



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

June 20, 2006



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Maupin Plan Amendment
DLCD File Number 001-05

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 28, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Jon Jinings, DLCD Regional Representative
DeOra Patton, City Recorder, City of Maupin

<paa> </ya/



NOTICE OF ADOPTION

This form must be mailed to DLCD not later than 5 working days after adoption
ORS 197.615 and OAR Chapter 660, Division 18

See reverse side for submittal requirements

DEPT OF

JUN 13 2006

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction City of Maupin Local File # 001-05
Date of Adoption January 25, 2006 Date Mailed June 5, 2006
Date the Proposed Notice was mailed to DLCD June 21, 2005

Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

update City's Comprehensive Plan

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice of the proposed amendment, write "N/A."

Same

Plan Map Change From N/A to _____

Zone Map Change From N/A to _____

Location: _____ Acres Involved: _____

Specify Density: Previous Density _____ New Density _____

Applicable Goals: _____ Was an Exception adopted? Yes No

DLCD File # 001-05(14486)

DLCD Appeal Deadline _____

Did DLCD receive a Notice of Proposed Amendment 45 days prior to the final hearing?

Yes No: The Statewide Planning Goals do not apply
 Emergency Circumstances Required Expedited Review

Affected State or Federal Agencies, Local Governments or Special Districts: _____

DLCD

Local Contact: DeOra Patton, City Recorder Phone: 541-395-2698

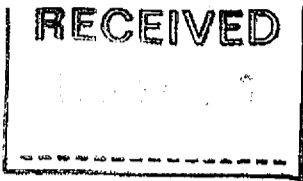
Address: P.O. Box 308 Maupin, OR 97037-0308

SUBMITTAL REQUIREMENTS

ORS 197.615 and OAR Chapter 660, Division 18

1. Send this Form and One (1) Copy of the Adopted Amendment to:
**Department of Land Conservation and Development
1175 Court Street, N.E.
Salem, Oregon 97310-0590**
2. Submit three (3) copies of bound documents and maps larger than 8½ by 11 inches.
3. Adopted materials must be sent to DLCD not later than five (5) working days following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will be extended if you do not submit this Notice of Adoption within five working days of the final decision. Appeals to LUBA may be filed within 21 days of the date Notice of Adoption is sent to DLCD.
6. In addition to sending Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

If you need more copies of this form, please call the DLCD at 503-373-0050 or this form may be duplicated on green paper.



Maupin Ordinances

ORDINANCE NO. 270

AN ORDINANCE ESTABLISHING LAND USES AND LAND USE POLICIES TO PROVIDE FOR ORDERLY AND EFFICIENT GROWTH AND DEVELOPMENT OF THE TOWN OF MAUPIN URBAN GROWTH AREA, REPEALING ORDINANCE NO. 157 AND ALL OTHER ORDINANCES IN CONFLICT HEREWITH AND DECLARING AN EMERGENCY

Be it ordained by the common council of the town of Maupin as follows:

Section 1. Title. This ordinance shall be known as the Maupin Comprehensive Land Use Plan.

Section 2. Purpose. To update the Maupin Comprehensive Land Use Plan adopted in 1980; providing new information, deleting outdated information, and combining the Comprehensive Plan and Zoning Maps.

Section 3. Adopting Rules. The attached Comprehensive Land Use Plan Update, Adoption Hearing: January 25, 2006, is adopted.

Section 4. Repeal of Ordinance 157. Ordinance 157 is hereby repealed.

Section 5. Repeal of Other Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are repealed.

Section 6. Emergency Declared. An emergency is hereby declared to exist and this ordinance shall become effective immediately upon adoption.

Passed by the council and approved by the mayor at public hearing on the 25th day of January, 2006.

Ayes: 6
Nays: 0
Absent: 0

Approved by the Mayor this 25th day of January, 2006.

Attest: DeOra M. Patton
DeOra M. Patton, Recorder

Dennis D. Ross
Dennis D. Ross, Mayor

COMPREHENSIVE LAND USE PLAN UPDATE

City of Maupin
Wasco County, Oregon

PREPARATION OF THIS PLAN WAS FINANCIALLY AIDED
THROUGH A PLANNING ASSISTANCE GRANT FROM THE
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT.

PREPARED FOR THE
MAUPIN PLANNING COMMISSION
MAUPIN CITY COUNCIL

PREPARED BY
Dan Meader, Planning Consultant
TENNESON ENGINEERING CORPORATION
The Dalles, Oregon 97058

Updated: December 2004
Re-edited: May 2005
Planning Commission Hearing Draft: August 9, 2005
City Council Hearing Draft: August 31, 2005
Adoption Hearing: January 25, 2006

Foreword

The purpose of this project is to update the Maupin Comprehensive Land Use Plan that was originally written in 1978-1979 and adopted in 1980. The Plan has not been updated since that time, a quarter of a century has passed, and much information has changed. The Plan was initially prepared with the assistance of the Mid-Columbia Council of Governments in 1978-1979. It was acknowledged by the Land Conservation and Development Commission on August 7, 1980. The purpose of this update is to provide new information where available into the Plan and delete a lot of information that is outdated, or no longer required by the State planning authority, the Department of Land Conservation and Development, as part of a Comprehensive Plan. In the early years of the land use planning process in Oregon, a lot of information was included in municipal Comprehensive Plans that is no longer considered necessary. This Plan update will also incorporate, by reference, plans that have been accomplished in the last 5 to 10 years, including the Street Design Standards Plan, the Strategic Plan, and others.

The Plan update will contain a current Buildable Lands Inventory, provide new population projections, and provide new information regarding the current status of the City's infrastructure, specifically the domestic water and wastewater collection and treatment facilities.

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COMPREHENSIVE LAND USE PLAN
Maupin, Oregon

Introduction

BACKGROUND TO COMPREHENSIVE PLANNING

In 1973, the 57th Legislative Assembly adopted Senate Bill 100, otherwise known as the 1973 Land Use Act (ORS Chapter 197). The Act provides for the approval of local comprehensive plans through state standards and review.

To guide local comprehensive planning, the 1973 Act directed the Land Conservation and Development Commission (LCDC) to adopt statewide planning goals and guidelines by January 1, 1975. The goals and guidelines are to be used by cities, counties, state agencies, and special districts in preparing, adopting, revising, and implementing comprehensive plans. The goals and guidelines were formally adopted by LCDC on December 27, 1974. The Oregon Land Use Laws require all incorporated cities and all 36 Oregon counties to develop and adopt comprehensive plans and implementing Ordinances. Most jurisdictions complied and were "acknowledged" in the late 1970s and early 1980s.

BACKGROUND TO MAUPIN CITY PLANNING

The City of Maupin established a City Planning Commission on December 22, 1976. Prior to adoption of this ordinance, planning administration was done through the City Council. The City's Comprehensive Plan was "acknowledged" in 1980. It has not been significantly revised until this 2005 update.

CITIZEN ADVISORY COMMITTEE FOR PLANNING

The Citizen Advisory Committee is responsible for assisting the governing body with development of a program that promotes citizen involvement in land use planning. The state goal requires that the citizen involvement program shall be appropriate to the scale of the planning effort. Considering the population of the City of Maupin, the difficulties of obtaining an additional committee to serve a public role, the City Planning Commission has been designated to fill the goal of citizen involvement.

BACKGROUND INFORMATION

History

Perry Maupin arrived at the present townsite of Maupin in 1872. He realized the possibilities of the location and constructed a ferry, which he operated from the west side of the Deschutes to the mouth of Bakeoven Creek. He continued to operate the ferry for five years, during which time he built the first house in Maupin.

The next settlers were "Deacon" and Eli Hinman, an uncle and nephew. Eli filed on a homestead at the present site of Maupin and after he received his patent he sold to

MAUPIN COMPREHENSIVE LAND USE PLAN

E.D. Dufur, December 26, 1890. Mr. Dufur sold to Mrs. Isabella Slusher, later the wife of W.H. Staats. She sold in 1908 to J.O. Elrod who platted the town but later turned the property back to Mrs. Staats who filed the plat in Wasco County records May 5, 1910, signed by W.H. and Isabella Staats.

In 1898 Jim Brown, stockman, established a ferry service, hiring J.H. Chastain, Sr., a millwright and carpenter to do the construction work. The high water of 1903 washed the dock and ferry away. J.H. Chastain had also built a ferry that summer for R.B. Darnall, near the Oregon Truck depot at Cambrai. After the death of Mr. Darnall in 1905, W.H. Hunt purchased the Darnall holdings and thereafter Maupin was known as "HUNT'S FERRY". Mr. Hunt's ferry washed away in 1911, but he built a new one, which served the people until the building of the bridge. (1912)

W.H. Staats, who occupies a small building on the site of the Clarke Richardson home, started the first store in Maupin. He freighted his goods from Dufur (1909) and his first grocery order was filled for Mrs. Mary Cunningham who selected and took the goods off the freight wagon before they were unloaded! Mr. Staats was first postmaster of Maupin and named the town at the suggestion of Mrs. Olivia Confer. At the time the railroads were building up, the Deschutes and the Oregon Trunk Railroad is credited with laying its rails into Maupin a few days ahead of the Union Pacific Railroad. With the coming of the railroads Maupin took a rapid growth. Staats built a 30' x 60' store and 20' x 60' warehouse at the O.P. Weberg residence corner. He later sold to R.E. Wilson who conducted the business at the time of the big 1921 fire.

On September 10, 1921 a fire that virtually destroyed every business place in town leveled Maupin! The fire started in the Shattuck store and spread to the south and west, taking every building in its path. Among the buildings burned were the Wilson Store, John Confer residence, Jory's Grocery, Cook's Hotel, the Maupin State Bank, F.C. Butler residence, Cyrs Confectionery and the Post Office. The loss was estimated at \$70,000 partly covered by insurance. Most of those losing property began rebuilding immediately. Shattuck, Butler and the bank erected concrete fireproof buildings. Lincoln Harpan put up a hollow tile building for a hotel.

