3	19.6	24.6	14.5	19.3	13.5	8.6	16.8	255.0
1971-1967	8.6	20.1	48.5	39.1	47.8	14.7	17.8	18.5	16.5	17.5	1.8	8.1	259.1
1960-1931	12.7	28.2	41.1	41.7	45.5	31.8	27.4	19.3	21.3	22.4	4.3	4.3	300.0

average  
annual  
precipitation



The incidence of sunshine or solar radiation in the County varies considerable between summer and winter. The monthly average percent possible sunshine ranges from approximately 80% in July to 20% in December. In turn, the average daily solar radiation on a horizontal surface varies between approximately 370 British Thermal Units (BTU) per square foot per day in December to 2300 BTU per square foot per day in July; Reynolds, 1974.

Rarely is the wind not present in Sherman County. The relative velocities in different locations throughout the County vary tremendously. In the northern part of the County within two miles of the Columbia Trench and along the breaks of the Deschutes the wind is typically more powerful than in any other area of the County. Winds in Rufus are predominantly from the west except during the winter period of November through February when the winds are generally from the east with a velocity of 16 to 31 miles per hour more than one-third of the time. Gusts of up to 70 miles per hour have been recorded, and winds of 30 miles per hour persisting for an entire day are not unusual.

Monthly Average Wind Velocity (in MPH)  
as recorded at the Sherman Experiment Station  
for the crop years 1931-1960, 1967-1971 and 1972-1977

Period	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Ap	May	June	July	Aug
1977-1972	4.1	3.4	3.1	3.6	3.7	3.9	4.8	5.4	5.0	4.0	5.6	5.0
1971-1967	4.1	3.8	3.3	3.8	4.3	4.0	4.5	5.4	5.4	4.7	4.6	4.6
1960-1931	4.5	3.7	3.5	3.8	3.7	4.0	4.9	6.0	6.1	5.8	6.0	5.6

Monthly Average Wind Velocity (in meters/second)  
as recorded at the Sherman Experiment Station for  
the crop years 1931-1960, 1967-1971 and 1972-1977

Period	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Ap	May	June	July	Aug
1977-1972	1.83	1.52	1.39	1.61	1.65	1.74	2.15	2.41	2.24	2.24	2.5	2.02
1971-1967	1.83	1.70	2.51	1.70	1.92	1.79	2.01	2.41	2.41	2.10	2.06	2.06
1960-1931	2.01	1.65	1.56	1.70	1.65	1.79	2.19	2.68	2.73	2.59	2.68	2.50

## AIR QUALITY

Rufus is located within the Central Oregon Intrastate Air Quality Control Region (190). Air quality sampling stations within Region 190, located in The Dalles, Bend, Klamath Falls and at the Oregon Institute of Technology (two miles north of Klamath Falls), provided the following data for evaluation:

TABLE 1

### National Ambient Air Quality Standards

<u>Contaminant</u>	<u>Federal Standards (micrograms/cubic meter)</u>	
	<u>Primary</u>	<u>Secondary</u>
Suspended Particulate	(1) 75 ug/M <sup>3</sup> annual geometric mean	(1) 60 ug/M <sup>3</sup> annual geometric mean
	(2) 260 ug/M <sup>3</sup> max. 24-hr	(2) 150 ug/M <sup>3</sup> max. 24-hr concentra- tion(a)
Sulfur-Dioxide	(1) 80 ug/M <sup>3</sup> max. 24-hr concentra- tion(a)	
	(2) 365 ug/M <sup>3</sup> max. 24-hr concentra- tion(a)	1300 ug/M <sup>3</sup> max. 3-hr average(a)

(a) not to be exceeded more than once/year

The primary and secondary annual geometric mean standards for suspended particulates have been exceeded within the region. However, only in 1971 at the Klamath Falls sampling station was the primary standard exceeded. The secondary standard for suspended particulates was exceeded on a frequent basis during the 1970-1975 period again at the Klamath Falls Station only. Within the Region, the primary and secondary standards for sulfur dioxide have not been exceeded. (Department of Environmental Quality, 1975).

The primary cause for air quality degradation in Sherman County is suspended soil particulates. Wind borne dust is responsible for 55% of the average samples collected at the Klamath Falls station. A similar percentage is thought to exist in the samples taken from the other stations in Region 190.

## Major Sources of Particulate Emissions

### Sherman County

	<u>Tons per year</u>
Sherman County Grain Growers	74.3
Mid-Columbia Grain Growers (Grass Valley)	33.0
Mid-Columbia Grain Growers (Moro)	46.0
Light duty motor vehicles (only major source of sulfuric oxide emissions)	36.1

Generally speaking, Sherman County air is of excellent quality and is expected to remain so in the future.

### 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 materials; (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 combination of these factors have resulted in the development of seven soil phases within the city limits of Rufus.

The Walla Walla Soil Series contains two of the ten soil phases. Walla Walla very fine sandy loam 3% - 7% slope (WnA) and Walla Walla very fine sandy loam deep 7% - 20% slope (WnBN). Khul Series also contains two series in Rufus, viz. Kuhl very strong very fine sandy loam 7% - 30% north slope (KvCN) and Khul very stony very fine sandy loam 3% - 7% slope (KrB).

The other six soil phases are: Nansene rocky silt loam 35% - 70% slope (NaD); Quincy loamy fine sandy 0% - 20% slope (QnB); Starbuck extremely stony silt loam 4% - 70% south slope (SvDS); Dune land (De); Riverwash (Rv); and Rock land (Rx).

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, five developmental factors are especially important and relate directly to the various soil phases and the properties thereof. Listed below are seven of the ten soil phases that occur within Rufus, 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.



Use	Soil	Rating	Restrictive Feature
Septic Tank Absorption Fields	WnA	Moderate	40-60" to Bedrock
	WnBN	Moderate to Severe	40-60" to Bedrock
	NaD	Severe	Slope
	QnB	Severe	Floods, Wet
	SvDS	Severe	Slope, Depth to Rock, Stones
	De	Slight to Severe	Slope
Dwellings Without Basements	Rv	Severe	Floods
	WnA	Moderate	Moderate Shear Strength, Severe Wind Erosion Hazard
	WnBN	Moderate	Moderate Shear Strength, Severe Wind Erosion Hazard
	NaD	Severe	Slope
	QnB	Severe	Floods
	SvDS	Severe	Slope, Depth to Rock, Stones
Dwellings With Basements	De	Slight to Severe	Slope
	Rv	Severe	Floods
	WnA	Moderate	Moderate Shear Strength, Severe Wind Erosion Hazard
	WnBN	Moderate	Moderate Shear Strength, Severe Wind Erosion Hazard
	NaD	Severe	Slope
	QnB	Severe	Floods
Small Commercial Buildings	SvDS	Severe	Slope, Depth to Rock, Stones
	De	Slight to Severe	Slope
	Rv	Severe	Floods, Wet
	WnA	Moderate	Moderate Shear Strength, Severe Wind Erosion Hazard
	WnBN	Moderate	Moderate Shear Strength, Severe Wind Erosion Hazard
	NaD	Severe	Slope
Local Roads and Streets	QnB	Severe	Floods
	SvDS	Severe	Depth to Rock, Slope, Stones
	De	Moderate to Severe	Slope
	Rv	Severe	Floods, Wet
	WnA	(for highway) Slight	--
	WnBN	Moderate to Severe	7-20% Slopes
	NaD	Severe	Slope
	QnB	Moderate	Floods
	SvDS	Severe	Slope, Depth to Rock, Stones
	De	Slight to Severe	Slope
	Rv	Severe	Floods

## Recreation

Camp Areas	WnA	Slight	--
	WnBN	Moderate to Severe	7-20% Slopes
	NaD	Severe	Slope
	QnB	Moderate	Wet, Too Sandy
	SvDS	Severe	Slope, Stones
	De	Severe	Soil Blowing
	Rv	Severe	Floods, Small Stones
Picnic Areas	WnA	Slight	--
	WnBN	Moderate to Severe	7-20% Slope
	NaD	Severe	Slope
	QnB	Moderate	Too Sandy
	SvDS	Severe	Slope, Stones
	De	Severe	Soil Blowing
	Rv	Severe	Floods, Small Stones

Source: Soil Interpretation Sheets for Oregon

Information about the other three (3) soil series was not available from the same source and therefore it is not possible to include a full and uniform tabulation about them. In the Kuhl Series, KrB occurs in the extreme northern part of the county and usually along the Columbia River. The surface layer is shallow (5 to 8" thick) and cannot be cultivated because of rock outcrops and stoniness. Even its range value is low. KVCN is deeper (10-40", average 20"). Its surface runoff is slow to rapid, hazard of wind erosion is moderate where the vegetation is sparse, and the moisture capacity is low to fair. This soil is used only for range. Rockland, Rx, occurs only along the Columbia River, and its rock outcropping precludes cultivation. The root zone is shallow, and the moisture supplying capacity and natural fertility are low. Principal hazards are wind erosion and fire. Rx is not suitable for grazing nor accessible to livestock. A few of such areas find use as gravel pits.

Source: Soil Survey Series 1959, Sherman County

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 limitations 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 "s" indicates that the soil is shallow, droughty or stony and class "c" is used to indicate that the chief limitation is climate (too cold or too dry). Listed below are the soils that occur within the city limits of Rufus, their respective capability classification and their suitability.

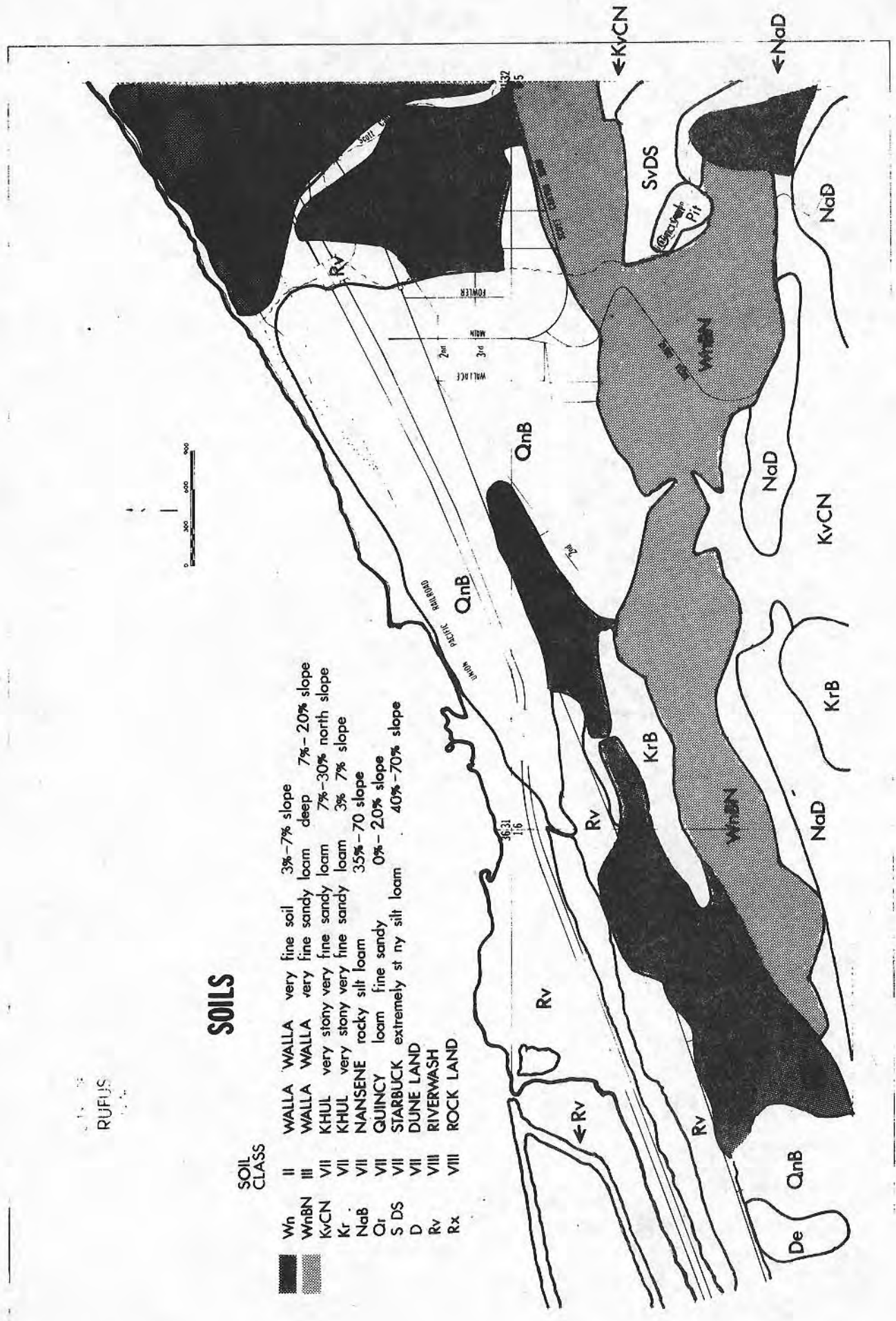
Soil	Capability Classification	Suitability
WnA	IIIc	Bluebunch whtg. 85% cover.700 lb./acre alfalfa-grass hay: poor suitability .5-1 ton/acre.
WnBN	IIIe	Poor for winterwheat,Alfalfa-Grass hay poor .5-1 ton/acre. 20-25 bu/A,Bluebunch. Whtg. 85% cover 700 lb./Acre.
KvCN	VIIIs	Only for rangeland.
KrB	VIIIs	Only for range and then value is low. Rock outcrops and stony.
NaD	VIIIs	Only use Rangeland, Idaho Fescue 85% cover 750 lb./Acre. Other uses none or poor to very poor.
QnB	VIIe	No suitability except as wildlife habitat-fair, good to very poor.
SvDS	VIIIs	Wildlife habitat-fair to very poor; rangeland-only bluebunch whtg.,70% cover.
De	VIIIe	No crop, woodland or windbreak capability. Wildlife habitat suitability poor to very poor.
Rv	VIIIIs	Only suitability is as wildlife habitat and then all very poor for all elements.
Rx	VIIIIs	Generally not suitable for grazing.

RUFUS

# SOILS

SOIL CLASS

Wn	WALLA	very fine soil	3%-7% slope
WnBN	WALLA	very fine sandy loam	deep 7%-20% slope
KvCN	WALLA	very fine sandy loam	7%-30% north slope
Kr	KHUL	very stony very fine sandy loam	3% 7% slope
NaB	KHUL	very stony very fine sandy loam	35%-70 slope
Qr	NANSENE	rocky silt loam	0% - 20% slope
S DS	QUINCY	loam fine sandy	40%-70% slope
D	STARBUCK	extremely st ny silt loam	
Rv	DUNE LAND		
Rx	RIVERWASH		
	ROCK LAND		



## GEOLOGY AND NATURAL HAZARDS

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

Geologic units near Rufus are steep slopes of Columbia River Basalt, stream terraces of older alluvium, and a complex of surficial deposits. The steep slopes require that particular attention be paid to such mass-movement hazards as rockfall and rockslide, especially when cutting in thicker talus. Flooding and erosion are principal geological hazards for this area. Gerkling and Scoots Canyons contribute to the inundation problem. The most recent instance of torrential flooding with erosion and deposition was in 1964.<sup>1</sup> See Geologic Hazards Map.

## WILDLIFE RESOURCES

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

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

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

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

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<sup>1</sup>Geologic Hazards of Parts of Northern Hood River, Wasco, and Sherman Counties, Oregon 1977. Bulletin 91, by John D. Beaulieu, Oregon Dept. of Geology and Mineral Industries.