The City of Maupin was incorporated June 28, 1922 with R.W. Wilson, Mayor; George McDonald, recorder; O.F. Renick, Marshal; W.H. Staats, Dr. J.L. Elwood, L.S. Stovall, Bates Shattuck, F.C. Butler, and J.H. Woodcock, Councilmen. The City was named after the Maupin family, who were early settlers in the area. Since the City incorporated in 1922, it has steadily grown to its present size. In the most recent years, the community has attracted retired people, sportsmen and those who just enjoy the atmosphere of country living.

The remaining historical sites in Maupin are those that survived the great fire on September 10, 1921. Three structures are recorded in the 1976 compilation for the Oregon State Historic Preservation Office. They include the Oregon Trunk Railroad Station House, erected in c. 1910; the Odd Fellows Lodge #209 Hall, built prior to the 1921 fire and moved later, and Hunt's Ferry Warehouse Company Elevator, located on Bakeoven Road near the banks of the Deschutes River.

Location

The City of Maupin is located near the geographic center of Wasco County along the canyon of the Deschutes River, (see location map). Via U.S. Highway 197, The Dalles is 41 miles to the north and Madras is 50 miles to the south. The nearest metropolitan area is Portland about 95 miles to the west. Because of the City's natural setting on the Deschutes River and the rural atmosphere many people from more urban areas are now attracted to Maupin for retirement and recreational homesites. Surrounded in almost every direction by wheat farms, the City also serves as a rural service center, as well as supplying sporting goods to residents and tourists.

The City of Maupin has a unique topographic setting. The most striking feature is an elevation change of over 800 feet from the High Plateau area on the western border down the canyon to the Deschutes River, with a total linear distance at one point of less than ½ mile. The City proper is located on a bench cut in Columbia River Basalt between 160' and 220' above the level of the River. Within the City Limits, the river's course changes more than 120 degrees nearly circling the developed portion of the City. The last major topographic feature is a flat area located on the remnants of an intracanyon flow of the Cascades Formation. This area is below the plateau and above, and to the southwest of the city proper. The City Limits contains an area of approximately 795 acres of land surface with a portion of that total acreage figure covered by the Deschutes River.

Government

The City government consists of a Mayor, a six member City Council, and a seven Member Planning Commission. The City provides a variety of services such as, sewer and water facilities, fire protection, a library, and community park.

Climate

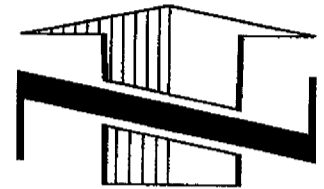
The climate of the study area is characterized by warm, dry summers and cold, comparatively dry winters. Maupin has approximately 300 sunny days per year and an annual rainfall of just over 18 inches. During the season of maximum recreation use (April to October), the area experiences dry, warm climate with maximum daytime temperatures ranging from 80° to 115° F. There is a difference of plus 5 degrees in the mean temperatures on the flat tablelands above the canyon rim. The milder climate in the river canyon extends the season of recreational use by one or two months as compared to other Oregon recreation areas.

Soils & Geology of the Area

Bedrock geologic units in the Maupin area include Columbia River Basalt (Tcr) east of the Deschutes River and low on the slopes west of the Deschutes River, The Dalles Formation (Tpd) on the middle and upper slopes west of the Deschutes River, and lava flows on the Cascade Formation capping the ridges west of the Deschutes River.

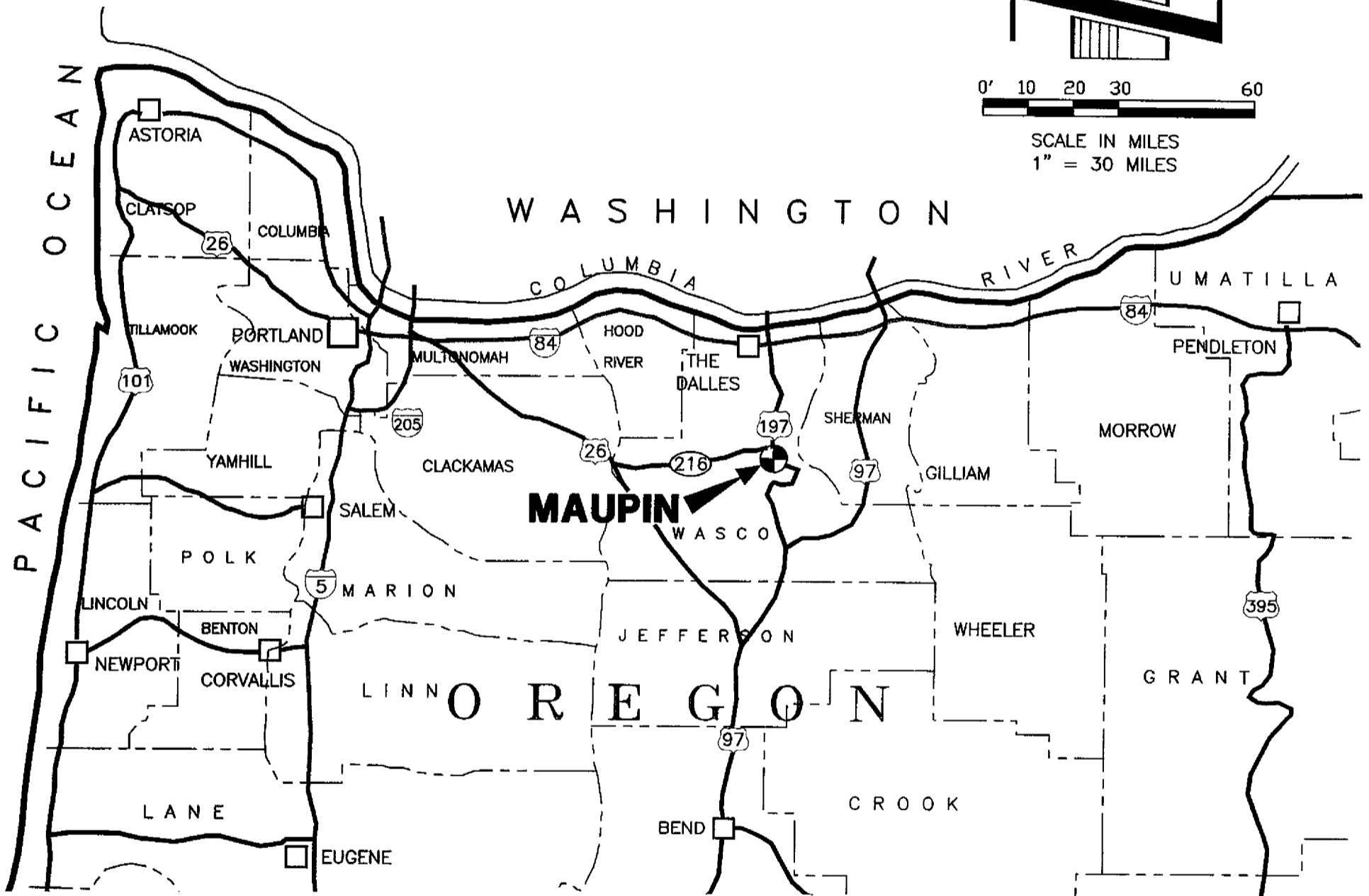
Flood hazards include torrential flooding in major canyons and localized lowland flooding of alluvial units along the Deschutes River. For example, the 1964 flood