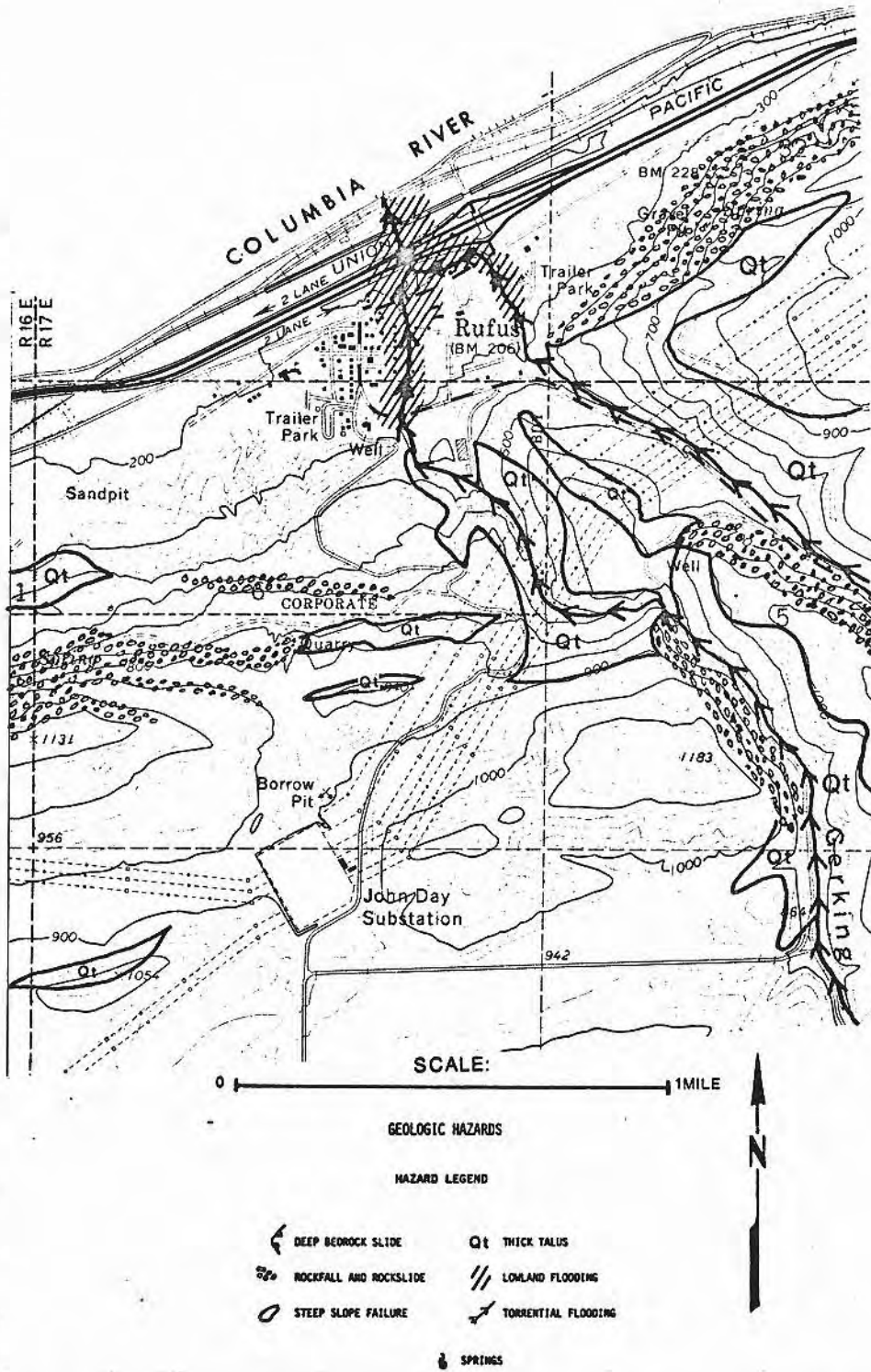
The Rufus Gravel Bar area along the Columbia River serves as a major waterfowl wintering area. Several thousand wintering waterfowl can be observed using the gravel bar area where the Canada goose and mallard duck are the most common species. Twenty-one species of waterfowl, the osprey and the bald eagle take refuge or feed on these needed gravel bar areas.

Wildlife resources in the Rufus area cannot be measured in terms of economics. Primary values exist in aesthetics and to many people, determine the livability of the area. Bird watching and the presence of wildlife in and adjacent to the Rufus area are the important aspects that many have come to enjoy.<sup>1</sup>

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<sup>1</sup>Beck, John S., A Wildlife Resource Report, Oregon Department of Fish and Wildlife, February 24, 1978.

# RUFUS GEOLOGIC HAZARDS



Map Source: Geologic Hazards of Parts of Northern Hood River, Wasco and Sherman Counties, Oregon, By John D. Beaulieu, 1977

# SOCIAL CHARACTERISTICS

## HISTORY

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

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

Rufus' third major growth period came during the construction of the John Day Dam between the years of 1959 and 1968, Interstate 80N, and other nearby federally funded construction projects. Incorporation as a City came in 1965 when Rufus had a population of 625. It had developed as a service and residence center for construction workers. As the projects were completed between 1965 and 1970, the population declined to 317 in 1970. Although today there are not as many businesses as in the past, the mild climate of Rufus and its location close to The Dalles has resulted in a number of people choosing Rufus for a place of retirement.

## POLITICAL STRUCTURE AND ADMINISTRATIVE FACILITIES

Rufus, which was incorporated in 1965, is administered by a mayor and four city council members which meet as a committee of the whole unless a specific ad hoc committee is appointed. Council members serve four year terms and half are elected anew every two years. The term of office for mayor is two years. The Council meets once a month on the first Wednesday in City Hall. A new City Hall is under construction and completion is anticipated by January, 1978.

Salaried employees include a part-time Recorder-Treasurer, a utility man, and a City Manager whose services and salary are shared by the cities of Rufus, Maupin and Mosier. Part-time clerical help is provided through funding from the Comprehensive Employment Training Act (CETA).

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



## ATTITUDE SURVEY SUMMARY

A majority of the 34 respondents indicated fairly average satisfaction with most of the local services in Rufus with the exception of library facilities (there is only the school library in Rufus) and public transportation. The plus side was strongly expressed in regard to water quality, schools, sewer system and ambulance service.

Average rating again prevailed in evaluating most health and safety facilities. Weed control, dog control, traffic speed and street maintenance received a significantly poor rating.

While there was a large proportion of "average" votes for most categories in employment, a substantial number of residents considered employment opportunities for both youth and adults to be poor or below average.

Parks and recreation ratings indicated a considerable lack of recreational opportunities for all age groups and a decided void in cultural activities. Tourist facilities and outdoor sports fields were regarded as average or adequate.

Under the heading "General," air quality was rated significantly above average with housing, or its lack thereof, at the extreme opposite. Community pride also seemed at low ebb, although the general attitude regarding friendliness of neighbors never dipped below average in anyone's response. Shopping facilities were generally regarded as average to poor.

Of the few who replied to the question of an annual maximum city tax rate, most would approve a raise in the \$1-\$2 range. A property tax levy for a specific purpose was the resoundingly heavy vote on the fairest and most equitable way of increasing city revenue.

All types of growth were endorsed by a majority, except for heavy industry which registered eight detractors as opposed to five in favor.

Regarding bus service to The Dalles, the present residents responding to the questionnaire indicated that it would be used very infrequently.

Housing for new and present residents appears to be the overriding concern of Rufus residents, both for houses to rent or houses of moderate (under \$30,000) price. Mobile homes were given preference over apartments or duplexes. Low income housing generally received a poor reception, despite needs, and if it should be encouraged, residents were not in favor of sanctioning city money for it.

The respondents, coming from primarily those age 51 or over, indicated a ranking preference for a city park, a recreation center and a swimming pool. Also, a majority would favor city regulations preserving the natural features of the area.

A two to one majority indicated willingness to work on a citizen group in developing a land use plan.

## POPULATION CHARACTERISTICS

Population count for the City of Rufus was estimated at 410 in 1976 according to the July 1, 1976 Population Estimates for Oregon Counties and Incorporated Cities, compiled and published by Portland State University. The 1970 Census of population showed 317 residents in Rufus, indicating an increase of 29.34 percent during the six year period.

Rufus is an atypical city for Sherman County inasmuch as it has experienced large variations in population. The very newness (1965) of Rufus as an incorporated city is a factor. It is also affected by such forces as construction projects in the overall area, the proximity to desirable recreational activities, the trend toward out-migration from cities, the lower paced low-cost living in a scenic area -- all of which are enhanced by Rufus' location "on" I-80N and the accessibility for commuting to places of employment, shopping, services, and entertainment.

For Sherman County as a whole, the 1970 population of 2,139 is 307 people fewer or 12.5 percent less than the population of 1960. The net straight line projection for the county in 1980 is an estimated 3.8 percent decrease because the population and work force has aged.

The following U.S. Census figures and estimates demonstrate the fluctuations in population experienced by Rufus rather than a distinct trend.

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1965	625	
1970	317	-49.28%
1976 (Estimated)	410*	+29.34%
1980 (Estimated)	730**	+78.05%

\* Center for Population Research and Census, Portland State University

\*\*Comprehensive County-Wide Water and Sewer Planning and Engineering Study, Boatwright Engineering, Incorporated, 1970.

Projections for a newly incorporated area with a considerable fluctuation of population are difficult to make. During the years of construction of the John Day Dam and prior to incorporation, Rufus could at times count a population of 1,300. Boatwright Engineering, Inc. forecast 630 for the year 1975 in its 1970 water and sewer planning study and the Portland State University's figure was 410 for 1976, demonstrating a divergence in projections/estimates. The small number of individuals involved influences statistics in an unrealistic manner.

In 1970, at the time of the last census, the breakdown by age and sex of the then population of 317 was as follows:

<u>Age</u>	<u>Male</u>	<u>Female</u>
Under 5	14	16
5 - 9	12	16
10 - 15	17	17
16 - 17	5	5
18 - 20	4	4
21 - 24	2	5
25 - 34	19	19
35 - 44	20	15
45 - 54	20	19
55 - 64	30	26
65 - 74	13	9
75 - +	<u>6</u>	<u>4</u>
Totals	162	155

Fertility is a population component to be considered. Oregon women on the average begin and finish their childbearing earlier by 2.4 years than the U.S. average for white females. Based on the preceding table, tabulating age and sex of Rufus residents, and on the 1977 survey conducted by MCEDD in Rufus (see Appendix C), fewer children and young adults are indicated, placing the over thirty-five age group in predominance.

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 66 addresses the age groupings in Rufus. It showed the following:

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

9 under 10   1 10 - 17   1 18 - 22   4 23 - 35   4 36 - 50   7 51 - 64   6 65 and over

The pattern apparent is that young people out-migrate in the late teens to early 20s. In-migration begins to occur from people in their middle years.

Pacific Northwest Bell Telephone using Portland State University figures has attempted a population projection for Sherman County and its figures are as follows:

<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
2100	2200	2200	2300	2300

Population trends and growth indicators in the Mid-Columbia Economic Development District predict an increase in population for those cities located along or in close proximity to the Columbia River and I-80N. For example, employees from construction of the proposed PGE reactor facilities near Arlington (Gilliam County) will further boost Rufus' population. 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.

Source: Mid-Columbia Solid Waste Plan: Generation, Disposal, and Management for Wasco, Hood River and Sherman Counties, MCEDD, November 1975.

## ECONOMIC CONDITION

Economics is the study of interrelationships between the production, distribution and consumption of goods and services. An evaluation of the interrelationships that exist within a city, county or region may explain why certain events occurred. For instance, employment opportunities determine the size of most cities (counties and regions) except for tourist resorts and retirement villages. Employment types also affect the relationship.

Employment types can be broadly broken into two categories, basic and non-basic. Basic employment are those types which produce goods for consumption outside of the area. Demand for these basic goods is determined by influences outside of the community. Small grain production provides the majority of the basic employment within the County.

The production of goods for sale outside of the area and the sale thereof causes a flow of money into the local economy and determines the level of non-basic employment opportunities within the area. Non-basic employment are those types which serve the demands of the local populace. The non-basic sector does not generate new income. Rather, it relies upon money available within the service area. A drug or grocery store is a good example of a non-basic employer.

In 1765 a group of economic philosophers known as the Physiocrats held that all wealth originated in agriculture. Only there, as a gift of nature, did productive effort yield a surplus over cost (Galbraith, 1977). In Sherman County, this simplistic view of economics would apply if not for the presence of the tourist industry, and the Federal government. These industries and the agricultural sector make up the basic sectors within Sherman County.

Ordinarily economic analysis for cities within Sherman County would be done on a county-wide basis for the expedient reason that most economic data are available only for counties. However, what applies to the county as a whole must be modified to describe Rufus' unique location on the Columbia River, where tourism plays a greater role in the local economy than in other parts of Sherman County.

Who are the major employers in Rufus?

The major local employers in Rufus, where the recorded 1976 population totaled 410, were: restaurants which, in 1975, accounted for \$185,000 in income, employing 44 people on a year-round average; and the school with a 1975 payroll of \$93,712 and 12 employees. A third, seasonal fast-food restaurant is scheduled to open in the summer of 1978. An estimated one-third of the employed sector of Rufus works at the Martin-Marietta plant in Goldendale, Washington. Other employers

within the area include the John Day and The Dalles Dams, and the service facilities of restaurants, motels and service stations in Biggs. At this time there is a limited amount of commuting to The Dalles for employment.

In 1977 the number of persons employed county-wide was 860 people. Listed below is the number of people employed in all occupations.

TABLE 2  
EMPLOYED PERSONS - 1977

<u>Occupation</u>	<u>Total</u>
All occupations - 1977	860
Prof., technical and related	94
Engineers	5
Medical and health workers	6
Teachers, elem. and sec. schools	67
Other professional	16
Managers and administrators, nonfarm	84
Sales	17
Retail stores	17
Other sales workers	
Clerical	59
Sec., stenos, and typists	10
Other clerical workers	49
Craftsmen, foremen and related	102
Construction craftsmen	35
Mechanics and repairmen	23
Machinists and other metal craftsmen	0
Other craftsmen	44
Operatives except transport	54
Durable goods mfg.	0
Nondurable goods mfg.	4
Nonmanufacturing	50
Transport equip. operatives	54
Laborers, nonfarm	44
Service, exc. priv. household	104
Cleaning and food service	84
Protective service	5
Personal health and other services	15
Private household workers	4
Farm Workers	244

Source: Oregon Employment Division

Because average income in Sherman County appears to be high (\$8,650 in 1974), discussion of "poverty" may seem to be amiss. However, taking into account the definition of "poverty"\* and reflecting upon the figures presented in Table 3, it is apparent that while not a large number of people are afflicted with low income status, the percentage is considerably higher than that in the neighboring counties in COG 9.

TABLE 3

COUNTY POVERTY LEVEL CHARACTERISTICS

	<u>HOOD RIVER</u>	<u>SHERMAN</u>	<u>WASCO</u>
Below Poverty Level			
Age 60 and over	522	102	648
Age 65 and Over	426	84	503
% of 60 and over (state)	0.2%	0.2%	1.0%
% of all persons	24.1%	28.8%	20.4%
% of 65 and over (Non-institutionalized)	29.2%	38.4%	23.8%
Unrelated individuals in families	46.5%	92.9%	60.8%
	53.5%	7.1%	39.2%
125% of Poverty Level			
Age 65 and over	126	11	197
% of 65 and older	8.6%	5.0%	9.3%
65 and older with income below 125% poverty level	552	95	700
% of 65 and older	37.3%	43.4%	33.1%
75% of Poverty Level			
Age 65 and over	191	56	337
% of 65 and older	13.1%	25.6%	16.0%

Source: 1970 Census  
Sutton, Keith, "A Resource Abused: A Comparative Analysis of Those 45 and Over in the Mid-Columbia's Labor Force", February 9, 1978.

\* As defined in the 1970 census, the poverty level for an unrelated person 65 years or over, is an annual income of less than \$1,750 and for a two person family 65 or over, it is an annual income of less than \$2,195. This means less than \$145 per month for a single person and less than \$182 per month for a couple.

Since these levels are generally considered extremely low, Table also shows the elderly 65 years and older who fall below 125 percent of the census poverty level. This grouping allows a single elderly person an annual income of \$2,187 or \$182 per month, and an elderly couple annual income of \$2,744, or \$229 per month. Within this grouping, 125 percent of census poverty level and below, there are 1,487 elderly people or 39 percent of the total elderly population. More than one out of every three elderly persons falls in this revised poverty category.