VICINITY MAP

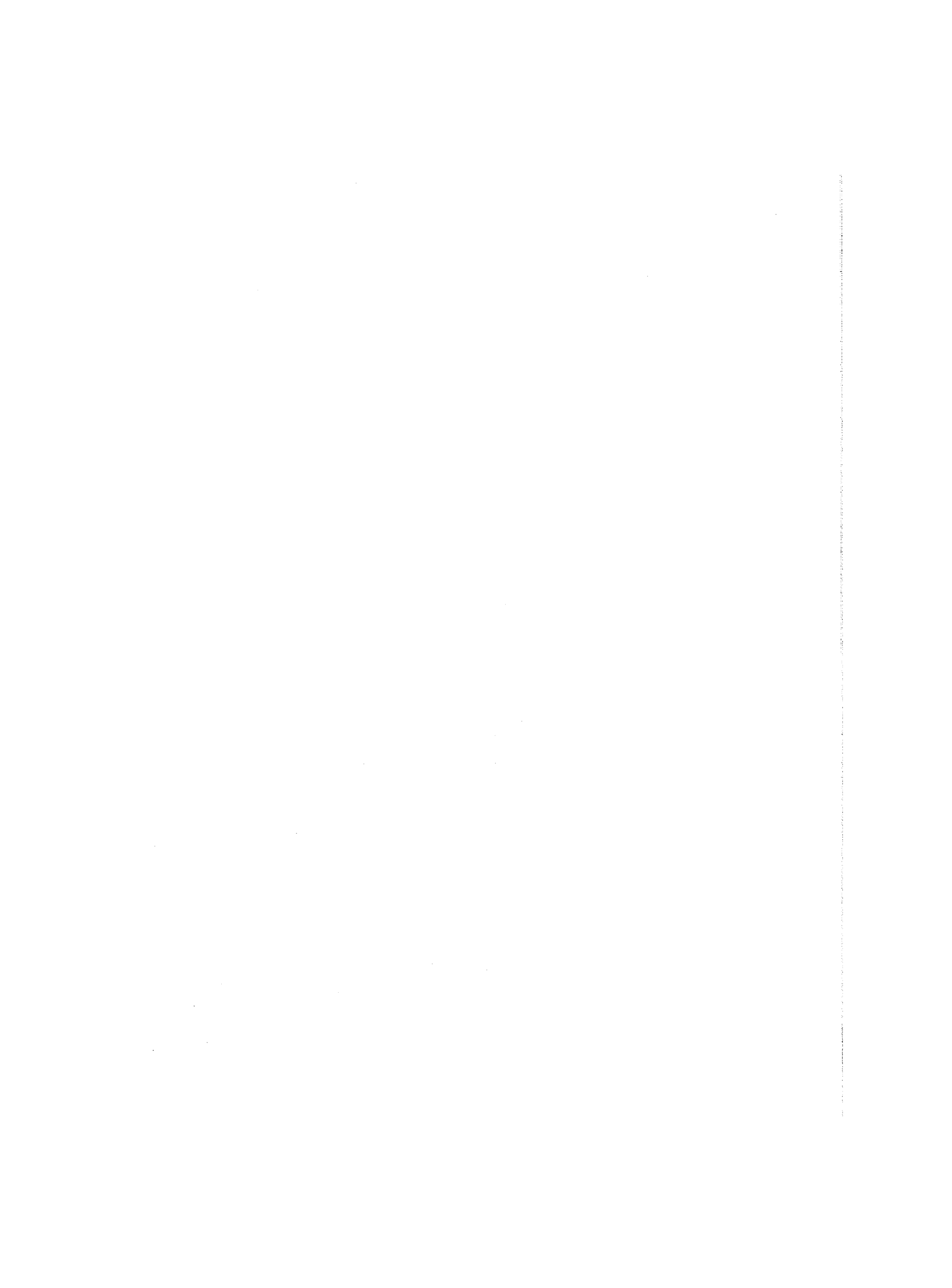


0' 10 20 30 60

SCALE IN MILES
1" = 30 MILES



MAUPIN_VICINITY.dwg



washed a house down Bakeoven Creek and against the Standard Oil building near the confluence with the Deschutes River.

Mass-movement hazards exist in the talus of the Columbia River Basalt east of the Deschutes River and west of Deschutes River, southwest of Maupin. Steep slopes and shallow subsurface flow of ground water in these areas favor shallow debris flows and cutbank failures during the rainy season. North of Maupin, in the Spring Creek area, talus overlies the landslides, especially near springs. Developers should be guided by engineering investigations of slope stability, ground water, and potential for deep slide activity.

In May of 1976 an earthquake occurred in Oregon with its center traced to the vicinity of Maupin. This is an always present hazard, but heavy destructive quakes are not expected.

The geology and topography of the study area has had a profound effect on past development and will continue to exert a major influence on future development. The elevation differences, the nearness to bedrock and the thick talus all make it difficult to provide and install utilities in many areas. The flood plain area within the City is limited to the lower riverbank of the Deschutes on the East Maupin side. During flood stages, it has been known to rise and inundate this area by as much as 2 feet above the normal river flow. To regulate the use of lands within this flood prone area, the City (in

1975) adopted an ordinance establishing a flood plain zone and this qualified the City for flood insurance.

Little agricultural soil exists within the City Limits. The only productive soil is located on Juniper Flat in the northwestern part of the City. Those soils not already committed to urban development and unsuitable for future development will be preserved for agricultural use.

Natural Resources, Scenic and Historic Areas, and Open Spaces

The original Maupin Comprehensive Plan was developed in the late 1970s and acknowledged by the Land Conservation and Development Commission in 1980. Goal 5 resources were listed in various places in the plan. No significant resources were noted. The intent here is to bring them all under one chapter and provide some brief discussion. Taking the listed resources in order:

- A. **Riparian corridors, including water and riparian areas and fish habitat.**
The Deschutes River runs on the southeasterly side of the City between the City Proper and East Maupin. The railroad right-of-way runs along the river on the north side of the river. The south side of the river is a broad flat plain, which is within the City's *Flood Plain Management Program*. There are no riparian areas identified in the stretch through the City and its Urban Growth Boundary.
- B. **Wetlands.** No wetlands have been identified in the City.
- C. **Wildlife Habitat.** The wildlife habitat is that common to an urban environment in southern Wasco County. Mule deer are often seen on downtown streets in

the evening, making their way to and from the river. There are a number of other wildlife species in the immediate area—all common to southern Wasco County.

- D. **Federal Wild and Scenic Rivers.** The Deschutes River in this area is a Scenic River under the State of Oregon, and is a federal Wild and Scenic River as well. The City Limits at the time the Legislation was enacted are excluded from the requirements of these Acts.
- E. **State Scenic Waterways.** The Deschutes River, as mentioned above, is a State Scenic Waterway; however, in the legislation that was established in the 1970s, the City of Maupin was specifically taken out of that program throughout its incorporated boundaries.
- F. **Groundwater Resources.** The City's groundwater springs have been well documented. Specific plans and specifications for the protection of springs are on file at City Hall.
- G. **Approved Oregon Recreation Trails.** None exist.
- H. **Natural Areas.** There are a number of undeveloped areas in the City, but none would be considered a nature or natural area.
- I. **Wilderness Areas.** Not applicable.
- J. **Mineral and Aggregate Resources.** There is one existing gravel pit owned and operated by the Oregon Department of Transportation.
- K. **Energy Sources.** None exist.
- L. **Cultural Areas.** None identified.

Current inventories of the following historic resources.

- A. **Four structures were identified in the original plan.** Only two of them remain—the I00F #209 Hall and the Hunts Ferry Warehouse Company elevator.
- B. **Open Space.** The City maintains three parks, as discussed elsewhere in this plan. All other undeveloped areas are primarily under private ownership.
- C. **Scenic Views and Sights.** The City maintains setback requirements in the Urban Growth Boundary to protect the Oregon State Scenic River Designation of the Deschutes River.

Air, Water & Land Resource Quality

The City of Maupin lies along the Deschutes River in Southern Wasco County. It is primarily a farming community with increasing tourism being the mainstays of the economy. The lumber mill that once supported the City has been closed for nearly 13 years. The City's airshed, domestic water, and the land resources available to the City are considered excellent. There are no serious environmental situations that currently exist in the City.

Natural Hazards

There are two Natural Hazards in the City. The afore mentioned flood plain caused by the Deschutes River which traverses the Southern and Eastern edge of the community, the City has adopted the Federal Emergency Management Agencies

standard flood plain insurance rate map and utilizes the FEMA flood plain map in managing the flood plain within the City and Urban Growth Boundary.

The second natural hazard is that of steep slopes and those are prevalent in several locations in the City. Generally, slopes in excess of 25 percent have been noted on the Comprehensive Plan Map as Geologic Hazard Overlay and require an Engineers Certificate before development can occur there. It is not to say that development cannot occur, but special consideration must be given to these areas before development would be allowed. These are shown primarily in the northwestern and southeastern portions of the City.

Recreation

As indicated in the community facilities segment, the City has three parks, which provide recreational activities for its residents and visitors. Outdoor recreational opportunities abound in the area. Most prevalent would be, use of the Deschutes River as a world class fishing resource and as a worldclass whitewater rafting resource. The town's economy largely depends upon whitewater rafting and fishing guides, tours, and facilities at this time. There are a number of other outdoor recreation activities within a few hours driving time from the City. The school also offers a host of local recreational activities for the students.

The City is negotiating to acquire approximately forty (40) acres of land from BLM.

The land is located inside the UGB and would be used for recreational purposes.

Energy

There are no identified Energy resources in the City or its Urban Growth Boundary. At one point several years ago there was some discussion of doing a Micro-Hydro project utilizing the cities spring water, domestic water source run off but that was not economically feasible and was dropped. No other Energy resource has been identified. However, as technology advances, the possibility of a number of alternative energy sources may once again come to the forefront.

Transportation

U.S. Highway 197 serves the City and Oregon State Department of Transportation maintains facility. The other transportation means is the Burlington Northern Railroad, which goes up the Deschutes River all the way to Bend. The primary means of transportation in the City is vehicle. Maupin is small enough that most school children can walk to school if they live in town. There are no commercial airports or bus facilities immediately available, however Wasco County provides a Senior citizen bus on certain days of the week.

Streets

The City undertook in 1999 a local street network plan and that plan is incorporated herein by reference. The City adopted specific street standards for new development in the City in that plan and utilizes them when new development is proposed in the City and Urban Growth Boundary.

COMMUNITY FACILITIES AND SERVICES

Police Protection

The City of Maupin has no contracted police services. On-call service is provided by the Wasco County Sheriff's Office and can be provided by the Oregon State Police who are based in The Dalles. Except for isolated incidents during the summer months, there is little need for full-time police service in the community.

Fire Protection

The City of Maupin has a volunteer Fire Department made up of potentially 25 members. The limit is placed due to insurance requirements. At the current time, there are 17 active volunteers. The Fire Department maintains three fire trucks, including two structure trucks and one small brush-fire truck, along with two small brush fire or wildfire trucks provided by the City. The Fire Department also houses two ambulances with emergency technicians, which are not part of the volunteer Fire Department. The ambulances provide service within a 50-mile radius of Maupin.

Health Facilities

Current health facilities within the City are quite limited. There is a full-time dentist in the City. The White River Health District is in the process of building a small clinic near the assisted living facility on the heights in the City. The Health District Clinic will provide limited services to the citizens of Maupin and South County residents, once constructed.

Schools

Maupin has an elementary school service kindergarten through sixth grades and a Union High School service seventh through twelfth grades. The Maupin Elementary School currently has 125 students enrolled—the building's capacity is 200. There are ten classrooms and 11 teachers at the elementary school. The high school is the South Wasco County High School and has a current enrollment of 129 students, with a capacity of 200 for the building and its facilities. There are 11 classrooms with 12 full-time teachers, one part-time teacher, and the school Principal. Students come from as far north as Wamic, Tygh Valley, and Pine Hollow; from as far west as Pine Grove and Bear Springs Junction; and as far southeast as Shaniko and South Junction.

Telephone

The CenturyTel Telephone Company provides telephone and Internet services to the City. Its headquarters are in Lebanon, Oregon.