During major federal construction projects in the area, when its population swelled to approximately 1300, many people "discovered" Rufus and chose to remain, some in relative retirement - "relative" because some of these people are construction workers who might be expected to return to active employment should other major construction projects in the area materialize. Construction of the proposed PGE reactor could either boost Rufus' population or re-employ some of its present residents.

Because growth and development of the Mid-Columbia region is anticipated primarily in the areas along the Columbia River and I-80N, Rufus could be expected to benefit from its position in this projected growth area. Decrease in major construction projects in this area has accounted for wide fluctuation in population and income since Rufus' inception as an incorporated city in 1965. Agricultural employment is decreasing because of larger and fewer farms and because of mechanization in agricultural production as reflected in the following density figures:

TABLE 4

FARM STATISTICS  
Sherman County - 1969

Approximate Land Acres	531,072
Number of Farms	209
Land in Farms (acres)	466,658
Average Size of Farm (acres)	2,232.8
Cropland (acres)	286,080
Farm Woodland (acres)	1,010
Irrigated Land in Farms (acres)	1,486
Population Density Land (square miles)	830
Population Density (average no. persons/square mile	
1975	2.6
1970	2.6
1960	3.0

Source: Oregon Economic Statistics 1977, Bureau of Business Research, University of Oregon, Eugene

Even though, generally, employment has declined within the agricultural sector it is still, by far, the most important element of Sherman County's economy. Between 1969 and 1973 this sector accounted for approximately 38% of the total personal income within the County.

Citizens responding to the survey conducted in Rufus place maintenance of environment as a prime concern - while, at the same time acknowledging a desire for increased goods and services, additional job and recreational opportunities, and a coordinated effort to stimulate economic development at an acceptable rate. The expected antipathy to heavy industry is not as pronounced as in other cities within the region.



Irrigation of farm land in Sherman County would bring, "A dramatic change in the agricultural pattern...through large scale irrigation projects; however, studies indicate that intensive agricultural practices would have to be employed in order to produce economically viable units based upon probable water costs", according to the Sherman County Mid-Columbia Plan of 1974-1995. The year 1995 is regarded as a possible target date for such a project to be in operation, with some serious reservations.

What are the economic trends in Rufus?

Rufus would customarily be defined as a central place town, located as it is along a natural transportation route, and offering services for tourists. Central place towns generally tend to decline in importance with the increased mobility of the populace but Rufus is atypical in this respect because of its location on I-80N offers residents accessibility to commuting for employment and services.

Rufus has indicated an interest in coordinating efforts between regional planning bodies to attract such development and improvement projects as are consistent with maintaining or enhancing the environmental and rural character. Additional policies relating to economic development in Rufus which have been developed in light of the inventories of this plan and the public opinion survey, are located in the "Policies" portion of this plan.

What is the future for Rufus?

Rufus has considerable potential to expand its tourist facilities. It is in an excellent location for municipal or private parks catering to the travel trailer and pickup camper travelers in the summer months. Rufus is a community which is able to absorb moderate growth provided it is accompanied with already needed improvements in streets and park facilities. Water storage and distribution also require consideration when the amount of desirable growth is addressed. Rufus is the only city within its county which is strongly on record, by means of the attitude opinion survey (Appendix C), of wishing to encourage the development of light industry. Encouragement was also given toward setting aside land for development of the latter. Until available housing increases, in-migration to an area like Rufus is not likely to occur on a large scale.

# COMMUNITY

## FACILITIES AND SERVICES

### PROTECTIVE FACILITIES

#### Police Protection

The Oregon Revised Statutes state that the Sheriff is the chief executive officer and conservator of the peace of the County (ORS 206.010). The Sheriff is responsible for the maintenance of peace in the County and for the enforcement of the law. The Sherman County Sheriff's office is staffed by the Sheriff, one full-time and one half-time deputy one trainee deputy, as well as a full-time secretary to carry out this responsibility.

This year the Sheriff's Department budget was for a total of \$66,465.46. Roughly 80% of the total budget was County funds, 16% federal funds (Comprehensive Employment Training Act Funds--CETA) and 4% was derived from the Oregon State Marine Board. These monies provided for the employment of the Sheriff's staff, office upkeep and the maintenance of the offices' equipment (two patrol units, a pickup, a jeep, and a boat). The Sheriff's office also leases an unmarked unit.

Since January of this year (1977), 292 incidents have occurred which required the attention of the Sheriff's office. 92 of these resulted in an assignment of a case number. 33% of these cases were related to traffic accidents, 29% to theft and or burglary, 11% to criminal mischief and or disorderly conduct, 12% to drug and or alcohol charges and 15% miscellaneous. The great majority of these offenses took place in the Biggs-Rufus area and were committed by non-residents of the County.

The County Sheriff's office works very closely with the Oregon State Police. Cooperation between these two departments is very good, However, in the field, coordination is somewhat limited due to the fact that the State Police radio net is exclusively for their own use. In order for contact to be made between a County unit and State Police, a call must be made by radio to the Wasco County Sheriff's office (who along with Klickitat County and Sherman County monitor one another's calls) and then a telephone call must be placed from the Wasco office to the State Police. This is somewhat inefficient and at times results in misinformation being forwarded.

In addition, the State Police reports that relate to Sherman County's law enforcement are not always forwarded to the County Sheriff. This results in the County Sheriff not possessing complete information relating to law enforcement.

On the whole, cooperation between all of the law enforcement agencies in the area, including Washington State, is excellent. But with the elimination of the above mentioned difficulties, all of the agencies' efforts would be even more productive.

The deputy sheriff is located one mile out of Rufus and has the primary responsibility for cities in northern Sherman County.

## Fire Protection

Fire threatens the life and property of all citizens within the County. Fire departments have been formed in each of the incorporated cities within the County and Kent. All of the departments rely upon volunteers for man-power.

Rufus has a fire rating of 9A, lists 20 volunteers and has two fire hydrants. Rufus fire equipment consists of a 225 gallon pumper and a 1500 gallon tanker as city equipment and a 800 gallon pumper as rural equipment.

City equipment can only be utilized for the suppression of fires within the incorporated city boundaries. Rural equipment is used for city, as well as, county fires. The only fire district, per se, is that of the Moro Rural Fire Department. Excellent cooperation exists between all of the city and rural fire departments.

In addition to the publicly owned county and cities' fire equipment, many individual farmers possess fire fighting equipment. Generally, these are 120 to 200 gallon capacity pump rigs mounted upon four-wheel drive pickups.

Auxiliary assistance may be provided by the Bureau of Land Management on national resource lands (BLM) and it will also respond to fires which threaten public lands. Initial attack is by helicopter from the BLM district office in Prineville. Response time is approximately 45 minutes (flying time is 30 minutes). The helicopter is dispatched with three fire-fighters.

The railroad companies which operate along the Columbia and Deschutes Rivers maintain equipment for use on fires caused by their activities.

The potential for wild fires within the County is generally high and is extreme within the John Day and Deschutes River Canyons. Even during the winter, the potential is real, especially within the Canyons.

## EDUCATION FACILITIES

### Schools

Within Sherman County there are five grade school districts (Rufus, Wasco, Kent, Moro and Grass Valley), a county-wide high school district and a county-wide intermediate education district. The total operating budget for these districts in the 1976 - 1977 fiscal year was \$1,283,856.70.

The average cost of operation per pupil in the county in the 1976 - 1977 fiscal year was \$2803.18. In the state of Oregon, in the 1976 - 1977 fiscal year, the estimated average cost per pupil was \$1617.73. Listed below are the school districts in Sherman County, their respective operating budget for both the 1975 - 1976 and 1976 - 1977 fiscal years and the cost of operation per pupil for each fiscal year.

The costs of operation to Rufus alone for the two years of budgeting are as follows:

	<u>1975-1976</u>	<u>1976-1977</u>
Operating Budget	\$133,860	\$129,869
Cost/Pupil	2,308	2,823

Pupil transportation accounted for approximately 10% of the total operating costs within the County during the 1976 - 1977 fiscal year. These costs varied from 17% of the total budget at Kent to 5.1% at Rufus.

The student - teacher ratio in Sherman County during the 1976 - 1977 school year was 12.7 : 1. Within the entire state the average student - teacher ratio is 19.8 : 1. The student - teacher ratio for Rufus was 10.2 : 1.

Sherman County in 1974 - 1975 was one of the top five counties in Oregon with respect to revenue collected per pupil. In that year 71.69% of the taxes collected in Sherman County went to the schools. It is interesting to note that in that same year Sherman County was one of the six counties in Oregon which paid the lowest teacher salaries. In the 1974 - 1975 school year Sherman County paid on the average less than \$9,700 per teacher (Loy, 1976).

The verbal and mathematical abilities of Sherman County graduating high school seniors has in the past been slightly below that of those of the state of Oregon and the nation as a whole, as measured by the Scholastic Aptitude Test. This test is taken by all seniors who plan to attend college. However, the scores of the 1975, 1976 and 1977 Sherman County graduating students have been rising. Whereas, the average scores for all students in the state and the nation as a whole have declined in the last year (Oregon School Board Association, 1977).

High school placement tests, given to all eighth graders, indicate that Sherman County eighth graders have a slightly better than average aptitude in basic educational skills. The composite test scores for the 1975 to 1981 graduating high school classes indicated that two classes were above average, four average and one below average. These composite scores indicate the language-arts, mathematical and reading abilities of eighth graders. A separate science score indicates that three classes were above average, three average and one below average.

### Library

Residents of Rufus have two options available for library services. One source is use of the library at the local grade school which makes no special effort to provide adult level books except for reference type. The remaining opportunity is to pay \$3 for a non-resident card at The Wasco County Public Library which offers full services under professional direction in an attractive new facility located at 722 Court Street in The Dalles. Library Service by mail is encouraged for non-resident patrons.

## Historical Sites

Although Rufus itself has no listings in the Statewide Inventory of Historic Sites and Buildings, residents have indicated interest in recognizing and preserving the Nazarene Church and the cemetery located south of the city. Several historic sites and buildings are inventoried in other parts of Sherman County. In Moro there are the Masonic Lodge Hall, Moro Elementary School, and the Moro Hotel. Grass Valley has recorded the Methodist Church; and the Mack Canyon Archeological Site, five miles northwest of Grass Valley, appears in the National Register.

The Statewide Inventory is prepared under the direction of the Oregon State Historic Preservation Office, Parks and Recreation Branch, Department of Transportation. The inventory is the pool from which nominations to the National Register are drawn. At present there is no statewide legislation to protect such sites; however, Goal 5 of LCDC addresses the conservation and protection of historic areas, in addition to open spaces, scenic areas and natural resources.

## MAINTENANCE AND REFUGE DISPOSAL

### Streets and Park Maintenance

Within the City of Rufus, fewer than two miles of surfaced roads are repaired and maintained by the city itself. Two county roads, Scott Canyon and China Hollow, are the responsibility of Sherman County. U.S. 30, the old Columbia River Highway, is the east-west artery of the city, and its maintenance is federally funded and performed by the State of Oregon.

The only recreational area within the city limits of Rufus is the six acre day park facility adjoining the elementary school. The City of Rufus recently cooperated with the school district in constructing a double tennis court (two courts) in this area, and its maintenance will be the responsibility of the school district.

### Solid Waste Disposal

Federal and State laws require solid waste to be disposed of in a sanitary landfill. A sanitary landfill is not a dump. A landfill is designed to allow for the disposal of solid wastes in a manner which eliminates odors and the propagation of house flies. All wastes are compacted, then covered with a layer of soil.

The County has developed a landfill site southwest of Biggs off of the Zell/Welk road. This site is open to the public from 2:00 p.m. to 7:00 p.m. during the summer months (April, May, June July, August and September) and from 2:00 p.m. to 5:00 p.m. during the winter. This site is also used for the disposal of wastes collected by the County franchised collection service.

Sherman County has expended \$2,409.02 for construction of the initial trench (\$1149.62), operation of the site since June 17, 1977 (\$882.71) and miscellaneous expenditures related to the initial development of the site (\$376.69).

Each of the incorporated cities within Sherman County granted the County Court the authority to enter into an agreement with an individual or individuals for the collection, hauling and disposal of garbage from the unincorporated, as well as, the incorporated areas of Sherman County. The existing franchise with Elmer McKinney of Condon, Oregon provides for the weekly collection of refuse throughout the incorporated areas of the County and at Biggs Junction, and at least once a month in all other areas of the County.

In July of 1977, 81 households in Rufus purchased services from the franchise operator, Mr. McKinney, from whom a complete collection rate schedule is available.

DISPOSAL RATES  
at the  
LANDFILL SITE

<u>Cost</u>	<u>Types &amp; Quantities of Refuse</u>
\$ 1.00	1-2, 32 gallon trash cans
2.00	2-4, 32 gallon trash cans
.50	Each additional can
2.00	Small pickup
3.00	Large pickup
1.00/yard	truck loads
10.00	car bodies
.25	tires
2.00	appliances

The existing landfill site, at current use rates, should last approximately 5 years. An adjoining area would provide the county with a disposal site for approximately 10 years provided utilization continues at the historic levels.

COMMUNICATION FACILITIES

Postal Service

The Post Office in Rufus is Third Class and receives and dispatches mail six days a week, Monday through Saturday, with mail arriving from Portland via Hiway Star Route Truck traveling from The Dalles to Antelope one day and making the return trip the following day. Postal lock boxes are available for city residents and window service is available Monday through Friday, 8 a.m. to 5 p.m.

## Telephone Service

Pacific Northwest Bell serves Rufus residents with private or two-party telephone lines. In the area surrounding Rufus there may be "suburban service" which can include four-party lines. The Rufus "Exchange" covers the area along interstate 80N from the Deschutes River to the border of Gilliam County

## Newspaper

The majority of Rufus residents are reached by the Sherman County Journal, a weekly newspaper mailed on Wednesdays to 222 residents. The Dalles Chronicle is delivered by paper boy to 68 homes in the community, the Oregon Journal is sent to 3 subscribers, and the daily Oregonian is received by 25 homes. A Sunday motor route driver delivers 751 copies of the Oregonian in Sherman County on Sundays but there were no figures to tell how many go to Rufus alone. The Dalles Reminder is not mailed to any homes in Rufus but each Wednesday 75 copies are "dropped" for pickup by residents.

## HEALTH AND RECREATION FACILITIES

### Health Facilities

Resident medical and dental services do not exist in Rufus. The nearest hospital and clinic facilities are located in The Dalles. One nurse from the Wasco-Sherman County Public Health Department is responsible for health services to schools and families and schedules a once-a-week visit in Rufus. A few licensed and non-licensed nurses perform services on an occasional or informal basis in the community.

Medical needs are met by the Emergency Medical Services System which consists of a combination of individuals, institutions, equipment and procedures working together for the effective delivery of emergency medical care. EMS oversees Quick Response Teams and Ambulance and Mobile Intensive Care Units, and encourages cities to use the telephone dialing of 9-1-1 to enable stricken residents or their families to reach a combined regional answering and central dispatch center. At present the ambulance service number for Rufus is 739-2222.

Mental health facilities for Sherman County are centered in Moro in the Sherman County Courthouse as part of the Mid-Columbia Center for Living. Services are threefold. A consultant from The Dalles is provided for school consultation. Appointments for other counselling may be arranged by calling the Clerk at the Court House in Moro; and there is 24 hour emergency service available by contacting the 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

There is a wide variety of recreational opportunities available to Rufus residents. The most significant of these are in some way related to the natural resources that lie within the boundaries of Sherman County. The Columbia, John Day and Deschutes Rivers and the canyon land of the John Day and Deschutes are the areas within the County where recreational activities occur. Approximately 86% of all the recreational activities that took place within the County during the 1975 calendar year were related to these areas (See following table).

TABLE 5

TOTAL TRIPS RECEIVED (in 100's)  
1975

<u>Activity</u>	<u>Total Trips</u>	<u>Percentage</u>
Camping	2157	12.2
Picnicking	833	4.7
Swimming	883	5.0
Sightseeing and Driving for Pleasure	4414	25.0
Fishing	1032	5.9
Boating	566	3.2
Water skiing	398	2.3
Hiking and Walking	3849	21.8
Hunting	212	1.2
Outdoor Games	938	5.3
Bicycling	916	5.2
Golfing	216	1.2
Horseback Riding	302	1.7
Outdoor Sports and Cultural Events	500	2.8
Snow Activities	25	.1
Others	378	2.1
Total	17619	99.7

The trip data for 1975 was utilized to project recreation use rates in 1990 (see following table). This data was developed by the use of a straight line projection from the 1975 data and then adjusted for travel distance, county attractiveness, leisure time, personal income and mobility.