Post Office

A U.S. Post Office located in the Central Business District at 4th and Deschutes serves the City of Maupin. Lock boxes are provided.

Newspapers

There is no daily city newspaper in the City. The City is served by *The Dalles Chronicle*, located in the City of The Dalles. The *Dalles Chronicle* is the official public notice newspaper of the City and provides a daily service to the City.

Library Facilities

Maupin residents have enjoyed the services of a public library since 1914. On April 15, 1972 the newly built Southern Wasco County Library had its grand opening. The new facility is located on Deschutes Avenue next to City Hall and was built by primarily volunteer labor on a lot donated by the City. It represented a total community effort with a citizens' drive for funds, books, and furnishings; the Garden Club landscaped the grounds.

Parks, Recreation, and Open Space

The City now has three parks serving the residents of the City. The Mountain Fir Park, located on the heights, provides a baseball diamond, 3 covered picnic areas, a quarter-mile walking track and other outdoor sporting activities. The City maintains a small park known as "Greenway" in the downtown core area, which provides restroom facilities for visitors, and a small picnic area for residents and visitors. The main park is located on the east bank of the Deschutes River and is approximately four acres in size. The river serves anglers, rafters, picnickers, and sightseers, but it is hazardous for swimming. The park provides camping facilities, rafting facilities, a community building for public meetings and other activities, restrooms, and showers. There are several full-service hookup sites for RVs in the park.

UTILITIES

There are no identified sites for power plants in the City of Maupin. Neither is there any indicated need for additional transmission lines to accompany the already existing lines in the north part of the City.

Water System

Source of Supply. The City's present source of water is obtained from the two original Maupin Springs and now the East Maupin Springs have been added to the system. The three springs have been tied together to capture the flow in spring box #1. In the pump house there are three separate pumps that transfer water out of spring box #1 for the Maupin water system, and a gas chlorinator to inject the required amount of chlorine into the system. The East Maupin water system also comes out of spring box #1 through gravity flow suction, passing through a screen, and a meter. A separate gas chlorinator adds chlorine and the chlorinated water is detained in a 5,000-gallon reservoir for the time required to treat the water. East Maupin is supplied through an eight inch water main across the Highway 197 bridge, then splits into two six-inch mains to service East Maupin's new water system, built in 1991.

The water is cold (56° F.) and of exceptionally good quality with a pH of 6.7. These large free-flowing 2,000 gpm springs provide a steady water supply source for the City. Flow tests indicate that combined pumpage to the reservoir from the springs collection chamber is approximately 1,700 gpm. The unused portion of the spring water overflows into a creek that then flows into the Deschutes River.

A rock and cement grout foundation was constructed around the perimeter of the two springs in 1924. Later, a masonry wall and roof were added to the rock foundation. One of the springs is contained within a rectangular structure and the other spring within a triangular structure. Each of the springs is well covered with heavy quality

corrugated metal roofing material. Dimensions of the rectangular structure are approximately 27'x 14'. The triangular structure has a base length of approximately 24 feet with a perpendicular height of 20 feet. The perimeter wall foundation is constructed 3-1/2 feet above ground and 4 to 6 feet below ground. The City's spring collection structures are in good condition and the source of supply will be adequate for the next 20 years. The system can serve a population of approximately 1000. The City acquired the East Maupin Water System in 1988.

Reservoir. The existing below-ground concrete reservoir, which is 75' x 75' x 10-1/2' deep, is a single-cell 300,000 gallon capacity, constructed about 1930, and appears to be in relatively fair condition. A new roof structure is currently being proposed. A proper analysis is extremely difficult without draining the entire reservoir for a more thorough examination. It is possible for insects to gain entry into the reservoir walls. Sawdust particles from the adjacent mill are collecting inside and some insects have gained entry, possibly from the above-described location and/or from the top of the concrete wall section that supports the main roof truss structure.

A 1.0-million-gallon steel reservoir built in 1977 is located one-half mile northwest of the town's 300,000-gallon reservoir. The City currently has storage capacity for 2,600 people. No additional storage facility will be needed for 20 years within the existing City Limits. However, when the Urban Growth Area becomes developed, an additional storage facility may be needed to supplement existing storage capacity.

Pumphouse and Plant. Pumping plant facilities consist of two structure plant units. The lower unit is adjacent to and east of the water supply source. The upper unit is adjacent to and north of the town's in-ground 300,000-gallon reservoir and feeds water to the above ground 1.0 million gallon reservoir located above Highway 197.

The Lower level pumping plant unit is housed in a block building and contains three pumps: 20, 30, and 50 horsepower. A new chlorinator has also been installed. One of the pumps appears to have been manufactured years ago while the other two appear newer. These newer units provide the main supply of water to the town and the reservoir. The upper level pump station unit is of recent concrete block construction and is equipped with two pumps – 15 and 30 horsepower- that supply water to the 1.0 million gallon reservoir. This reservoir provides service to the residences situated in the northwest part of the City and is capable of supplying service to the entire City of Maupin water system, including East Maupin.

The East Maupin system was completely rebuilt in 1991, adding a new chlorinator, a new 5,000-gallon reservoir, and new water mains.

Distribution System. The existing water distribution system was installed around 1930, with continual distribution system improvements through the years, including major system improvements in 1991 & 1993. Basically, the water system grid consists of 6", 8" and 10" diameter mains which feed ¾" to 2" service lines to

residences and business. Generally, the lines have been placed at 3-foot depth. The continuing improvement program has seen most of the old 2" lateral systems replaced with the larger lines. This has resulted in an improved fire hydrant system, which has resulted in lower fire insurance premiums for all residences and businesses in the entire City. The 6" O.D. steel, piping supplying water from the pump house to the lower reservoir is 40 years old and should be serviceable for another 10-20 years. Major improvements have been made to the distribution system and will continue.

Sewer System

Existing System. The City of Maupin is one of the four cities in Wasco County that contains a sanitary sewer and waste disposal system. Additions and extensions are made to the sanitary sewer main and laterals when necessary and/or required.

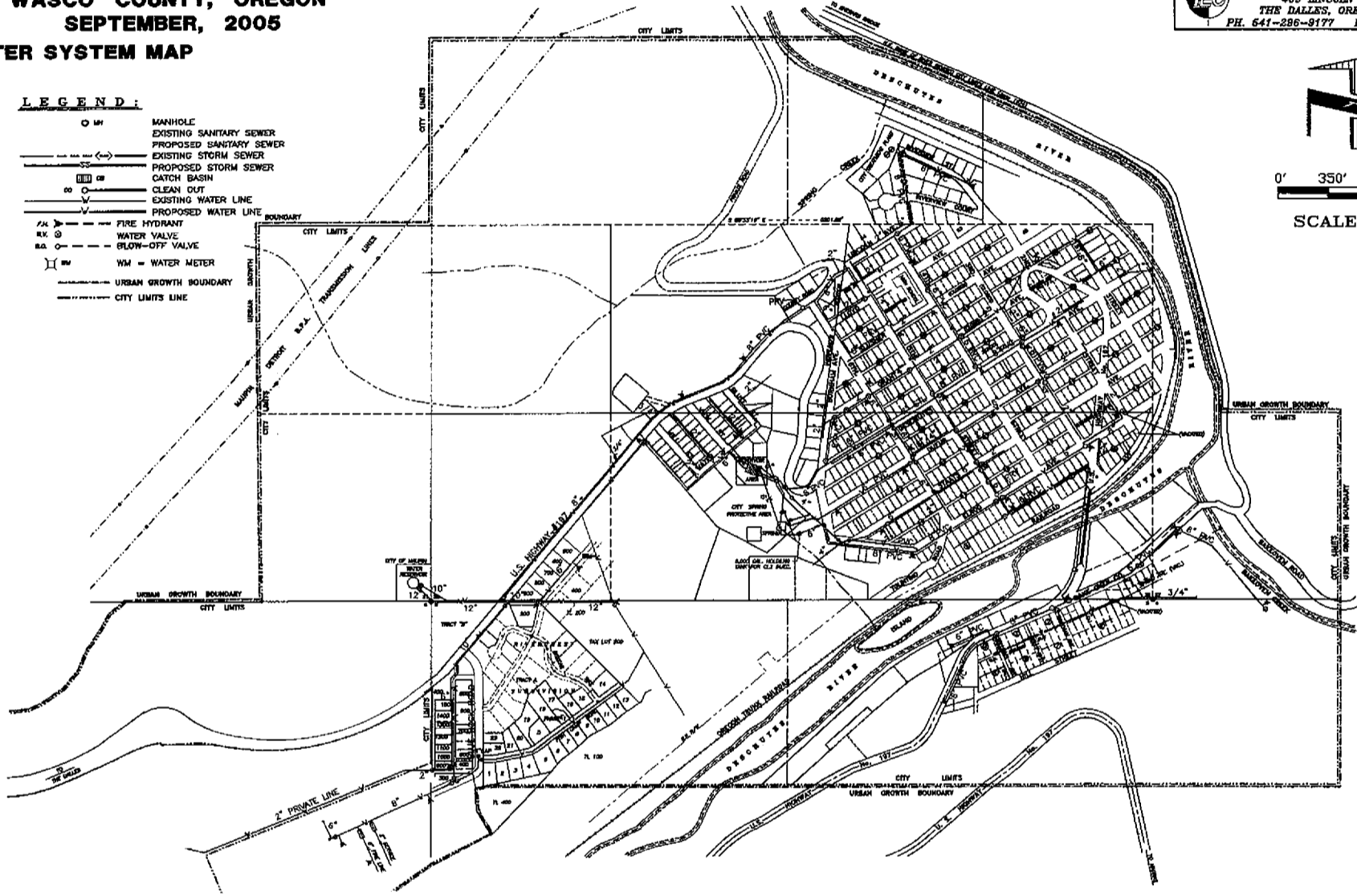
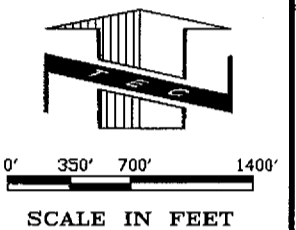
The existing treatment plant will serve the waste disposal needs of Maupin through the planning period. With additional on-site expansion of the new plant, the capacity of the system can be expanded to serve the needs of Maupin well into the twenty-first century.

Solid Waste Disposal. February 1, 1976, the old Maupin dump (solid waste site) was closed. At present, the City has its solid wastes picked up by a private contractor and taken to Wasco County Landfill waste site. The disposal capacity of The Dalles site will be sufficient through the planning period.

CITY OF MAUPIN
WASCO COUNTY, OREGON
SEPTEMBER, 2005
WATER SYSTEM MAP

TENNESON ENGINEERING CORP.
 CONSULTING ENGINEERS
 409 LINCOLN STREET
 THE DALLES, OREGON 97058
 PH. 641-286-9177 FAX 641-286-8657

- LEGEND:**
- MH MANHOLE
 - EXISTING SANITARY SEWER
 - - - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - - - PROPOSED STORM SEWER
 - CB CATCH BASIN
 - CC CLEAN OUT
 - EXISTING WATER LINE
 - - - PROPOSED WATER LINE
 - ▲ FH FIRE HYDRANT
 - ⊙ WV WATER VALVE
 - ⊙ BOV BLOW-OFF VALVE
 - ⊙ WM WATER METER
 - URBAN GROWTH BOUNDARY
 - - - CITY LIMITS LINE



HOUSING AND POPULATION

Housing

The City of Maupin contains a variety of housing types, but primarily single-family dwellings. There has been a significant amount of new construction on the remaining View lots of the City, particularly along Elrod Avenue and Riverside Street in the City. A Buildable Lands Inventory was conducted in late February 2005, and the attached map reflects the results of that analysis. Essentially, the planning staff conducted a windshield survey annotating the buildable lots remaining in the community.

The MD-R Zone contains almost all of the subdivided and platted lots within the City. There are a number of scattered lots available throughout this zone. The planning staff noted a total of 53 vacant lots, not all of which are available for sale, nor are all of them immediately buildable without some extra cost of construction due to topography and lack of adequate services.

The Low Density Residential Zone (LD-R) on The Heights has only five vacant lots remaining. The Low Density Residential Zone outside the main platted portion of the City has approximately ten vacant lots remaining for development. However there are large vacant tracts of LD-R zoned land both inside the City and in the Urban Growth Boundary. In East Maupin there are just a few platted lots available and some areas of unplatted land that would be available for development.

In the High Density Residential land that is platted along Blue Rock Road, a total of four lots are available. There is substantial amount of acreage in the Urban Growth Boundary designated Large Lot Residential and Low Density Residential, together with a band of High Density Residential along U.S. Highway 197.

Surrounding the developed portions of the City, there are a significant number of acres designated with the geologic hazard overlay. There are substantial acreages on the northwest and southwest corners of the City that could be developed, very likely at a slightly larger lot size than it is currently zoned.

Commercial Lands

The General Commercial Zone (GC) is the core area of the City. Essentially, there are no vacant lots available for new commercial development in this zone. There are a number of lots in the Recreational Commercial Zone (RC) on the north side of the Deschutes River Bridge. There are scattered lots available in the "RC" Zone in East Maupin and three lots available on The Heights near the motel. There is also some vacant acreage on The Heights, north of Highway 197, in "RC" Zone as well.

Industrial Lands

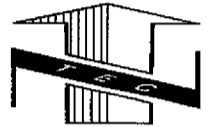
There are essentially two tracts, one that contains the old Mountain Fir site with a small tract on the north side of Highway 197, and the second is now the site of a warehouse supporting the river rafting industry. Both of these sites could be redeveloped for new industrial uses.

CITY OF MAUPIN
WASCO COUNTY, OREGON
SEPTEMBER, 2005
SANITARY SEWER SYSTEM MAP

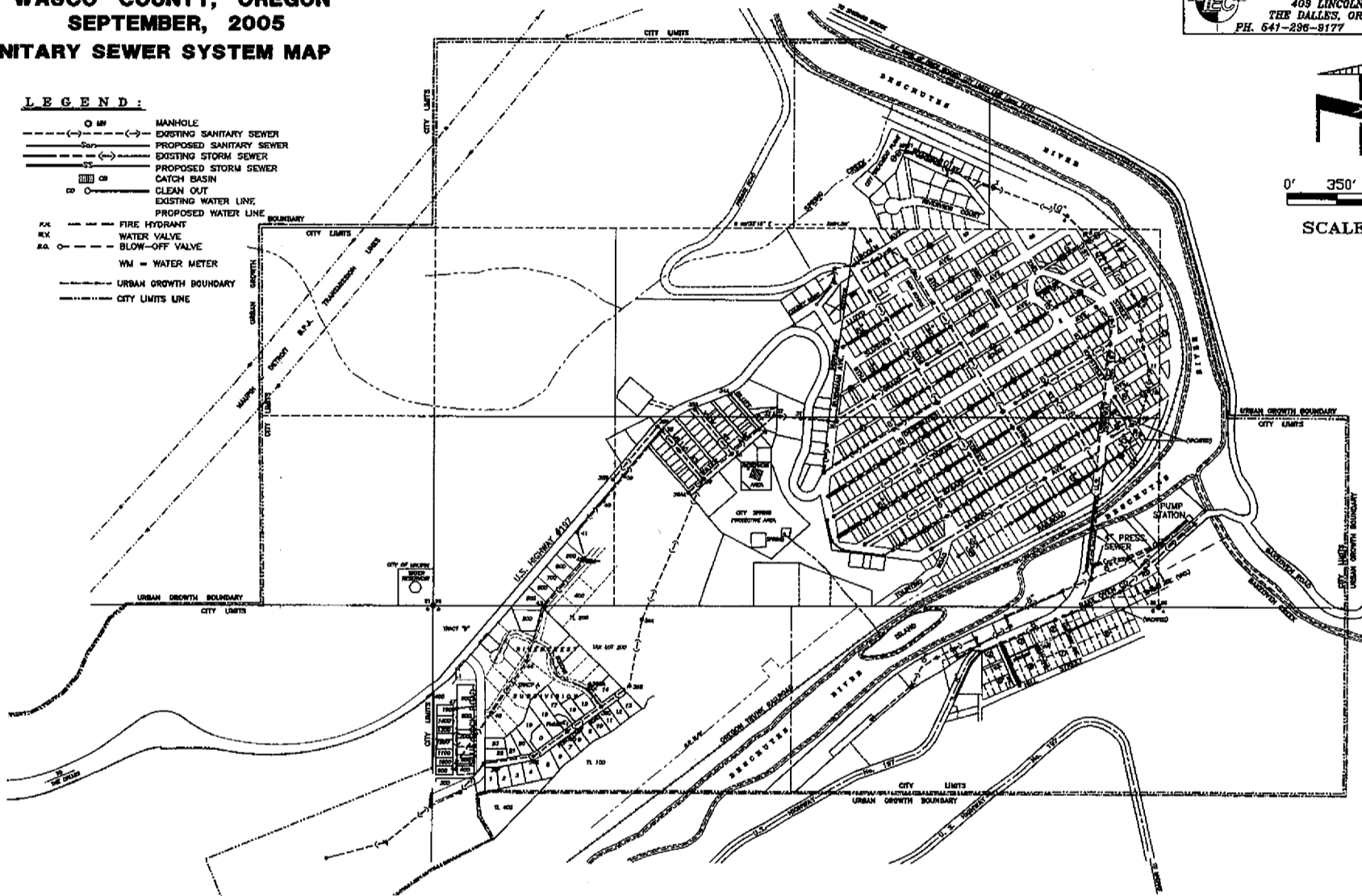
TENNESON ENGINEERING CORP.
 CONSULTING ENGINEERS
 409 LINCOLN STREET
 TILLAMOOK, OREGON 97158
 PH. 541-236-8177 FAX 541-236-8857