TABLE 6

TOTAL TRIPS ANTICIPATED (in 100's)  
1990

<u>Activity</u>	<u>Total Trips</u>	<u>Percentage</u>
Camping	2902	12.5
Picnicking	1077	4.6
Swimming	1170	5.0
Sightseeing & Driving for Pleasure	5933	25.5
Fishing	1189	5.1
Boating	827	3.6
Water Skiing	591	2.5
Hiking & Walking	4862	20.9
Hunting	258	1.1
Outdoor Games	1334	5.7
Bicycling	1269	5.5
Golfing	305	1.3
Horseback Riding	394	1.7
Outdoor Sports & Cultural Events	636	2.7
Snow Activities	32	.1
Others	486	2.1
TOTAL	23265	99.9

The following table indicates the rates of participation for particular types of recreation activities in which Sherman County citizens are believed to participate.

TABLE 7

RECREATION ACTIVITIES - SHERMAN COUNTY  
1975

<u>Activity</u>	<u>Activity Occasions</u>	<u>Percentage Participation</u>
Camping	4994	2.9
Picnicking	8470	5.0
Pool Swimming	15114	8.8
Non-Pool Swimming	7590	4.4
Sightseeing	26620	15.6
Fishing	13420	7.9
Motor Boating	4510	2.6
Float Boating	1034	.6
Water Skiing	3036	1.8
Pleasure Walking	39842	23.3
Hiking	6226	3.6
Hunting	2222	1.3
Outdoor Games	9570	5.6
Bicycling	13816	8.1

(Table 7 cont.)

<u>Activity</u>	<u>Activity Occasions</u>	<u>Percentage Participation</u>
Golf	1144	.6
Tennis	3542	2.1
Horseback Riding	5148	3.0
Downhill Skiing	1320	.7
X-Country Skiing	198	.1
Snow Activities	1892	1.1
Off Road Vehicle	1650	.9
Other	770	.4

Source: Regional Recreation Data Program for the Northwest, 1975

The projected 1990 use rates are identical for those of 1975. According to the analysis, the population of Sherman County will be approximately the same as the 1975 level and therefore, the use rates will remain the same. The top four recreation activities, listed in order of the greatest participation in Sherman County, are pleasure walking, sightseeing, pool swimming and bicycling.

Pleasure walking, bicycling and pool swimming are activities most frequently pursued by the under 13 age group. Sightseeing is an activity all age groups participate in. The 50-64 age group class find pleasure in walking, second only to golfing. Pleasure walking is the most frequently sought recreation activity of the 65 and older age group. These types of recreation activities are those that might be expected to be pursued by the Sherman County citizenry, which is heavily weighted by the 0-19 age class and the 50-64 age class.

The Statewide Comprehensive Outdoor Recreation Plan, 1976 assessed the availability of recreational facilities within the county and determined the need for additional facilities. If these shortages were fulfilled, the Sherman County recreating public and instate and out of state visitors would find their demands for recreation facilities full met.

TABLE 8

SUPPLY AND NEED OF RECREATION FACILITIES

<u>Facility</u>	<u>Unit</u>	<u>Activity</u>	<u>Supply</u>	<u>1975</u>	
				<u>1975</u>	<u>Gross Need</u>
Campsite	site	camping	139	485	346
Picnic Table	table	picnicking	126	104	( 22)
Indoor Pool	sq. ft.	swimming	0	119	119
Outdoor Pool	sq. ft.	swimming	0	227	227
Desig.Swim.Beach	lin. ft.	swimming	300	73	(227)
Boat Launch	number	boating	4	0	( 4)
Walking Trails	miles	pleasure walk	.4	.5	.2
Hiking Trails	miles	hiking	0	.6	.6
Bike Trails	miles	bicycling	0	.4	.4
Multi.Use Trails	miles	various	2.3	1.7	( .6)

(Table 8 cont.)

Facility	Unit	Activity	1975		
			Supply	Gross Need	Net Need
Ballfields	no./pop.	softball etc.	1	1	0
All-purp. Court	no./pop.	badminton etc.	1	1	0
Golf Holes	number	golf	0	9	0
Tennis Courts	number	tennis	1	1	0
Neighborhood Parks	acres		8.5	6.3	2.2
Community Parks	acres		2.9	13	10.1
District Parks	acres		51	33	( 18)
Regional Parks	acres		80	55	( 25)
Mult.Res.Area	acres		158	71.5	( 86.5)
Wayside	acres		4	6.6	2.6

\* ( ) facilities in excess

The following is a list of recreation sites and the facilities that are available at the respective areas within Sherman County.

TABLE 9

SHERMAN COUNTY PARKS AND FACILITIES

	Administering Agency	Total Acres
Neighborhood Parks		
Grass Valley City Park	Local	2
Moro City Park	Local	2
Wasco City Park	Local	.5
DeMoss Memorial	Local	4
District Parks		
LePage Park	Federal (Army Corps)	51
Waysides		
Biggs Recreation Area	Local	4
Regional Parks		
Deschutes River State Rec. Area	State	80
Multiple Resource Area (Natural)		
John Day River	State(Fish&Wildlife)	84
Sherars Bridge	State(Fish&Wildlife)	52.3
Multiple Resource Area (Recreation)		
Beavertail	Federal (BLM)	35
Dike #2	Federal (BLM)	3
Gert	Federal (BLM)	5
Homestead Site	Federal (BLM)	4
Jones Canyon	Federal (BLM)	7
Macks Canyon	Federal (BLM)	19
Oakbrook	Federal (BLM)	3
Rattlesnake Canyon	Federal (BLM)	5
Twin Springs	Federal (BLM)	5
John Day Dam Visitor Facility	Federal (Army Corps)	72
Special Resource Area		
J. Beuther	Private	16
Twin Lakes Fishing Club	Private	6

(Sherman County Parks and Facilities cont.)

<u>Facilities:</u>		<u>Number</u>
Campsites:	Deschutes River Recreation Area	34
	Beavertail	21
	Dike #2	3
	Gert	5
	Homestead Site	4
	Jones Canyon	7
	Macks Canyon	19
	Oakbrook	3
	Rattlesnake Canyon	5
	Twin Springs	5
Picnic Tables:	Grass Valley City Park	4
	Moro City Park	4
	Wasco City Park	4
	Biggs Recreation Area	10
	DeMoss Memorial	15
	Deschutes River State Rec. Area	25
	LePage Park	15
	John Day Dam Visitor Facility	49
Ballfields:	Moro City Park	1
Designated Swim Beach:	LePage Park	300 ft.
Hiking Trails:	Deschutes River State Rec. Area	3 miles
Paved Landings:	Biggs Recreation Area	1
	LePage Park	2
Unpaved Landings:	Deschutes River State Rec. Area	1
	John Day Dam Visitor Facility	1
Multiple Use Trails:	John Day Dam Visitor Facility	2.3 miles
All Purpose Courts:	Moro Community Presbyterian Church	1
Tennis Courts:	Sherman High School	1

Designated Scenic Highways:

	Hwy.#	Milepoint	to	Milepoint
I-80N	2	99.85		106.46
		110.10		114.55
OR 216	290	8.30		11.00
OR 206	300	5.00		14.95
US 97	42	.50		5.00
		10.00		16.00
		22.00		27.00
		30.00		48.81

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

BOAT REGISTRATIONS

<u>YEAR</u>	<u>UNDER 16 FEET</u>	<u>OVER 16 FEET</u>
1976	39	37
1975	46	37
1974	49	39
1973	49	38
1972	60	33

Source: Department of Fish and Wildlife, State of Oregon, Oct. 1977

TABLE 11

PER CAPITA SALES OF GENERAL LICENSES  
(Sales per thousand of population)  
Sherman County, 1975

Resident Combination	178.64
Combination with Bow	15.45
Total Anglers	495.01
Total Hunters	373.63
Grand Total	674.55
1974 Total	783.10
1973 Total	687.32

In 1975 the mean age of resident anglers was 38.43 and resident hunters 31.69.<sup>1</sup>

Residents of Rufus are almost 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. Rufus has a natural advantage with its proximity to the shore of the Columbia River and its attendant activities. However, it also recognized the need to develop resources within city limits and is making progress in this direction with the current construction of a tennis court within the six acre park, which is part of the elementary school grounds. Outdoor facilities of the park include swings, basketball hoops, and picnic areas. The tennis area is designed to be usable for dances in summer and ice skating in the winter. For nine months of the year the indoor facilities of the school, including its gymnasium, are available for use by residents. Additional activities such as ceramics classes take place at the Grange Hall.

<sup>1</sup>Department of Fish and Wildlife, Statistical Service Section, November, 1976)

In the Rufus area, the Army Corps of Engineers proposes to build a large Columbia riverfront park with day use and campsite facilities, boat and fishing docks. At present the nearest boat ramp is within one-fourth mile of the city but it needs improvement.

Areas worth special note which fall either within southern Sherman or Wasco Counties are: Macks Canyon near Grass Valley, a Federal Historical Site consisting of nineteen acres rich in archeological lore and under the jurisdiction of the Bureau of Land Management; the highly developed resort area of Kah-Nee-Ta on the Warm Springs Reservation; and the abundance of "rock hound" opportunities in the area surrounding Antelope.

According to the Open Space Plan of MCEDD June 1974, Rufus hoped to attract more residents from the work forces of the Martin Marietta Aluminum Plant in Klickitat County and of the John Day Dam as well as continuing to draw in travelers from I-80N. In that event, the city, according to the plan, should make preparations for acquiring day use park land as part of its public works developments to upgrade the community for these expected new residents. The Opinion Survey, Appendix C, demonstrates that Rufus citizens concur on the priorities.

## UTILITIES

### Electric Service

Residents of the City of Rufus receive their electricity from Pacific Power and Light out of Pendleton, Oregon. Service is reviewed on a three or five year basis with the city council and the service area by mutual agreement, and the utility company pays a three percent franchise tax. The total number of residential and commercial customers serviced within the city limits is 76. A portion of the rural area surrounding Rufus is served by Wasco Electric Co-op, Inc. operating out of The Dalles.

### Water System

The water system in Rufus, originally constructed in about 1896, was subsequently under private ownership, and was acquired by the City of Rufus in 1974. Improvements have taken place over the years, and today a metered system including two wells and a reservoir exist to serve the approximately 410 residents of Rufus.

Sources of supply are well number 1, located at Murray and Second Streets and drilled in 1947 to a depth of 272 feet with a 6" line for the first 500 feet, and after that a 4" line; and well number 2, located at the east city limits north of U.S. 30, drilled in 1950 to a depth of 222 feet, utilizing four inch line for its entire length and a 15 h.p. pump. Well number 1 has two pumps: one is a three phase pump and the other a 7½ h.p. booster pump. Although the valve is kept open on number 1 in order to pump water to the sewage lagoon, it receives limited usage, and the primary well for city use is now well number 2.



Distribution is via a system with 1¼", 1½", 2" and 4" galvanized pipe and provides service through 91 or 92 services. Elevation differentials existing within the service area necessitate two separate service pressure systems. The lower level, adjacent to U.S. 30, is served from a 45,000 gallon rectangular concrete, below ground reservoir providing water at around 60 psi. The upper level, utilizing a booster pump system, provides water at the same pressure.

Water in Rufus is moderately hard, free of excessive amounts of iron, and of good quality for domestic use. Although chlorination equipment exists, it has never been utilized.

### Sewer System

In 1975 Rufus completed a sewerage system. Collection is by gravity mains 8" minimum diameter, and sewer pipes are of concrete with rubber gasket joints. 14,000 gallons of sewage per day are collected. Manholes with 24" covers and 48" inside diameters are located at changes in grade or alignment, and at all sewer main intersections. The entire city is served except for one trailer court, now closed because of not being joined to the system. Individual property owners are responsible for their own service lines to their connections.

A sewage lift station will be required to lift the sewage from one trailer court outside of the city to the lagoon but it is not yet in operation. Two sewage lagoons, a.k.a. oxidation ponds, are utilized for treatment of domestic sewage wastes. The primary pond is 3.36 acres in size, the secondary one is 1.60 acres, and both the shallow earthen basins are five feet in liquid depth. The lagoons are sealed with Bentonite, and the entire lagoon area is enclosed with a recently installed stock-tight fence and locked gate. Chlorinating facilities exist for the sewer but are unusable in their present state. Different equipment is needed to effect chlorinization when sufficient flow necessitates it.

### TRANSPORTATION

Rufus is located 0.08 miles south of Interstate 80N and the old Columbia River Highway, U.S. 30, which follows the same route as the interstate and serves as the east-west arterial street for Rufus. Four miles west of Rufus I-80N intersects with U.S. 97 which is the primary highway connecting Sherman County cities on a north-south axis. U.S. 97 crosses the Columbia River to Washington State by means of the toll free Sam Hill Memorial Bridge. County owned and maintained arteries radiating from Rufus are Scott Canyon Road and China Hollow Road. Approximately 5,000 vehicles per day have been counted on the section of I-80N nearest Rufus.

With nearly all personal transportation being vehicular the following table of motor vehicle registrations is included.



TABLE 12

## OREGON MOTOR VEHICLE REGISTRATIONS

## Sherman County

	<u>1973</u>	<u>1974</u>	<u>1975*</u>	<u>1976</u>
Passengers	1679	1711	472	1570
Buses	--	--	-	--
Trucks	53	50	48	36
Farms	378	349	364	282
Heavy Trailers	8	14	8	21
Light Trailers	55	47	30	38
For Rents	6	--	-	--
Motorcycles	73	73	53	52
Travel Trailers	111	107	28	81
Campers	46	47	16	28
Motor Homes	13	19	7	22
Snowmobiles	--	5	13	4
TOTALS	<u>2422</u>	<u>2422</u>	<u>1039</u>	<u>2134</u>

Source: Motor Vehicles Division, State of Oregon

\*What appears to be a drop in registrations in 1975 is actually a reflection of the institution, the previous year, of a two-year registration cycle.

Railroad passenger service is available via Amtrak from The Dalles, twenty-four miles to the West of Rufus. Railroad shipping is via Union Pacific Railroad which has spurs to grain elevators at Biggs and Rufus. The Oregon Trunk Line does not provide service in Sherman County but connects Union Pacific with points farther south.

Barge traffic is available for grain shipments but not personal transportation. Trucking is the primary means of transporting livestock.

Commercial air traffic for citizens of Rufus is principally from Pendleton which is served by United Air Lines and Hughes Air West. Major air service is from Portland. Other airports include The Dalles Municipal Airport, located in Dallesport, Washington, and those in Cascade Locks, Hood River, Wasco, Arlington, and Hermiston. Private landstrips exist near Chenoweth and Boardman.

Commuter bus service has not proven to be financially attractive. However, eight Greyhound buses per day stop in Rufus, four eastbound and four westbound. Residents over sixty years of age have access to weekly service to The Dalles by means of Sherman County Bus, Inc., which operates on a donation basis rather than a set fee. The Thursday bus departs from Rufus at 9:15 a.m. and leaves The Dalles for the return trip at 2:30 P.M. It also provides for delivery of laundry, groceries, drugs and other essential items.

Pedestrian traffic is confined to those areas not normally in conflict with vehicular traffic.

"Low population density, lack of employment, commercial and population centers and emphasis on family farm units means that Sherman County's transportation system will depend on private cars and trucks with no hope of mass transit operating as other than a social service."<sup>2</sup>

Despite its location along the Columbia River and I-80N, Rufus still faces the same transportation prediction as its sister cities within Sherman County.

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<sup>2</sup>MCEDD Transportation Plan, October 1975.

# HOUSING

## Existing Conditions

According to the 1977 Land Use Map, in Rufus there are 39 residences (defined as houses) and 31 mobile homes, or a total of 70 housing units. There are also two apartment buildings (number of units unknown).