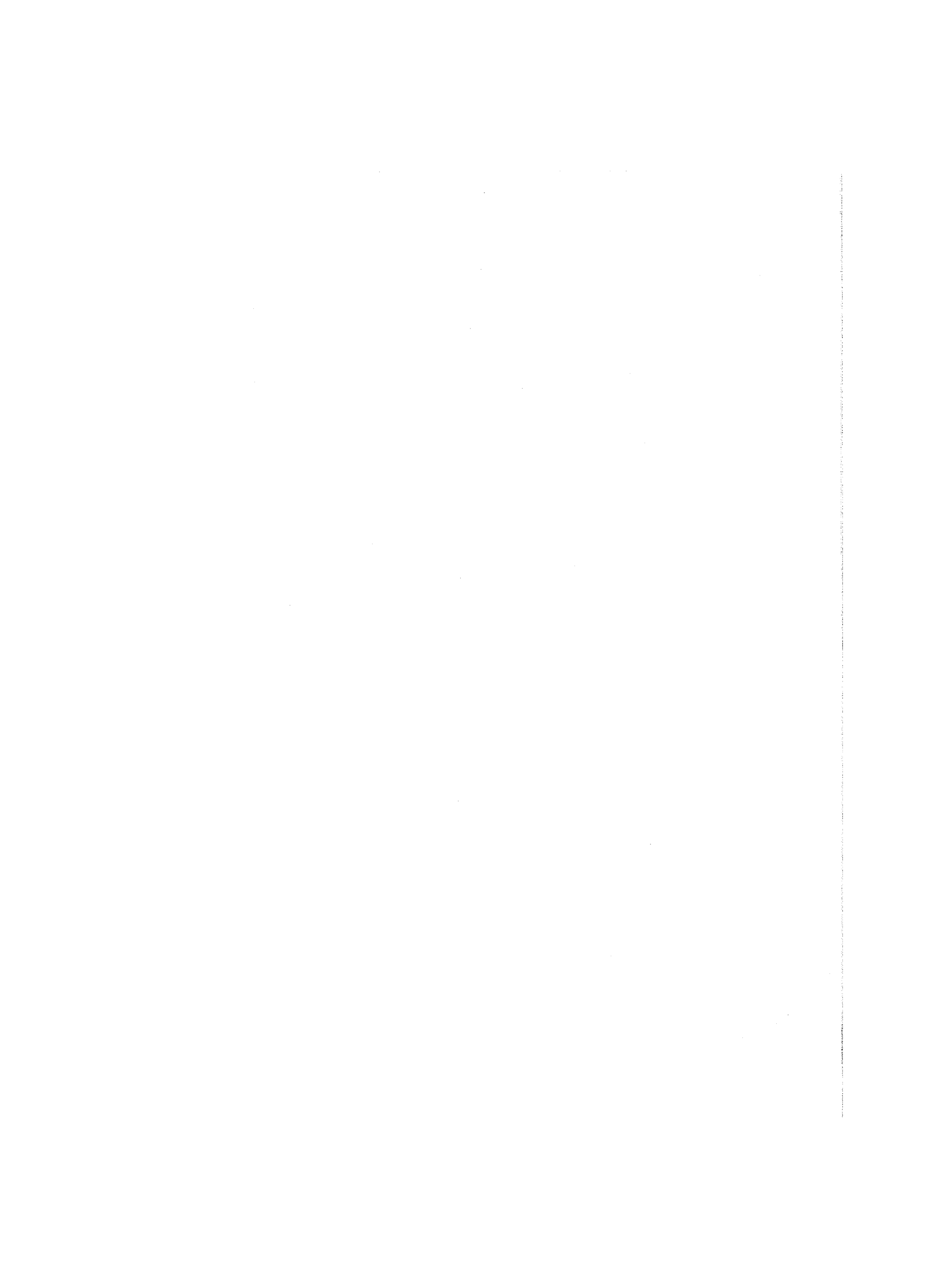
LEGEND:

- MH MANHOLE
- (---)--- EXISTING SANITARY SEWER
- (---)--- PROPOSED SANITARY SEWER
- (---)--- EXISTING STORM SEWER
- (---)--- PROPOSED STORM SEWER
- ▭ CB CATCH BASIN
- CO CLEAN OUT
- (---)--- EXISTING WATER LINE
- (---)--- PROPOSED WATER LINE
- FK FIRE HYDRANT
- WV WATER VALVE
- BO BLOW-OFF VALVE
- WM WATER METER
- URBAN GROWTH BOUNDARY
- CITY LIMITS LINE



0' 350' 700' 1400'
 SCALE IN FEET





POPULATION

The current population of the City is estimated at 450 by the Portland State University Center for Population Research and Census. The population has increased slightly over the last couple of years. The following table shows the population history in the City since 1940.

Year	Population
1940	267
1950	312
1960	381
1970	428
1980	495
1990	456
2000	410
2005	450

The population for the last 30 years has been in the mid-to-high 400s. There was a period in the 1980s when the population was slightly over 500; however, in approximately 1992, Mountain Fir Lumber closed and a significant number of family-wage jobs, approximately 250 were lost in the community and have not been replaced. Oregon Log Homes which now occupies the site, maintains an average work force of 6-7 with a maximum of 15.

The City is becoming an outdoor recreation-oriented community in that it is becoming a desired location for individuals and families interested in the river and river-oriented activities. The Deschutes River provides some of the best fishing in the world and many of Maupin's residents take advantage of the proximity to it. The only factor that

currently points to additional growth in the community is an increased amount of housing for people seeking to locate here because of the outdoor recreational activities. No industrial jobs are seen on the horizon.

Population projections completed by the Oregon State Office of Economic Analysis project a very flat growth rate for both Wasco County and the City of Maupin. Based on that report, issued in 1997, the following projections can be made.

Year	Population
2005	450
2010	460
2015	471
2020	483
2025	496

The growth rate is basically flat, adding less than 10 percent over the next 20 years.

ECONOMIC CONDITIONS

With the closure of the Mountain Fir Lumber Company mill, the economic wellbeing of the City has depended almost solely upon tourism and a small cottage industry of white water rafting and guide services that has grown up in the community over the last 15 years. There is no longer a predominant industrial use providing jobs in the community. There are some governmental agencies maintaining offices in or near Maupin, including BLM, the Oregon Department of Transportation Highway Division, the School District, and others, but the primary economic generator for the community