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

## RENTAL UNITS

	<u>Sherman</u>	<u>COG<sup>1</sup></u> <u>District 9</u>
Vacant for Rent	35	393
% of Rental Units	10.6%	9.4%
Vacant Less Than 2 Months for Rent	4	183
% of Rental Units	1.2%	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 Rufus. 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.

According to the 1970 Federal Census, there were 133 housing units in Rufus of which 58 were mobile homes, 56 single family dwellings, and 19 multi-family units. The Overall Economic Development Plan for Sherman County (MCEDD, April 1972) showed Rufus as having 23 substandard units out of a total of 149 such units in the county. A substandard unit is one with three or more visible deficiencies. When mobile homes are removed from the figure for Rufus, 31% of the conventional homes are substandard. The high incidence of mobile homes also accounts for Rufus appearing to have significant crowding with 18 units reporting occupancy of 1.01 persons per room. Most plumbing deficiencies occur in under-equipped trailers.

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

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.

TABLE 13  
COUNT OF RENTER-OCCUPIED UNITS FOR WHICH RENT IS  
TABULATED BY MONTHLY CONTRACT RENT\*

	<u>Sherman</u>	<u>COG District 9</u>
1. With cash rent less than \$40	25	257
2. With cash rent \$40 - \$59	33	645
3. With cash rent \$60 - \$79	52	901
4. With cash rent \$80 - \$99	18	542
5. With cash rent \$100 - \$119	8	265
6. With cash rent \$120 - \$149	0	149
7. With cash rent \$150 - \$199	0	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>27</u>	<u>283</u>
Total Renter Occupied	163	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>Sherman</u>	<u>COG District 9</u>
Vacant for sale-only	7	118
% of Year Round Units	.8%	.9%
Vacant for Sale-less than Six Months	1	65
% of Year Round Units	.1%	.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 Rufus in 1976 but there were three permits for mobile homes.

The following is a table of house values.

TABLE 15

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

	<u>Sherman</u>	<u>COG District 9</u>
1. Less than \$5,000	44	346
2. \$5,000 - \$9,999	78	1383
3. \$10,000 - \$14,999	47	1635
4. \$15,000 - \$19,999	15	1218
5. \$20,000 - \$24,999	10	503
6. \$25,000 - \$34,999	5	307
7. \$35,000 - \$49,999	2	101
8. \$50,000 or more	<u>0</u>	<u>23</u>
Total Owner Occupied	201	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 Sherman County 149 such units were counted, representing 17.2% of the total. Rufus had 23 such units - 17.2% of its total within Enumeration District Two. When mobile homes are removed from the figure for Rufus, 31% of the conventional homes are substandard.

TABLE 16

TABLE OF HOUSING DEFICIENCIES

<u>No. of Deficiencies</u>	<u>Sherman County No. Having Def./% of Total</u>	<u>City of Rufus</u>
0	412/47.5%	35/26.3%
1	97/11.2%	13/9.8%
2	77/8.9%	4/3.0%
3	71/8.2%	4/3.0%
4	62/7.2%	18/13.5%
5	16/1.8%	1/.7%
Mobile Homes	132/15.2%	58/43.7%
Migrant Housing	0	0

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Total Housing	876/100%	133/100%
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Vacant Six Months or More	87	4
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With regard to incidence of crowding, 18 units or 13.9% of Rufus housing indicated an occupancy of more than 1.01 per room. The high incidence of mobile homes accounts for Rufus appearing to have significant crowding. Most plumbing deficiencies occur in under-equipped trailers.

Source: Sherman County Overall Economic Development Plan, April 1972.

According to the 1977 Land Use Map, the number of housing units, occupied or otherwise, totalled 70.

### 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 insulation.

Housing is a matter of pressing concern in all its aspects to Rufus residents, not only to attract more and younger people but also to gain the services and facilities which a growing or larger community would attract. Availability of more rental property or willingness of those owning rental property to rent to families with children, was a suggested solution.

### Housing Surveys

Most of the 18 responding householders were over 35 years of age, the majority of whom were married and had no children under 18 in the household. There was a reluctance to state annual income, and of these replying, only one was below \$2,000 and none were above \$24,999. The majority of the returned questionnaires indicated the head of the household to be a married man but it was not possible to ascertain if the person answering the questions was a man or a woman.

Housing responses in Rufus were almost equally divided between those occupying houses (10) and mobile homes (8). Only one out of the 18 responding boasted more than five major rooms. All expressed a strong preference for home ownership. Most felt their present housing to be adequate with regard to size, age and cost being "just right". Most of the residents who answered the questionnaire indicated that their homes were in "okay" repair with only one or two deficiencies in five of the ten houses, and one or two deficiencies or inadequacies in two of the eight mobile homes. Insulation was indicated to be the one improvement most favored. The majority reported having two bedrooms, preferring three, but being generally satisfied with what they have. Satisfaction with present housing accounted for a slim majority not moving from the present home as opposed to desired housing not being available or the added cost being too high.

# LAND USE

## EXISTING LAND USE

The relationships and patterns of the existing land uses are products of historic influence, the regional transportation system and to a lesser extent the topographic conditions. A detailed land use survey was completed in 1977 and the results are presented on the "Existing Land Use" map and analyzed in the following text. There are nine categories of land uses identified within the Rufus city limits, they are as follows:

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

The existing development has tended to occur along, and to the south of, highway 30 which parallels I-80-N. Rufus consists of approximately 626.5 acres within its boundaries. The urban, developed portion of the city consists of 145.5 acres or 27.9 percent of the total land area. The remaining land area of approximately 451.8 acres or 72.1 percent is undeveloped.

### Residential Land

Approximately 18.8 acres or 10.7 percent of the developed portion of the city is in this use, this is 2.9 percent of the total land area. All of this acreage figure is derived from single family residences, mobile homes and multi-family dwellings. There are approximately 90 structures used for residential purposes within the city limits.

### Commercial

Commercial land occupies 6.5 acres or 3.7 percent of the developed area within the city. Commercial uses are concentrated along highway 30 and along Main street. Some vacant lots exist in the commercial area.

### Transportation

Included in this category are all roads, parking areas and railroads. This use accounts for the greatest acreage figure in the developed portion of the city. Approximately 145.8 acres or 83.1 percent of the developed area is in this use.

### Vacant

This figure, 50.2 acres or 8.2 percent of the total land area, is derived from all of the undeveloped land in and around the developed area of the city and consists of vacant lots and other vacant areas.

## FUTURE LAND NEEDS

It is necessary to make some estimates of future land use needs in order to prepare a land use plan for Rufus. The estimates in this section are based upon the anticipated population growth rate, trends in the economy, the availability of land and the social/political character of the community.

### Residential Needs

Residential needs are expected to increase during the planning period based upon the current trend in the population growth rate. This additional residential development can occur as indicated in the plan map. However, this development will be encouraged in and around the developed area through a phasing of development accomplished through the zoning ordinance.

### Commercial

Commercial needs are expected to increase and are encouraged by local residents. The commercial area has been increased to provide a choice of locations for new business enterprises as shown on the plan map.

### Industrial

Light industrial development has been identified as a need in Rufus and the area best suited for this expansion has been planned industrial as seen on the plan map. This site provides the best alternative for industrial development in the Rufus area. It is away from the developed portion of the community and has access to highway 30 on the north.

### Transportation

Demands for more transportation use will increase as the demands for residential use increases. With the completion of I-80-N major increases in this use are not expected.

### Recreational

To evaluate recreational needs certain standards must be set. The standard of 12 acres per 1000 population is acceptable as a reasonable basis for park acreage needs. This acreage distribution should be as follows:

Neighborhood parks	2 acres per 1000 population
Community parks	5 acres per 1000 population
City-wide parks	5 acres per 1000 population

It is unreasonable to assume that the distribution will be attained exactly as outlined above. However, it is a measure of needs and a target to be reached. The goals are realistic.



TABLE 17

## PARK ACREAGE NEEDS

Park Type	Existing Acreage	1976 Acreage Needs	1980 Needs
Neighborhood	1.0	.82	1.46
Community	2.5	2.05	3.65
City-Wide	2.5	2.05	3.65
TOTAL	6.0	4.92	8.76

The additional acreage needed by 1980, and beyond, should be obtained by a diversity of recreational activities. One such park/recreational activity could be a swimming beach developed along the Columbia River.

## Funding

Funding of recreational developments comes from various local sources and from state and federal assistance programs.

## Local Sources:

- (1) Sale of bonds
- (2) Allocations from the local tax base
- (3) Allocations from revenue sharing
- (4) Donations from individuals, businesses & organizations
- (5) User fees

## State and Federal Sources:

- (1) State Grant-in-Aid funds
- (2) Land and Water Conservation Funds
- (3) Small Business Act of 1953, PL 87-305

TABLE 18

EXISTING LAND USE, CITY OF RUFUS, August, 1977

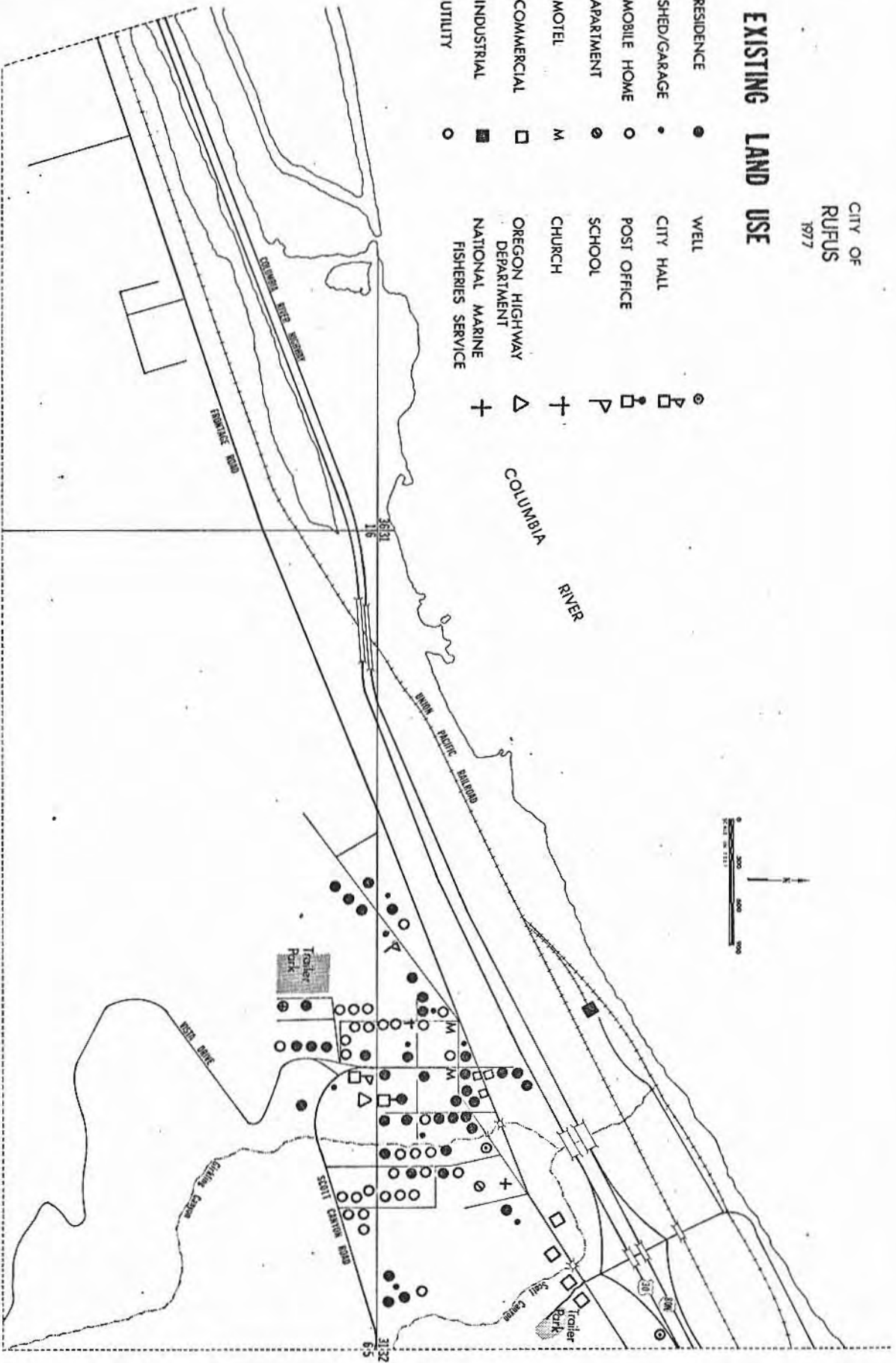
LAND USE CLASSIFICATION	AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	PERCENTAGE OF DEVELOPED LAND
Developed			
Residential	18.8	2.8	10.5
Commercial	6.5	1.2	3.7
Institutional/Governmental	2.6	0.4	1.5
Communication/Utility	1.1	0.2	0.6
Recreational	6.0	1.0	3.3
Transportation	145.8	23.3	80.2
Industrial	0.4	0.1	0.2
Total Developed	181.2	29.0	100.0
Undeveloped			
Open Space/Range/Agriculture	400.8	63.9	
Vacant	44.5	7.1	
Total Undeveloped	445.3	71.0	
Total Land Area	626.5	100.0	

Source: MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT

CITY OF  
RUFUS  
1977

### EXISTING LAND USE






- |   |             |   |                                      |
|---|-------------|---|--------------------------------------|
| ● | RESIDENCE   | ○ | WELL                                 |
| • | SHED/GARAGE | □ | CITY HALL                            |
| ○ | MOBILE HOME | □ | POST OFFICE                          |
| ⊙ | APARTMENT   | □ | SCHOOL                               |
| M | MOTEL       | + | CHURCH                               |
| □ | COMMERCIAL  | △ | OREGON HIGHWAY<br>DEPARTMENT         |
| ■ | INDUSTRIAL  | + | NATIONAL MARINE<br>FISHERIES SERVICE |
| ○ | UTILITY     |   |                                      |

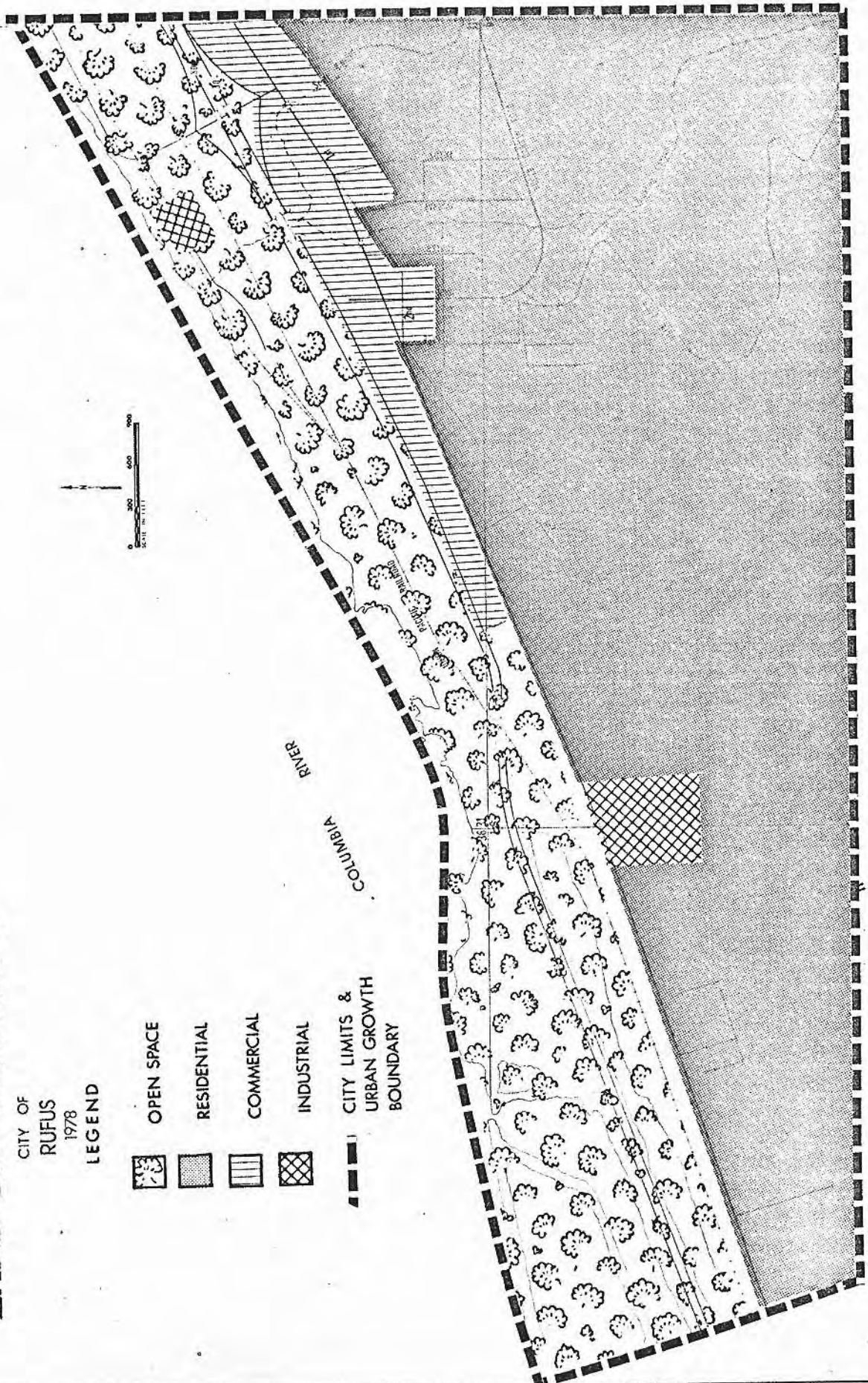
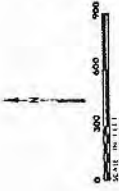


# LAND USE PLAN MAP

CITY OF  
RUFUS  
1978

## LEGEND

-  OPEN SPACE
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  CITY LIMITS &  
URBAN GROWTH  
BOUNDARY



# POLICY STATEMENTS

## FINDINGS, GOALS AND POLICIES

The findings, goals and policies outlined here in parts I through VIII 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 I. 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 change 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 semi-annual basis, in the months of March and October.