CITY OF MAUPIN

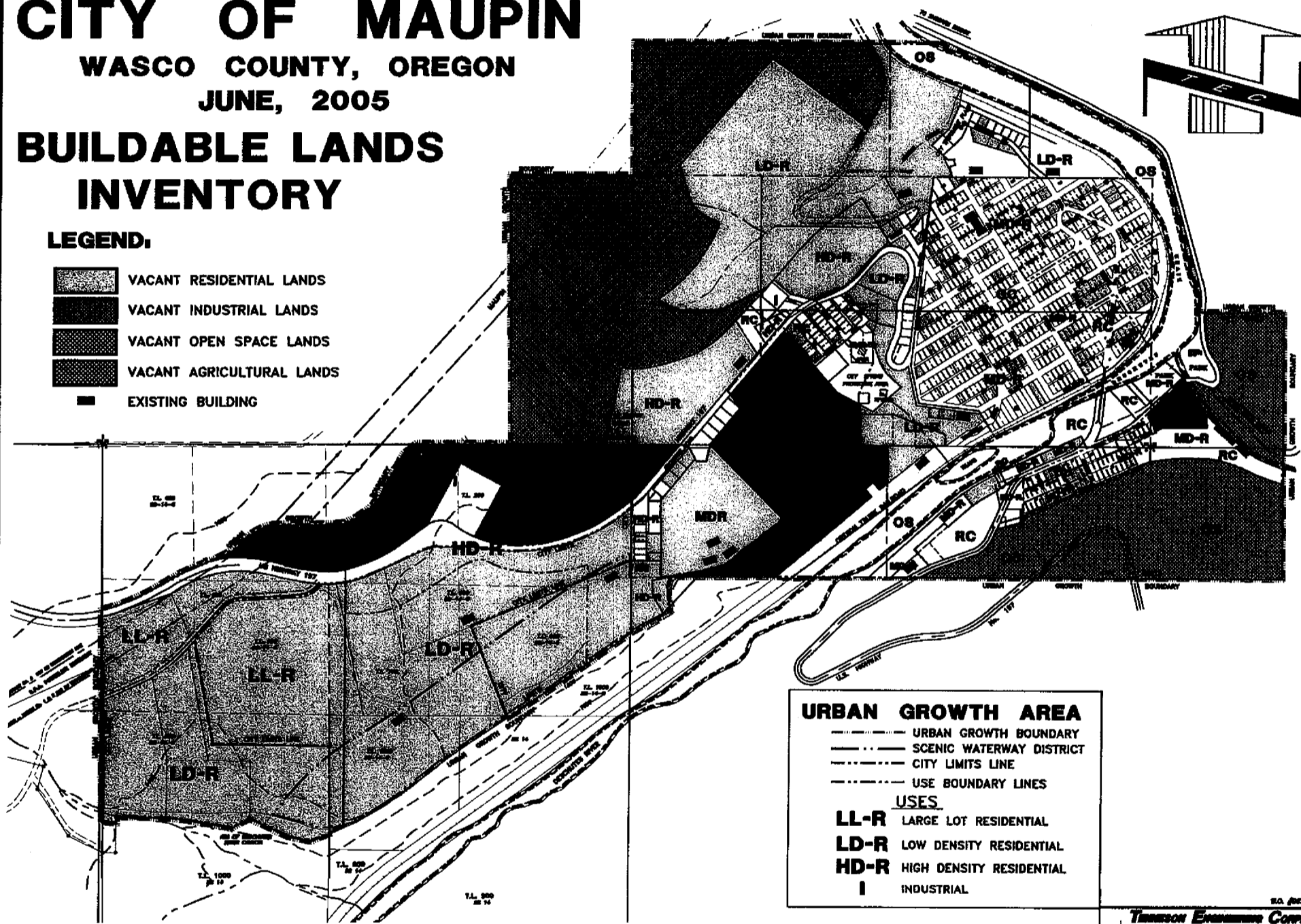
WASCO COUNTY, OREGON





JUNE, 2005

BUILDABLE LANDS INVENTORY

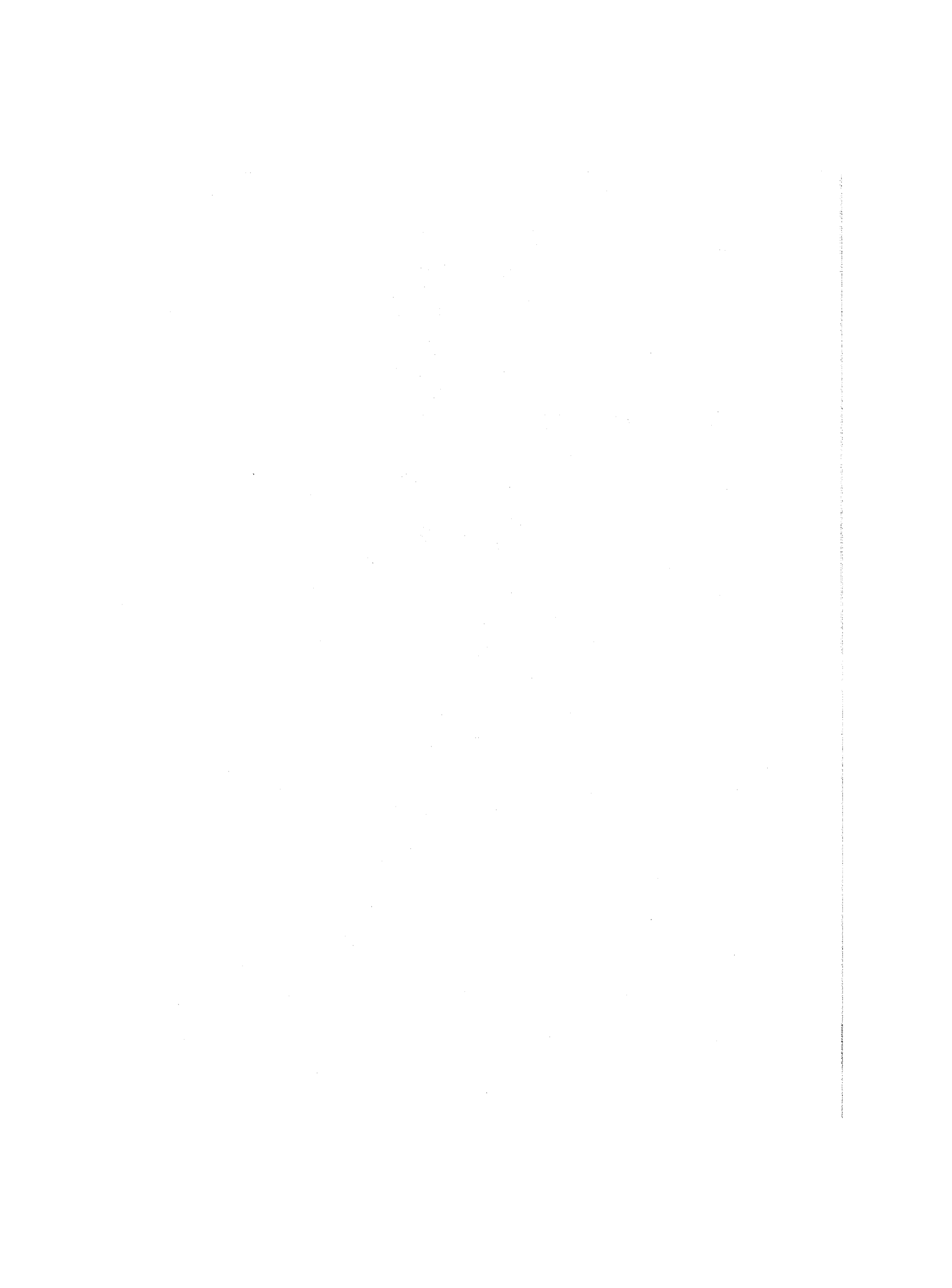
LEGEND:

-  VACANT RESIDENTIAL LANDS
-  VACANT INDUSTRIAL LANDS
-  VACANT OPEN SPACE LANDS
-  VACANT AGRICULTURAL LANDS
-  EXISTING BUILDING



- URBAN GROWTH AREA**
-  URBAN GROWTH BOUNDARY
 -  SCENIC WATERWAY DISTRICT
 -  CITY LIMITS LINE
 -  USE BOUNDARY LINES
- USES**
- LL-R** LARGE LOT RESIDENTIAL
 - LD-R** LOW DENSITY RESIDENTIAL
 - HD-R** HIGH DENSITY RESIDENTIAL
 - I** INDUSTRIAL

TEC
Thompson Engineering Corp.
 CONSULTING ENGINEERS
 400 LINDSEY STREET
 SEASIDE, OREGON 97138
 503-536-6177 FAX 503-536-6517
 MAP04.DWG



MAUPIN COMPREHENSIVE LAND USE PLAN

right now is the white water rafting industry and use of the river, which is seasonal from essentially May to October. The 2000 Census shows the following information.

OCCUPATION

Subject	Number	Percent
Management, professional, and related occupations	67	39.0
Service occupations	18	10.5
Sales and office occupations	25	14.5
Farming, fishing, and forestry occupations	8	4.7
Construction, extraction, and maintenance occupations	38	22.1
Production, transportation, and material moving occupations	16	9.3

INDUSTRY

Subject	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	8	4.7
Construction	26	15.1
Manufacturing	14	8.1
Wholesale trade	-	-
Retail trade	22	12.8
Transportation and warehousing, and utilities	4	2.3
Information	5	2.9
Finance, insurance, real estate, and rental and leasing	8	4.7
Professional, scientific, management, administrative, and waste management services	2	1.2
Educational, health and social services	40	23.3
Arts, entertainment, recreation, accommodation and food services	27	15.7
Other services (except public administration)	4	2.3
Public administration	12	7.0

INCOME IN 1999

Subject	Number	Percent
HOUSEHOLDS	196	100.00
Less than \$10,000	15	7.7
\$10,000 to \$14,999	17	8.7
\$15,000 to \$24,999	29	14.8
\$25,000 to \$34,999	30	15.3
\$35,000 to \$49,999	55	28.1
\$50,000 to \$74,999	37	18.9
\$75,000 to \$99,999	6	3.1
\$100,000 to \$149,999	-	-
\$150,000 to \$199,999	7	3.6
\$200,000 or more	-	-
Median household income (dollars)	\$36,944	(X)

Updated: December 2004; Re-edited: May 2005
Hearing Draft: August 9, 2005
Council Hearing Draft: August 31, 2005
Adoption Hearing: January 25, 2006

The City continues to seek new job creation and supported the development of the assisted living facility to provide care services for Southern Wasco County residents, and a new health clinic—both of which will add some jobs to the local economy.

STRATEGIC PLAN

The City completed a Community Strategic Plan in 2004 and developed a vision of the South Wasco County area, including the City, as it would look in fifteen years. There are a number of pieces of that Plan, which are appropriate to be added to this economic element.

The top ten goals of the community are family living-wage jobs, recreation, community and civic pride, active Chamber of Commerce to promote southern Wasco County, broadband communications, assisted living and basic medical, 600 population, enforceable codes, cultural acts, and home ownership pride.

The City adopts the Strategic Plan as a reference document for the Comprehensive Plan.

URBANIZATION

The City's Urban Growth Boundary was established in the original Comprehensive Plan in 1980. The Urban Growth Boundary contained approximately 300 acres. The justifications and rationale for the inclusion of the Urban Growth Boundary were well documented in the 1980 Plan and are incorporated herein by reference and need not

be repeated. There has been little development in the Urban Growth Boundary to date, although approximately 150 acres have been annexed to the City. Little or no development has occurred on that land. Two pieces that have also been annexed and on which development is occurring are the White River Health & Living assisted living facility on approximately 18 acres, and the White River Health District clinic, which has approximately 4 acres, all of which have been annexed to the City. Both projects are currently under construction. Because there has been little development in the past 25 years, there is, at the present writing, little need to expand the Urban Growth Boundary in the foreseeable future.

Scenic Waterway District

The Deschutes River is designated a Wild & Scenic River by both the State of Oregon and the federal government. In doing so, the City Limits of Maupin were exempted from those requirements. However, the Urban Growth Boundary was not and a small portion of the Urban Growth Boundary is subject to the setback requirements so that new development is not readily visible from the river. The Comprehensive Plan/Zoning Map shows the Scenic Waterway Overlay Zone. Any proposed development on these lands will require review and approval of building setbacks by the Oregon State Parks and Recreation Department.

Urbanization—Build Out Capabilities

The following table illustrates the remaining vacant acreage in each zone in the City Limits and the Urban Growth Boundary. Using the theoretical maximum density

MAUPIN COMPREHENSIVE LAND USE PLAN

allowed in each zone, the maximum number of housing units that could theoretically be placed on vacant acreage of each zone is calculated. In each case, a 25 percent Public Facilities Factor has been subtracted from the maximum available acreage to account for streets and other public facilities which would be required to provide the services in order to place the housing units on the land.

MAUPIN ZONING

A	40 acres	60 acres	1 unit
LD-R	8,000 square feet	163/20,000 square feet	260 units
MD-R	5,000 square feet	53+ Lots 59 acres	380 units
HD-R	12,500 – 5 units	40	522 units
O/S	40 acres	234 acres	6 units
			1,169 total units

URBAN GROWTH BOUNDARY

LL-R	1 acre	81 acres	60 units
LD-R	8,000 square feet	127 acres	518 units
HD-R	8,000 square feet	30 acres	392 units
			970 total units

In the City Limits, a total of 1,169 units can theoretically be placed in the City. It is noted the areas within the Geologic Hazard, primarily the LDR zone, and the minimum lot size may be 8,000 square feet but because of the topography and soil conditions, a minimum of 20,000 square feet has been utilized for this exercise.

In the Urban Growth Boundary, lands available there would house a total of 970 units, for a total of 2,140 new households in the City. The current household size, according to the U.S. Census for the year 2000, is 1.56 persons. This is extremely low. Most

cities in Eastern Oregon run between 2.5 and 2.8 persons per household. Utilizing the 1.56 household size, the total number of housing units would support a population of 3,336 people. With 450 people currently here, the total population would be in the character of 3,800. Increasing the average household size to 2.8 would yield a build out population of just over 6,400 people.

In closing this piece, it must be noted that this is theoretical, not practical. It simply shows the land availability should some condition bring about a sudden in-migration to the City.

GOALS AND POLICIES

OVERALL GOAL

The overall goal of the Maupin Comprehensive Land Use Plan is (1) to recognize and protect existing development and those related investments which have been made in the community, (2) to maintain or enhance economic stability without diminishing livability of the area, (3) to conserve those air, land, and water resources which make the area a desirable place in which to live, and work, (4) to provide for community housing, employment, and recreation needs within the financial and natural limitations of the area.

GOALS AND POLICIES

GOAL I. COMMITMENT TO PLANNING

- A. To prepare, adopt and revise this plan in conformance with ORS Chapter 197 and the statewide planning goals.
- B. To update the plan and keep it current with the changing needs and desires of the community.