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 Rufus in conformance with the statewide goal on citizen involvement (Goal 1).

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. The opportunity for public 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 posted locally.

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 state-wide goals relating to 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 Rufus soil classes III through VIII exist and farming operations occur.

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

IV. 4. The Nazarene Church and the cemetery one-fourth mile south of Rufus have been identified by residents of Rufus as worthy of historic preservation.

IV. 5. Rufus residents have identified trees, shrubs and Columbia River frontage area as resources which should be protected.

IV. 6. Rufus 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. Lowland flooding and erosion near Gerkling and Scott Canyons coupled with rockfall and landslide potential along the steeper slopes are the principal geologic hazards in Rufus.

Goal IV. A.

To preserve and maintain agricultural lands for agricultural purposes.

Policy IV. That soil classes II through VI which are not needed for urban expansion, shall be planned agricultural, within city limits.

Goal IV. B.

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.

IV. 2. That city ordinance number (establishing a flood plain area) shall be enforced.

Goal IV. C.

To preserve sites and buildings of historic merit.

Policy IV. That those sites and buildings identified by residents of Rufus in Appendix C be given special consideration in relation to land use action.

Part V. Social Characteristics

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

V. 2. Agriculture is the primary industry in Sherman County.

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

V. 4. Three major east-west transportation corridors exist, viz. highway, river and railroad.

V. 5. Rufus is not presently a member of a port district.

V. 6. Employment for residents of Rufus is generally outside the city itself.

V. 7. Residents indicate that heavy industry is not desired but that light industry should be encouraged.

Goal V. A.

To improve the economy of Rufus and the state.

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

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. The impacts of major development project proposals shall be consistent with or enhance the social, environmental and economic quality and rural character of the community.

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

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 Goal 11, Public Facilities and Services and Goal 12, Transportation.

VI. 2. Rufus is cooperating with the Sherman County Sheriff's Department for police protection.

VI. 3. Rufus' firefighting capability as judged by the citizens, is above average. At present, improvements to the water system are being studied.

VI. 4. Rufus has a fire rating of 9A.

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

VI. 6. The sanitary landfill now being used is adequate to meet the needs of Rufus through the planning period (A.D. 1993).

VI. 7. There are no major medical facilities located within the county. Emergency medical services are dispatched locally.

VI. 8. Rufus' transportation system consists of I-80N, U.S. 30, railroad service for shipping, and city and county streets.

VI. 9. Inadequate water storage capability exists.



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 districts to provide for adequate school facilities.

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

VI. 3. That the city shall cooperate with the two-county area in continuing to schedule a weekly visit by a nurse.

VI. 4. That the city will be applying for State Grant-in-Aid or Land and Water Conservation funds to improve the tennis courts during 1978.

VI. 5. That the city shall not provide water or sewer service outside the urban growth boundary.

VI. 6. That development which may generate the need for urban services and facilities shall be approved only in those areas where such services and facilities are available or anticipated.

VI. 7. That public facilities and various agency services shall be designed and maintained so as to be as visually attractive as possible.

VI. 8. That water and sewer services shall be planned for in those areas where urban development is most suitable and desirable.

VI. 9. That roads created in subdividing or land parceling shall be designed to tie into existing road systems and overall road design approved by the city council.

VI. 10. That street rights-of-way and all other public lands shall be evaluated for public use prior to being vacated. These uses may be agricultural or park, open space and other public uses.

VI. 11. That the capital improvements program shall be re-evaluated on an annual basis 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 Rufus.

VII. 3. Approximately 44 percent of existing housing stock in Rufus consists of mobile homes.

VII. 4. Respondents to the attitude survey indicated willingness to allow mobile home parks providing they meet high standards.

Goal VII. A.

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

Policies VII. 1. That the city shall make provision for mobile home parks of high standard, with regard to parking, landscaping and sanitation, in all planned residential areas.

VII. 2. That a range of housing prices and variety of housing types and locations shall be encouraged.

VII. 3. That areas where residential development exists shall be protected from incompatible land uses.

Part VIII. Land Use

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

VIII. 2. There are 18.8 acres of residential land within the city limits.

VIII. 3. Some additional residential acreage may be needed by the year 2000 based on the city's current density, available housing, and regional growth trends.

VIII. 4. Other land uses are not expected to increase greatly 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 designated urban growth boundary.

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 accomodate 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 Rufus 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 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 Rufus 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, sewerage 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, property 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 Rufus capital improvement program prioritizes public improvements but does not list the actual costs of each project. The following is that prioritized list developed for the community of Rufus:

1. Water storage and distribution system improvement
2. Street improvements
3. Modern fire truck
4. Park improvement - water and sewer

### 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. These standards are enforced through the State Building Inspector, with offices in the Commerce Building located in The Dalles.

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# APPENDIX

"A"

## ENVIRONMENTAL ASSESSMENT

Generally, the Rufus 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 Rufus 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. Area 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 Rufus 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 Rufus  
Questionnaire

PART I. ATTITUDE SURVEY

1. Compared with other communities, how do you rate yours as a place to live?  
Excellent 2 Good 6 Fair 4 Poor 1
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 Rufus. (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>4</u>	<u>5</u>	<u>5</u>	<u>2</u>	<u>2</u>	—
4. Water Quality (Taste, Smell) .....	<u>10</u>	<u>4</u>	<u>2</u>	<u>1</u>	—	—
5. Fire Protection .....	<u>5</u>	<u>6</u>	<u>6</u>	<u>1</u>	—	—
6. Police Protection .....	<u>2</u>	<u>3</u>	<u>4</u>	<u>4</u>	<u>4</u>	—
7. Sewer System .....	<u>7</u>	<u>4</u>	<u>6</u>	—	—	—
8. Schools .....	<u>9</u>	<u>3</u>	<u>5</u>	<u>1</u>	—	<u>1</u>
9. Library Facilities .....	<u>1</u>	—	<u>3</u>	<u>2</u>	<u>7</u>	<u>1</u>
10. Electric Service .....	<u>1</u>	<u>2</u>	<u>9</u>	<u>3</u>	<u>2</u>	—
11. Ambulance Service .....	<u>7</u>	<u>9</u>	<u>2</u>	—	—	<u>1</u>
12. Public Transportation (Bus) .....	<u>1</u>	—	<u>4</u>	<u>1</u>	<u>5</u>	<u>2</u>
<u>Health and Safety</u>						
13. Doctor Availability .....	—	—	<u>2</u>	<u>4</u>	<u>5</u>	—
14. Dentist Availability .....	—	—	<u>2</u>	<u>4</u>	<u>4</u>	<u>1</u>
15. Other Professionals .....	—	—	<u>2</u>	<u>5</u>	<u>4</u>	—
16. Street Lights .....	<u>1</u>	<u>5</u>	<u>10</u>	<u>1</u>	<u>1</u>	—
17. Road Layout .....	—	<u>1</u>	<u>9</u>	<u>3</u>	<u>4</u>	—
18. Dog Control .....	—	—	<u>3</u>	<u>1</u>	<u>13</u>	—
19. Trash Collection .....	<u>1</u>	<u>2</u>	<u>10</u>	<u>1</u>	<u>1</u>	—
20. Street Maintenance .....	—	<u>1</u>	<u>6</u>	<u>1</u>	<u>10</u>	—
21. Traffic Signs .....	<u>1</u>	<u>1</u>	<u>9</u>	<u>2</u>	<u>2</u>	—
22. Traffic Control (Speed) .....	—	<u>1</u>	<u>3</u>	<u>2</u>	<u>10</u>	—
23. Weed Control .....	—	<u>1</u>	<u>2</u>	<u>1</u>	<u>15</u>	—
<u>Employment</u>						
24. Employment Opportunity, Youths .....	—	—	<u>3</u>	<u>3</u>	<u>9</u>	—
25. Employment Opportunity, Adults .....	—	<u>1</u>	<u>1</u>	<u>4</u>	<u>9</u>	—

	1. Excellent	2. Above Average	3. Average	4. Below Average	5. Poor	6. No Opinion
<u>Government</u>						
(Are the services provided by:)						
26. City Government .....	—	—	11	4	2	—
27. County Government .....	—	1	8	4	1	—
28. State Government .....	—	1	11	2	—	1
29. Federal Government .....	—	2	7	3	—	1
30. Adequate Restrictions for Property Development .....	1	3	7	—	2	1
31. Fairness of Taxes to Meet City's Re- venue Needs .....	—	3	13	—	2	—
32. Participation of Citizens in Govern- ment .....	—	1	6	1	6	—

Parks and Recreation

33. Recreation Opportunities for Children	—	1	5	4	7	—
34. Recreation Opportunities for Youth ..	—	1	3	5	7	—
35. Recreation Opportunities for Adults .	—	2	4	3	7	—
36. Recreation Opportunities for Senior Citizens .....	—	1	2	5	10	—
37. Parks and Picnic Areas .....	1	4	4	—	7	—
38. Tourist facilities .....	1	3	7	2	2	1
39. Fields for Outdoor Sports .....	—	2	7	3	2	1
40. Meeting Places for Community Groups .	—	3	5	5	3	—
41. Cultural Activities .....	—	1	—	5	7	1

General

42. Climate .....	2	8	8	—	—	—
43. Air Quality .....	2	14	3	—	—	—
44. Friendliness of Neighbors .....	2	7	9	—	—	—
45. Condition of Public Buildings .....	—	5	12	1	—	—
46. Community Pride .....	—	1	6	4	7	—
47. Freedom from Natural Disasters .....	—	3	12	1	1	—
48. Shopping Facilities .....	—	1	6	5	6	—
49. Restaurants .....	—	2	15	1	—	—
50. Housing .....	—	—	3	2	13	—

51. 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. Housing - 3
2. Recreation Opportunities for Youth - 2
3. Recreation Opportunities for Senior Citizens - 2
4. No increase in taxes - 2
5. Increased shopping facilities - 1
6. Weed control - 1



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

- 6 A. Actively encourage development of mobile home parks
- 11 B. Allow mobile home parks, but only with high standards regarding parking, landscaping, sanitation and the like
- C. Discourage mobile homes and mobile home parks
- 2 D. No opinion

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

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

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

Close to work (3), Freeway (2), Climate (3),  
Taxes, Jobs, Fishing, General Appeal

65. How many years have you lived in Rufus?

     less than 1 year      1 - 2 years 3 3 - 5 years 4 6 - 10 years 12 over 10 years

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

9 under 10 1 10 - 17 1 18 - 22 4 23 - 35 4 36 - 50 7 51 - 64 6 65 and over

67. 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>8</u>	<u>2</u>	City Park
<u>1</u>	<u>2</u>	More Neighborhood Parks
<u>1</u>	<u>3</u>	Develop Parks Next to Schools
<u>6</u>	<u>2</u>	Build a Recreation Center
<u>5</u>	<u>3</u>	Swimming Pool
<u>2</u>	<u>3</u>	No Opinion

68. Should there be city regulations for the preservation of natural features such as trees, shrubs, streams, and land surfaces? 12 Yes 1 No 3 No Opinion

List those features you feel need protecting.

Trees and/or shrubs - 6  
River, river front, streams - 3  
Bluffs  
Taxes

69. What streets are most in need of improvement?

All - 7

Main, Murray,

Second, Several/other - 3

70. If the City should expand, in which direction (north, south, east, west) should growth occur. <sup>3\*</sup> <sup>2\*</sup> <sup>8\*</sup> SE 1\*

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

All 1\*  
Any 1\*

<u>    </u> lumber industry	<u>  4  </u> construction	<u>  4  </u> other blue collar
<u>    </u> agriculture	<u>  2  </u> unemployed	<u>  1  </u> professional/managerial
<u>    </u> education	<u>    </u> clerical/retail trade	<u>    </u> other white collar
<u>  3  </u> retired		

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

<u>    </u> lumber industry	<u>    </u> construction	<u>  1  </u> other blue collar
<u>    </u> agriculture	<u>    </u> unemployed	<u>    </u> professional/managerial
<u>  1  </u> education	<u>  1  </u> clerical/retail trade	<u>  2  </u> other white collar
<u>  2  </u> retired	<u>  4  </u> no second wage earner	

73. 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.

More housing needed - 3

Clean-up/weed control - 4

Need water distribution system and supply tank

Need to encourage younger families to move to Rufus

Need restrictions or controls re: dogs

Maintain low taxes for retired and low income families

Provide open areas for building houses, as opposed to apartments

74. Would you be willing to work on a citizen group in developing a land use plan?   6   Yes   3   No

If yes, please contact City Hall.

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>8</u> Mobile Home | ___ Summer mobile home |
| <u>10</u> House | ___ Three-plex or four-plex | ___ Summer Home      | ___ Other              |
- \_\_\_ 2. How many bedrooms does your home have?
- |               |                |
|---------------|----------------|
| <u>1</u> one  | <u>5</u> Three |
| <u>12</u> Two | ___ Four       |
- \_\_\_ 3. How many major rooms does it have? (not bath, furnace, storage, utility or unfinished rooms)
- |                |               |           |                 |
|----------------|---------------|-----------|-----------------|
| <u>1</u> One   | <u>5</u> Four | ___ Seven | ___ Ten or more |
| ___ Two        | <u>6</u> Five | ___ Eight |                 |
| <u>5</u> Three | <u>1</u> Six  | ___ Nine  |                 |
- \_\_\_ 4. Do you own or rent?
- |               |               |
|---------------|---------------|
| <u>14</u> Own | <u>4</u> Rent |
|---------------|---------------|
- \_\_\_ 5. Would you rather own or rent?
- |               |          |
|---------------|----------|
| <u>18</u> Own | ___ Rent |
|---------------|----------|
- \_\_\_ 6. Estimate your average monthly housing costs (rent, utilities, mortgage payment, insurance, major repairs, real estate taxes, etc.)
- |                |                  |                  |                   |
|----------------|------------------|------------------|-------------------|
| ___ \$ 0-59    | <u>3</u> 100-119 | <u>1</u> 200-249 | <u>1</u> 350-over |
| <u>3</u> 60-79 | <u>1</u> 120-149 | <u>3</u> 250-299 |                   |
| <u>2</u> 80-99 | <u>1</u> 150-199 | ___ 300-349      |                   |
- \_\_\_ 7. What is the present primary occupation of the head of the household?
- |                     |                           |                             |
|---------------------|---------------------------|-----------------------------|
| ___ Lumber industry | <u>2</u> Construction     | <u>4</u> Other blue collar  |
| ___ Agriculture     | <u>2</u> Unemployed       | ___ Professional/Managerial |
| <u>1</u> Education  | ___ Clerical/Retail Trade | ___ Other white collar      |
| <u>3</u> Retired    | ___ Governmental          |                             |
- \_\_\_ 8. Is your present housing adequate?
- |               |             |
|---------------|-------------|
| <u>13</u> Yes | No <u>5</u> |
|---------------|-------------|
- \_\_\_ 9. Size
- |                    |                      |                    |
|--------------------|----------------------|--------------------|
| <u>1</u> Too Large | <u>10</u> Just right | <u>6</u> Too small |
|--------------------|----------------------|--------------------|



- \_\_\_ 10. Cost  
2 Too expensive      13 Just right      1 Too cheap
- \_\_\_ 11. Age  
5 Too old      10 Just right      1 Too new
- \_\_\_ 12. Plumbing (toilet, wash basin with hot & cold water, and tub or shower that your family doesn't share with another family)  
15 Adequate      3 Inadequate
- \_\_\_ 13. Heating Type  
11 Central      1 Wood stove      \_\_\_ Oil      \_\_\_ None  
\_\_\_ Fireplace      6 Room heater      \_\_\_ Electric
- \_\_\_ 14. Heating condition  
14 Okay      3 Inadequate  
1 Needs major repair      \_\_\_ Needs major repair and inadequate
- \_\_\_ 15. Electricity  
16 Okay      \_\_\_ Inadequate  
2 Needs major repair      \_\_\_ Needs major repair and inadequate
- \_\_\_ 16. Roof  
16 Okay      1 Needs major repair
- \_\_\_ 17. Foundation type  
11 Concrete/block      1 Wood      \_\_\_ Combination:  
\_\_\_ Rock      4 None      Wood & block  
Brick  
Wood ties & Cement  
Rock & concrete
- \_\_\_ 18. Foundation condition  
16 Okay      \_\_\_ Needs major repair
- \_\_\_ 19. Is your home too far from town or work?  
5 Yes      10 No
- \_\_\_ 20. How far is your home from work?  
Miles 15 - 2, 6, 1/2, 0, varies
- \_\_\_ 21. What is the most important repair that you would like on your home?  
\_\_\_ Plumbing      1 Roof      1 Exterior Walls      \_\_\_ Bathroom,  
Heating      \_\_\_ Foundation      4 Insulation      garage, addition  
3 Electrical      1 Porch      2 Other (addition-1)      5 None
- \_\_\_ 22. What is the second most important repair from the list above?  
3 Insulation      2 Exterior Walls

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

Too old  
 Not enough  
 More rentals needed  
 Need property available to people desiring to build  
 Moderately priced houses needed  
 Need more children in the community; not currently  
 possible because of unwillingness of property owners to  
 rent to families

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 Rufus, Sherman 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, OR 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.
- Other roles.

LCDC 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)

LIST ALL PROPERTY OWNERS AND THEIR ADDRESSES THAT ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY.


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 \_\_\_\_\_

FEE SCHEDULE:

PLAN CHANGE \$	_____	<input type="checkbox"/>
ZONE CHANGE \$	_____	<input type="checkbox"/>
VARIANCE \$	_____	<input type="checkbox"/>
CONDITIONAL USE \$	_____	<input type="checkbox"/>

OFFICE USE

PAYD

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

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

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

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

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

CITY RECORDER



DOCUMENTS

LOCAL

Rufus  
(1978d)

Department of Land Conservation and Development

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

October 11, 1978

The Honorable Merle Eldridge  
Mayor, City of Rufus  
Rufus, OR 97050

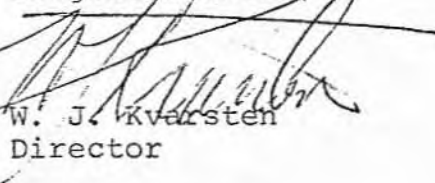
Dear Mayor Eldridge:

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 Rufus 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. Rufus 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: Dewey Thomas, Sherman County Board of Commissioners  
Gary Shaff, County Coordinator  
Brent Lake, Field Representative  
Sherman County Courthouse, Moro

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 RUFUS	)	
	)	ORDER
	)	
	)	

On June 30, 1978, the City of Rufus 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. 6-78-A, adopted June 20, 1978; the zoning ordinance, no. 6-78-B, adopted June 20, 1978; the subdivision ordinance, no. 6-78-c, adopted June 20, 1978; the flood ordinance, no. 10-5-77, adopted October 5, 1977; and the urban growth boundary resolution, no. 122-A, adopted June 20, 1978; 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.

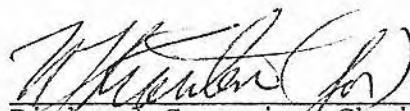
The Commission reviewed the written report of the staff of the Department of Land Conservation and Development on October 6, 1978 regarding the compliance of the aforementioned plans and ordinances with the Statewide Planning Goals. Pertinent portions of this report (Section V) are attached hereto, and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

Based on its review, the Commission finds that the aforementioned comprehensive plan, zoning ordinance, subdivision ordinance, flood ordinance and urban growth boundary resolution 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 acknowledges that the aforementioned comprehensive plan, zoning ordinance, subdivision ordinance, flood ordinance and urban growth boundary resolution of the City of Rufus 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:krm/MC  
10/11/78  
DC#15

## V. FINDINGS OF FACT:

General Overview:

The plan recognizes that Rufus is subject to "boom-and-bust" population cycles. The population of Rufus in the early 1960's was approximately 1300, due largely to the John Day Dam construction project; the 1976 estimated population was 410. Economic growth and development are anticipated along the Columbia River corridor and Rufus expects to be affected. In addition, the rural setting of the City and proximity to fine trout fishing are enticing people to move to the City for retirement and recreational homesites. The plan anticipates this growth and will guide development consistent with the stated needs and desires of the citizens of Rufus.

1. Citizen Involvement: (Goal 1)

The City conducted a citizens survey and held public hearings during the preparation of the plan. One hearing was held by the City Council on the adoption of the plan and zoning and subdivision ordinances.

Conclusion: Rufus complies with Goal 1.

2. Land Use Planning: (Goal 2)

The plan identifies problems and issues relative to each goal (pp. 60-66) and generally provides an adequate factual base in response to various goal requirements. The implementation measures are generally consistent with and adequate to carry out the plan policies.

The City has utilized information from affected local, state and federal agencies. Thirty-two agencies were invited to review the plan and implementation ordinances. No conflicts were identified.

Plan policies (p. 60) require the plan to be reviewed every six months for any "small and easily accommodated" changes (p. 4). Resource data, however, will be updated every five years or when new and important information becomes available (p. 60).

Conclusion: Rufus complies with Goal 2.

3. Agricultural Lands: (Goal 3)

Rufus' urban growth boundary is coterminous with its city limits. Goal 3 is not applicable within city limits pursuant to Commission policy (OAR 660-01-315).



4. Forest Lands: (Goal 4)

Goal 4 is not applicable to the City of Rufus.

5. Open Spaces, Scenic and Historic Areas and Natural Resources: (Goal 5)

The plan inventories the City's principal natural resources, including open space (p. 56-57), wildlife habitat areas (p. 20-21), energy sources (p. 45), scenic views (p. 8), and historic buildings (p. 36). However, no data are provided on the groundwater resource, the City's only water source.

The land use designations on the plan and zoning maps will protect the resources noted above.

One unique resource covered by the plan is the Rufus Gravel Bar area along the Columbia River adjacent to and outside of the Rufus city limits. This is a major waterfowl wintering area. It serves thousands of birds including twenty-one species. The Bald Eagle and the Osprey are also known to use this area (p. 21). The area is owned by the Army Corps of Engineers, but the State Department of Fish and Wildlife is attempting to gain management authority over the Bar (letter from Department of Fish and Wildlife). While the plan contains no policies protecting or acknowledging this important resource, the plan map and zoning ordinance map designations of open space for the shoreline adjacent to the Bar will prevent possible conflicting uses from occurring within Rufus' jurisdiction.

Conclusion: Rufus complies with Goal 5. The staff suggests that the plan be updated to incorporate: (a) all existing groundwater data in the plan's resource data base; (b) a policy statement to encourage the generation of new groundwater data by appropriate state and federal agencies; and, (c) a policy statement to protect the resource from overuse. The staff further suggests the plan incorporate policy language which requires the maintenance of the open space character of the land lying west of the grain elevator and north of I-80N and which will allow only such uses as are compatible with the preservation of the wildlife habitat qualities of the Rufus Gravel Bar.

6. Air, Water and Land Resources Quality: (Goal 6)

Air quality is inventoried in detail and on a regional basis (pp. 14-15). The overall air quality is rated excellent; the principal air quality problem involves suspended soil particulates. The plan also inventories the soil types and quality and the physical constraints of the soil within the City (pp. 15-17). Water quality is not inventoried. The Department of Environmental Quality does not recognize Rufus as a problem area relative to air and water quality, and noise and solid waste pollution (DEQ List Implementing LCDC Coordination Program, February 1, 1978).

Plan policies (pp. 60-66) address environmental effects to air, water and land resource quality during economic planning and implementation actions. The zoning and subdivision ordinances provide for adequate considerations of environmental quality.

Conclusion: Rufus complies with Goal 6.

7.Areas Subject to Natural Disasters and Hazards: (Goal 7)

After inventorying all potential natural hazards, the plan contains a finding that flooding and erosion near Gerkling and Scott Canyons and the landslide potential along the steeper slopes are the principal natural hazards in Rufus (pp. 20 and 61). The plan map does not, however, recognize either hazard in its land use designations (p. 59). The City, however, participates in the "emergency phase" of the National Flood Insurance Program and has adopted a flood ordinance and map (#10-5-77) meeting the program's requirements. Plan policies (p. 62) requires the City to enforce its flood ordinance.

Conclusion: Rufus complies with Goal 7.

8.Recreational Needs: (Goal 8)

The existing recreational facilities and opportunities in the County and City are inventoried (pp. 39-45). The City's needs are based in part on a resident citizen attitude survey (p. 24). There are adequate open space and vacant lands to meet the City's needs.

Although the plan map does not designate any type of recreational land use, there is a policy (p. 64) to seek state grant-in-aid and land and water conservation funds to improve the City's tennis courts.

Conclusion: Rufus complies with Goal 8.

9.Economy of the State: (Goal 9)

The plan notes (p. 34) that Rufus has considerable potential to expand its tourist facilities. It is in an excellent location for municipal or private parks catering to the travel trailer and pickup camper travelers in the summer months. Rufus is a community which is able to absorb moderate growth provided it is accompanied with already needed improvements in streets and park facilities. Water storage and distribution also require consideration when the amount of desirable growth is addressed. Rufus is the only city within the County which is strongly on record, by means of the attitude opinion survey (p. 24), of wishing to encourage the development of light industry, so long as it is consistent with

the maintenance or enhancement of the environmental and rural character of Rufus. Encouragement was also given toward setting aside land for development of the latter. Until available housing increases, however, in-migration to an area like Rufus is not likely to occur on a large scale.

Plan policies (pp. 62-63) support the City's desire for increased economic development consistent with environmental quality. The plan map (p. 59) and zoning map designate additional commercial land along the main thoroughfare and additional industrial land to accommodate light industrial sized facilities (p. 59).

Conclusion: Rufus complies with Goal 9.

10.Housing: (Goal 10)

Rufus' housing in 1970 consisted of 133 units: 58 mobile homes; 56 single-family; and 19 multi-family (p. 52). Twenty-three (17%) of the units were considered substandard (p. 52). The Rufus residents attitude survey indicates the following: a very strong need for single-family housing to rent and to buy; mobile homes were given preference over apartments or duplexes; and low-income housing, if encouraged, should not be subsidized with City funds (p. 24).

The plan notes that additional residential land will be needed, and that the development will be encouraged in and around the urban area through a phasing of development accomplished through the zoning ordinance (p. 55). Indeed, the plan map designates all land outside the commercial area and south of I-80N as "residential"; over 50% of the City. The zoning ordinance creates three residential zones differing in terms of density.

Plan policies (p. 65) provide for mobile home parks "of high standard" in all residential areas, encourage a range of housing prices and a variety of housing types and locations, and protect those areas of existing residential development from incompatible land uses. The zoning ordinance is consistent with and implements the plan policies.

Conclusion: Rufus complies with Goal 10.

11.Public Facilities and Services: (Goal 11)

The plan contains inventories and policies regarding public facilities and services (pp. 33-49). The plan acknowledges that the City's water storage capacity is inadequate (p. 63). The City plans to replace one of its fire trucks. With the exception of water supply and fire protection, no other facilities or services are evaluated for their capacity to accommodate increased usage.

Plan policies (p. 64) provide for public facilities and service in a timely, orderly and efficient manner. The subdivision ordinance implements these policies as evidenced by the zoning map which concentrates the residential and commercial zones in and adjacent to the existing water and sewer service area.

To accomplish the water storage and fire equipment improvements noted above, Rufus is relying on external funding, principally the U.S. Economic Development Administration. A plan policy (p. 64) requires the City's Capital Improvements Program to be reviewed annually and assistance to be obtained from the Mid-Columbia Economic Development District and other sources, on all phases of the grant application procedures.

Conclusion: Rufus complies with Goal 11. The staff, however recommends that design capacity data for the water supply and sewer systems be incorporated in the plan at the next scheduled plan review.

#### 12. Transportation: (Goal 12)

The plan inventories the existing highway, air, rail, and barge facilities (pp. 48-49). The City's future transportation needs will continue to depend upon private cars and trucks (p. 49).

Plan policies (p. 64) require all roads created by subdividing or partitioning to tie into existing road systems, and all road designs to be approved by the City Council. The tentative map for any proposed subdivision or partitioning adjacent to a state highway must be reviewed by the State Highway Department (Subdivision Ordinance, Section 7(2)).

Conclusion: Rufus complies with Goal 12.

#### 13. Energy Conservation: (Goal 13)

The citizen housing survey indicates the principle housing repair needed is improved insulation (p. 53). The plan map and zoning map generally provide for future development in areas of existing vacant urban lands and urban services. In addition, the commercial zone increases the density gradient along the main transportation corridor in Rufus.

Conclusion: Rufus complies with Goal 13.

#### 14. Urbanization: (Goal 14)

Rufus' city limit is designated as the urban growth boundary through a cooperative agreement with Sherman County (Resolution 122-A,

June 20, 1978). The City contains 626.5 acres (almost one square mile), 64% of which is in agricultural range or open space use, and 7% is vacant developed land(p. 57). Any future boundary changes will be considered an amendment to the Sherman County comprehensive plan and must include consideration of the seven factors listed in Goal 14 (Resolution 122-A).

Plan policies (pp. 64-65) provide for public services and facilities in an orderly and economically efficient manner, and require development to occur in built up areas before conversion of undeveloped areas. The zoning ordinance creates decreasing development densities outward from the urban area.

While much of the undeveloped land is unsuitable for development due to steep slope hazards, there clearly are sufficient undeveloped and vacant lands available to satisfy Rufus' anticipated urban growth needs, especially residential.

Conclusion: Rufus complies with Goal 14.

Comments Received: (attached)

1. Department of Transportation (August 18, 1978)
2. Public Utilities Commission (August 22, 1978)
3. Department of Fish and Wildlife (August 24, 1978)
4. 1000 Friends of Oregon (August 25, 1978)
5. Department of Environmental Quality (September 8, 1978)

Overall Conclusion:

Based upon the above findings and conclusions, the City of Rufus' comprehensive plan and implementation measures comply with the Statewide Planning Goals. The staff recommends, however, that the following items be considered and addressed by the City at the next scheduled review of its plan and implementation measures:

1. The plan be updated to incorporate:

- all existing groundwater data in the plan's resources data base;
- policy statements encouraging the generation of new groundwater data by appropriate state and federal agencies; and,
- policy statements protecting the groundwater from overuse (Goal 5).

2. The plan be amended to incorporate policy language requiring the maintenance of the open space character of the land lying west of the grain elevator and north of I-80N, and which will allow only such uses as are compatible with the preservation of the wildlife habitat qualities of the Rufus Gravel Bar (Goal 5).

3. The plan be updated to incorporate design capacity data for the City's water supply and sewer systems (Goal 11).

VI. RECOMMENDATIONS:

A. Staff:

Recommends that the comprehensive plan and implementing measures of the City of Rufus be granted Acknowledgment of Compliance with the Statewide Planning Goals.

B. Coordinator:

Recommends that the comprehensive plan and implementing measures of the City of Rufus be granted Acknowledgment of Compliance with the Statewide Planning Goals.

VII. COMMISSION ACTION: (October 6, 1978)

DO: krm/MC  
9/22/78  
094183/7121



## STATE OF OREGON

## INTEROFFICE MEMO

DEQ

229-6403

DEPT.

TELEPHONE

TO: DLCD Lead Reviewer (Kartez)  
c/o Jim Claypool

DATE: September 7, 1978

FROM: Bob Jackman *[Signature]*

SUBJECT: DEQ Review and Comment on Compliance Acknowledgment Request - Rufus

Comments:

DEQ's Central Region Manager Dick Nichols comments that one of the City's sewage lagoon cells has a leak which at this time makes it unusable. Since there are two cells, the current sewage load is treated, but until the other cell is repaired this may restrict how much additional sewage load can be put on to this system. Carl Simons, DEQ Air Quality Division, recommends that DEQ's new Handbook for coordinating environmental quality and land use planning be utilized by the City to develop an air quality discussion during the two year update cycle. Jerry Jensen, DEQ Noise Control Section, states that an open space buffer around the designated industrial area, or other noise-lessening mechanisms should be considered.

DEQ's Solid Waste and Water Quality Divisions have no comment.

The Department had just concluded review of the City's draft Plan when we received this acknowledgment request. A copy of our July 18, 1978, review response to the Mid-Columbia Economic Development District on that Plan draft is attached for reference.

It appears to DEQ that no substantive conflicts exist at this time between the Rufus Comprehensive Plan and DEQ plans and programs.

No Objection:

The Department does not object to LCDC acknowledgment of the Rufus Comprehensive Plan.

ahc  
Attachment

cc: City of Rufus  
William H. Young, Director, DEQ  
Michael J. Downs, Management Services Division, DEQ  
Fred M. Bolton, Regional Operations Division, DEQ  
Richard J. Nichols, Manager, Central Region, DEQ  
E. J. Weathersbee, Air Quality Division, DEQ  
Carl Simons, Air Quality Division, DEQ  
Mike Ziolk, Air Quality Division, DEQ  
Harold L. Sawyer, Water Quality Division, DEQ  
Ernest A. Schmidt/Bob Brown, Solid Waste Division, DEQ  
John Hector/Jerry Jensen, Noise Control Section, DEQ  
Brent Lake, DLCD Field Representative  
Jim Claypool, DLCD

APPENDIX

SAMPLE POPULATION PROJECTION METHOD FOR CITIES  
SUBJECT TO BOOM-AND-BUST CONDITIONS

The problem is analogous to the peak power versus average load concept used by electric power companies. The population growth load has two components: first, normal growth due to natural increase, normal expansion of employment in the region, and the attractiveness of the area due to rural quality of life factors. This growth may be predicted, although I have been unable to locate any projections based on the relevant economic region, which is the Columbia Valley corridor rather than states or counties. The second component is the boom often generated by a large construction or resource extraction project, such as a dam or power plant. The arrival of this peak-load population cannot be predicted nor its size estimated far in advance. If a city is alert it may be able to take advantage of the lead time between announcement of a possible project and the arrival of new residents.

The population of Rufus in 1976 was 410 but has followed no clear trend, and the plan does not even attempt a year 2000 projection.

<u>Year</u>	<u>Population</u>	<u>Remarks</u>
early 1960's	1300	During construction of John Day Dam
1965	625	At time of incorporation of city
1970	317	U.S. Census
1975	630	Estimate by engineering firm in 1970 for sewer study
1976	410	PSU estimate
1980	730	Same source as 1975

Here the boom-and-bust cycle is obviously confounded with the long-term trend. To extract the latter we should not rely on the traditional share-of-county method because, first, the population of Sherman County is quite small. Second, most of its growth is occurring in the Columbia Valley, so that Rufus' share of the county population is expected to increase. We cannot know how much, but we can estimate a minimum non-boom population by assuming that Rufus' share of Sherman County remains constant. Using U.S. Census and PSU data, we get the following, with considerable uncertainty:

	<u>1975</u>	<u>2000</u>
Sherman County	2200	2600
City of Rufus	395	466

The ideal projection would match the physical and economic region of which Rufus is a part. A good candidate would be a study of the Columbia Valley Corridor, a strip centered on the river from, say, Cascade Locks to Umatilla. I have not been able to locate any comparable study, and data is scarce. For illustration only, however, the table below shows PSU and U.S. Census data for all incorporated places in the corridor:



<u>City</u>	<u>1975</u>	<u>1973</u>	<u>1970</u>	<u>1960</u>	<u>1950</u>	<u>1940</u>
Umatilla	1152	616	679	617	883	370
Irrigon	378	305	261	232	200*	170*
Boardman	501	335	192	153	120	110
Arlington	456	399	375	643	686	609
Rufus	395*	331	317	280*	240*	200*
Wasco	399	392	412	348	305	303
The Dalles	10553	10770	10955	10493	7676	6266
Mosier	257	232	217	252	259	216
Hood River	4418	4215	3991	3657	3701	3280
Cascade Locks	682	585	574	660	733	703
Corridor Total	19191	18180	17973	17335	14803	12227
Total for Places Under 1000 in 1975	3068	2579	2348	2568	2543	2311

\* my estimate from same data sources

We can then project the year 2000 population of the Columbia Valley Corridor, estimate the share of the total population living in Rufus, and derive a population projection for Rufus. Here I have calculated a trend line (linear regression analysis) for the corridor. We could just as well have assumed a different growth trend. Rufus' share has been increasing, so it may be advisable to trend this fraction also, rather than simply taking the average share accounted for by Rufus. Here are the results, again for illustration only:

#### Year 2000 Populations

	<u>Corridor</u>	<u>Rufus (trended share)</u>	<u>Rufus (average share)</u>
Based on Corridor Total	23,600	510	410
Based on Places Under 1000 in 1975	3,000	490	340

If this were an actual study, a trend line projection would probably be too imprecise. A better approach would be to adopt Portland State University's assumptions of state and county growth trends or to do a specific Columbia corridor study.

This particular linear projection aside, the effect of this technique is to average out all the erratic population variations undergone by the various cities. The resulting estimates may be considered mid-points; they are the expected population of a city in a stable non-depressed period before the next boom. They establish long-term planning needs. A study of the previous experience of cities in the region, and employment projections made for a growth-inducing project allow estimation of the short-term fluctuation of population. The long and short-range estimates superimposed give the overall projection.

CONCLUSION

The plan is generally good. It needs firmer data on housing market conditions and on the amount of land in zones R-5 and R-10, in order to determine (1) whether the plan and zoning are responsible in part for Rufus' housing shortage, and (2) how they may be made most effective in solving Rufus' housing problems.

## CITY OF RUFUS COMPREHENSIVE PLAN

Comments by 1000 Friends of Oregon

### OVERVIEW

The City of Rufus appears to be in compliance with Goals 3, 5 and 14. A problem exists with Goal 10 but the population affected is small. The erratic nature of Rufus' growth suggests that the city is subject to boom-and-bust cycles. Under a broad interpretation of LCDC goals, Rufus' comprehensive plan should recognize that such growth can bring sudden heavy demands on local services, a rush to develop land for housing and commerce, traffic congestion, and possibly social problems, followed by a rapid decline in activity which may result in economic hardship and physical blight. The comprehensive plan should provide for quick reaction in the form of service level increases, streamlined administration of land development, and contingency plans. Similarly the plan should attempt to minimize costs and disruption during a period of rapid contraction.

Rufus' Urban Growth Boundary coincides with the city limits, eliminating further application of Goals 3 and 14 under present LCDC regulations. Since population growth\* to the end of the century is unlikely to be more than a few hundred over the present 410, Rufus has ample land for growth. About all we can definitely say is that if the UGB were not based on the city limits, it would have to be contracted.

Goal 5 appears to be adequately addressed by the zoning of nearly all land along the Columbia River as open space except for a small railroad installation. Additional land in the southern parts of Rufus may be self-preserving due to slope and natural hazard characteristics, although these areas are not set aside by ordinance. Rufus has no entries on the Statewide Inventory of Historic Sites and Buildings, according to the plan, but residents have indicated interest in recognizing and preserving some sites nearby.

Goal 10 presents a problem because data in the plan on existing conditions is incomplete, occasionally contradictory, and is not used to the extent possible in determining buildability. As a result, it is impossible to tell whether Rufus' housing will meet the criterion of affordability, since the amount of vacant land zoned for small lots cannot be determined. Slope information is indicated only by a rough topographic map of the city, and geologic and flood hazards are shown only on a map which does not cover the entire city. Neither is accounted for in the residential land use plan.

### HOUSING

According to the plan, the number of housing units is unknown, since there are two apartment buildings whose units have not been counted. Other dwelling units number 39 houses and 31 mobile homes, for a total of

\* See Appendix for further discussion of the cyclic growth problem.

70. However, the plan also states that "there are approximately 90 structures used for residential purposes within the city limits" (Plan p54).

Census data and a local opinion survey indicate that the quality of existing housing is a prime concern in Rufus. There also appears to be a general housing shortage. When substandard units are excluded, vacancy rates in the county and COG District 9 range from 0.1% to 4.4%, and the city finds that "a need for single family dwellings both to rent and to buy is evident in Rufus" (Plan P. 65). It is not clear, however, whether the city's land use controls are responsible for Rufus' housing problems.

### ZONING

The entire city, except for one trailer court (not currently open), is sewerred, and the developed area has water service, according to maps in the plan. There is no inventory of buildable vacant land tabulated by zone, but measurements from the plan map gave these results:

<u>Zone</u>	<u>Lot Size</u> (sq. ft.)	<u>Permitted Uses</u>	<u>Conditional Uses</u>	<u>Total Acres</u> <u>in Zone</u>	
				<u>Gross</u>	<u>Net</u>
R-5	5,000	SFD Individual Mobile Home	Mobile Home Park Duplex MFD	13.8	10.4
R-10	10,000	Same as	R-5	75.8	56.9
RA	10,000 for nonfarm	Farm	Nonfarm SFD Individual <i>Mobile Home</i> Mobile Home Park	41.6	31.2
Total				506	379

All types of housing except mobile home parks are conditionally permitted in Rufus' commercial zone.

We do not know how much of the land in each zone is vacant. Since only 18.8 acres are in residential use, there is probably no shortage of land except possibly in the R-5 zone. But it is in this zone that housing can be built at the lowest cost.

If Goal 3 becomes applicable in the future, much of the RA zone, which is largely undeveloped, could require EFU rezoning. From the soils in the plan, this area appears to be about half Class II and III soils and half Class VII.

cl Review

DEPARTMENT OF  
LAND CONSERVATION  
AND DEVELOPMENT

JUN 30 1978

SALEM

MEMORANDUM

TO: WES KVARSTEN, DIRECTOR  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

FROM: CITY OF RUFUS

DATE: JUNE 30, 1978

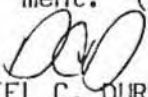
SUBJECT: REQUEST FOR ACKNOWLEDGEMENT OF COMPLIANCE

This memorandum and enclosed documents constitute the request for acknowledgement of compliance by the City of Rufus. The following information, by numerical listing, coincides with the requirements of Section 2.0 B of the Acknowledgement of Compliance Administrative Rule.

1.	<u>Ordinance*</u>	<u>Ordinance No.</u>	<u>Adoption Date</u>
	Comprehensive Plan	6-78-A	June 20, 1978
	Zoning Ordinance	6-78-B	June 20, 1978
	Subdivision Ordinance	6-78-C	June 20, 1978
	National Flood Ins. Program	10-5-77	October 5, 1977

\* Six copies of each ordinance accompany this request.

- The bibliography and footnotes included in the plan document and the plan narrative comprise the list of supporting documents, inventories and other information as required.
- Mary McClure, City Recorder, Rufus, Oregon 97050  
Daniel C. Durow, City Planner, Mid-Columbia Economic Development District, 502 East 5th St., The Dalles, Oregon 97058
- See Attachment "A". List of affected agencies.
- See Attachment "B". Urban Growth Boundary Management Agreement. (Six copies attached).

  
DANIEL C. DUROW  
City Planner

DCD/le

Enclosures

cc: Mary McClure, City Recorder  
Gary Shaff, County Coordinator  
Brent Lake, Field Representative



AFFECTED AGENCIES AND DISTRICTS

Name and Address

MCEEDD - Pg. 2

Name and Address	Antelope	Mosier	Maupin	Shaniko	Grass Valley	Moro	Rufus	Wasco
	Wasco County					Sherman County		
Mosier Elementary School Dist. No. 9 P.O. Box 307 Mosier, OR 97040		✓						
U.S. Dept. of Agriculture County ASCS Committee 400 E. 5th St., Annex A The Dalles, OR 97058	✓	✓	✓	✓			✓	
Wasco County Union High School P.O. Box 347 Maupin, OR 97037			✓	✓				
Oregon State Health Division Office of Protective Health Services 720 State Office Bldg. Portland, OR 97201 Attn: LaVerne S. Miller	✓	✓	✓	✓	✓	✓	✓	✓
Dept. of Environmental Quality 2150 N.E. Studio Rd. Bend, OR 97701 Attn: R. E. Shimek	✓	✓	✓	✓	✓	✓	✓	✓
Dept. of Commerce Office of the Director 4th Floor, Labor & Industries Bldg. Salem, OR 97310	✓	✓	✓	✓	✓	✓	✓	✓
Wasco-Sherman Public Health Dept. 400 E. 5th St. The Dalles, OR 97058	✓	✓	✓	✓	✓	✓	✓	✓
Wasco County 5th & Washington St. The Dalles, OR 97058 Attn: Rex Kniesteadt, Roadmaster	✓	✓	✓	✓				
U.S. Dept. of Agriculture Sherman County ASC Committee Box 305 Moro, OR 97039					✓	✓	✓	✓
Northern Wasco County P.U.D. 308 Court St. The Dalles, OR 97058		✓						

AFFECTED AGENCIES AND DISTRICTS

Name and Address

MCEDD - Page 3

Name and Address	Antelope	Mosier	Maupin	Shaniko	Grass Valley	Moro	Rufus	Wasco
	Wasco County				Sherman County			
Dept. of Transportation OR Dept. of Transportation, Region 4 P.O. Box 1249, Bend, OR 97701 Attn: David S. Fenton	✓	✓	✓	✓	✓	✓	✓	✓
Dept. of Transportation, OR Seufert Park Road The Dalles, OR 97058 Attn: Richard Hawkins	✓	✓	✓	✓	✓	✓	✓	✓
U.S. Dept. of Interior Fish & Wildlife Service Ecological Services, Portland Field Office 500 N.E. Multnomah Portland, OR 97232	✓	✓	✓	✓	✓	✓	✓	✓
Mosier Fruit Growers Assn. P.O. Box 302 Mosier, OR 97040		✓						
Water Resources Dept. Mill Creek Office Park 555 - 13th St., N.E. Salem, OR 97310 Attn: Sam Allison	✓	✓	✓	✓	✓	✓	✓	✓
General Services Administration Public Bldgs. Service Operational Planning Staff, 10 PG GSA Center Auburn, WA 98002	✓	✓	✓	✓	✓	✓	✓	✓
Archie M. Mustard, Plans & Operations Officer Emergency Services Division 8 Capitol Bldg. Salem, OR 97310	✓	✓	✓	✓	✓	✓	✓	✓
Patrick J. Keough, Chief, Planning Branch District Engineer U.S. Army Engineer Dist., Portland P.O. Box 2946 Portland, OR 97308		✓	✓				✓	