Policies I

- 1. That the goals, policies and map shall be reviewed every 5 years.
- 2. That the capital improvements program shall be updated each year during the annual plan review.
- 3. That the resource information shall be updated every 5 years or when new and important information becomes available.
- 4. That planning-related decisions shall be made on a factual base, and that such base will be updated at the time of major plan revisions.
- 5. That the plans of other local, state, and federal agencies shall be taken into account in preparing land use plans, and making related decisions.
- 6. That the proposed activities of local, state and federal agencies which affect land use actions within the Maupin urban growth boundary shall be coordinated with the City Council for their review.
- 7. The amendment procedure shall be the same procedure in Article 7 of the City Zoning Ordinance.
- 8. The City will seek to establish enforceable codes that all citizens can use and respect.

GOAL II. CITIZEN PARTICIPATION

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

Policies II

1. That citizens shall have the opportunity to participate in all phases of the planning process and participation of area citizens shall be encouraged.
2. That all land use-planning meetings shall be open to the public.
3. That all land use-planning meetings shall be advertised in newspapers of general circulation, and on community bulletin boards.
4. That any resident of the community shall be allowed to participate in meetings of the Planning Commission.
5. That the Citizen Involvement Program adopted by the City shall continue.
6. The City shall support citizens who work together to achieve these goals and allow participation for all.
7. The City shall seek to establish self-renewing leadership in its citizens.
8. The City would support successfully interfacing school and community.
9. The City believes it needs to represent the interests and desires of the surrounding area as well as residents of the City, encourages progressive thinking, and encourages citizens to think proactively and work together to get everyone involved in the quality of life in southern Wasco County.

GOAL III. AGRICULTURAL LANDS

Not applicable

GOAL IV. FOREST LANDS

Not applicable.

GOAL V. NATURAL RESOURCES

To preserve open space, scenic, and natural resources.

Policies V

1. That uses with unsuitable characteristics such as; height, color, odor, noise, increased traffic, lighting, etc. shall be prohibited from locating in areas where such conditions are incompatible with surrounding area development.
2. That street right-of-way, and all other public lands shall be considered for; park, open space or other public uses prior to their vacation.
3. That public facilities and various agency services shall be designed and maintained so as to be as visually attractive as possible.
4. That areas with excessive slopes be planned as open space to preserve scenic values.
5. That the City shall encourage management practices that would maintain or increase the population of fish and all other river related resources.
6. That any development within the scenic waterway shall first be approved by the Scenic Waterway Program of the State Parks and Recreation Division. The City expects that any development which is not visible from the river shall be approved by the Scenic Waterway Program.
7. That any development within the scenic waterway allowed by the zoning ordinance and the Transportation Commission's rules of the Scenic Waterway shall be allowed.
8. The City's inventory of historic resources shall be periodically updated to include any additional sites or buildings.
9. The City's inventoried historic sites or buildings shall be protected from incompatible surrounding development and whenever possible enhanced as important community resources.
10. The City shall investigate funding sources applicable for historic preservation, restoration, reconstruction, or rehabilitation in the event that a historic site or building becomes publicly owned.

11. The City shall maintain its rural community essence.
12. The City shall establish an annual cleanup event and try to establish pride in the river.
13. The City would support the development of a cultural arts center with museum, flora and fauna, and native and natural history.

GOAL VI. AIR, WATER, AND LAND RESOURCE QUALITY

To maintain or improve air, land, and water quality in areas of urban development.

Policies VI

1. That the best practical methods shall be used to prevent erosion when building or road construction occurs.
2. That the City shall require all development to comply with all applicable state and federal environmental rules, regulations, and standards.
3. That the City shall coordinate future planning with the 303e water quality program provided that program has made substantial progress statewide.
4. That no development shall be allowed which may threaten the City's water supply.
5. That any development in the City or its surrounding area, either temporary or permanent occurring on either side of the Deschutes River, shall not discharge untreated effluent or disturb the river's flow.

GOAL VII. NATURAL HAZARDS

To protect life and property from natural disasters and hazards.

Policies VII

1. That proposed development in known geologic hazard areas, as identified in this plan, be carefully studied to insure that such development will not result in property loss or personal injury due to such hazards. Site specific evaluations of proposed

developments in identified hazardous areas shall be required and that those costs be born by the developer.

2. That City Ordinance No. 172 establishing a flood plain zone shall be enforced.

GOAL VIII. RECREATION

Policies VIII

1. The City may seek to establish a skateboard park.
2. The City may establish more restrooms, with trees and domestic drinking water facilities.
3. The City may investigate the possibility of establishing a "greenway".
4. The City may support a Southern Wasco County Parks and Recreation District
5. The City may support the establishment of a self-supporting year around indoor swimming pool.
6. The City may support establishment of a recreational center with tennis and racquet ball courts.
7. The City may support establishment of a golf course to serve its citizens.

GOAL IX. ECONOMICS

To provide economic opportunities for the City.

Policies IX

1. That development shall be encouraged which will improve employment opportunities.
2. That those employment opportunities shall be encouraged which are compatible with existing and anticipated uses of land as shown in the plan.
3. That home occupations shall be encouraged within the Town.

4. That 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.
5. That a coordinated effort between regional governments and the county to stimulate economic development at the level the Town of Maupin desires shall be encouraged.
6. That decisions related to employment opportunities shall take into account alternative sites for proposed uses.
7. That commercial development be concentrated so as to maintain or improve the stability of existing commercial areas.
8. That commercial-tourist and recreation development shall be concentrated in East Maupin and that area just West of the Maupin Bridge.
9. That environmental effects to air, water and land resources quality shall be considered in addition to social economic factors when making economic planning decisions.
10. Maupin may attempt to establish a destination resort.
11. The City desires to establish broad band communications.
12. The City may seek and apply for grants to assist in development of the City.
13. The City may instill a pride in the community that gets a "wow" from visitors, who would think that someone thought this town out.
14. People will notice that we care.
15. The City would support establishment of one major community-wide event monthly.

GOAL X. HOUSING

To provide for the identified housing need.

Policies X.

1. Areas where residential development exists shall be protected from encroachment of incompatible land uses.

2. That a range of housing prices and variety of housing types and locations shall be encouraged.
3. That multi-family housing shall be encouraged only in those locations where City water and sewer services are available to accommodate the needs anticipated by such units.
4. The City would support an assisted living facility.
5. The City may establish a property care program to assist senior citizens.
6. The City should instill pride in home ownership.
7. The City should work to replace substandard housing.
8. The City supports having affordable housing and continuation of infill development.

GOAL XI. PUBLIC FACILITIES

To provide adequate public facilities.

Policies XI

1. That the City shall provide the best police protection practicable.
2. That the City shall continue efforts to improve fire protection within the City Limits and urban growth area.
3. That the City shall continue to support the ambulance service monetarily.
4. That the City shall cooperate with the schools to provide for adequate school facilities.
5. 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, suitable and desirable.
6. Those public facilities and various agency services shall be designed and maintained so as to be as visually attractive as possible.

7. That the City shall try to satisfy the recreation needs of the citizen, at such time as the City acquires the needed revenue.
8. No solid waste site exists. Solid waste is trucked to The Dalles landfill which has adequate capacity through the planning period.
9. A bikeway and/or pedestrian-way will be needed as the urban growth area becomes developed.
10. The City should attempt to maintain a safe and quiet community.
11. The City should seek development to have enough kids to support quality schools—summer programs, soccer, etc.—along with activities for the kids out of school.
12. The City is supportive of the library and tech center services for everyone.
13. The City should seek to establish a new City Hall with emergency services possibly locating in a Civic Services Center.
14. The City supports state of the art emergency communication facilities.
15. The City supports the establishment of a new High School.
16. The City would support establishment of two or more schools in the heart of our community.
17. The City is supporting establishment of a basic medical facility. The White River Health District Clinic will provide medical care.
18. The City would support a full-service recycling center.

GOAL XII. TRANSPORTATION

To protect a safe, convenient, and economic transportation system.

Policies XII

1. That the ODOT gravel pit shall be allowed to continue operating in the urban growth area.

2. That the City shall consider the possible location of a bikeway and/or pedestrian-way when reviewing building permits or subdivision proposals.
3. 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.
4. That the City shall encourage transportation systems for the transportation disadvantaged.
5. The City shall coordinate with ODOT in implementing its improvement program.
6. The City shall continue to improve its streets and sidewalks.

GOAL XIII. ENERGY CONSERVATION
To conserve energy.

Policies XIII

GOAL XIV. URBANIZATION

Policies XIII

1. That additional City growth shall remain inside the designated Urban Growth Boundary.
2. That partitioning or subdividing shall be approved only for parcels adjacent, or having approved access to a public street or road.
3. That alternative sites and alternatives uses shall be considered in making land use decisions.
4. That commercial and high-density residential development shall be located in areas where access, sewer, water and other related facilities and services can best accommodate such development.
5. That the City shall not provide sewerage or water services outside the City Limits, except as provided for in the Urban Growth Area Management Agreement.

MAUPIN COMPREHENSIVE LAND USE PLAN

6. That the cost for water, sewer, streets, and other improvements deemed as necessary by City Council for unimproved land being converted to urban uses, shall be borne by the developer.
7. The City shall address the seven factors of Statewide Planning Goal 14 when considering an expansion of the Urban Growth Boundary.
8. No property may be annexed to the City until it is inside the legally established Urban Growth Boundary.

CITY OF MAUPIN

WASCO COUNTY, OREGON
AUGUST, 2005

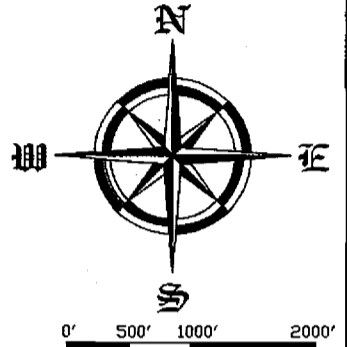
COMPREHENSIVE PLAN /ZONING MAP

- URBAN GROWTH BOUNDARY
- CITY LIMITS LINE
- ZONE BOUNDARY LINES

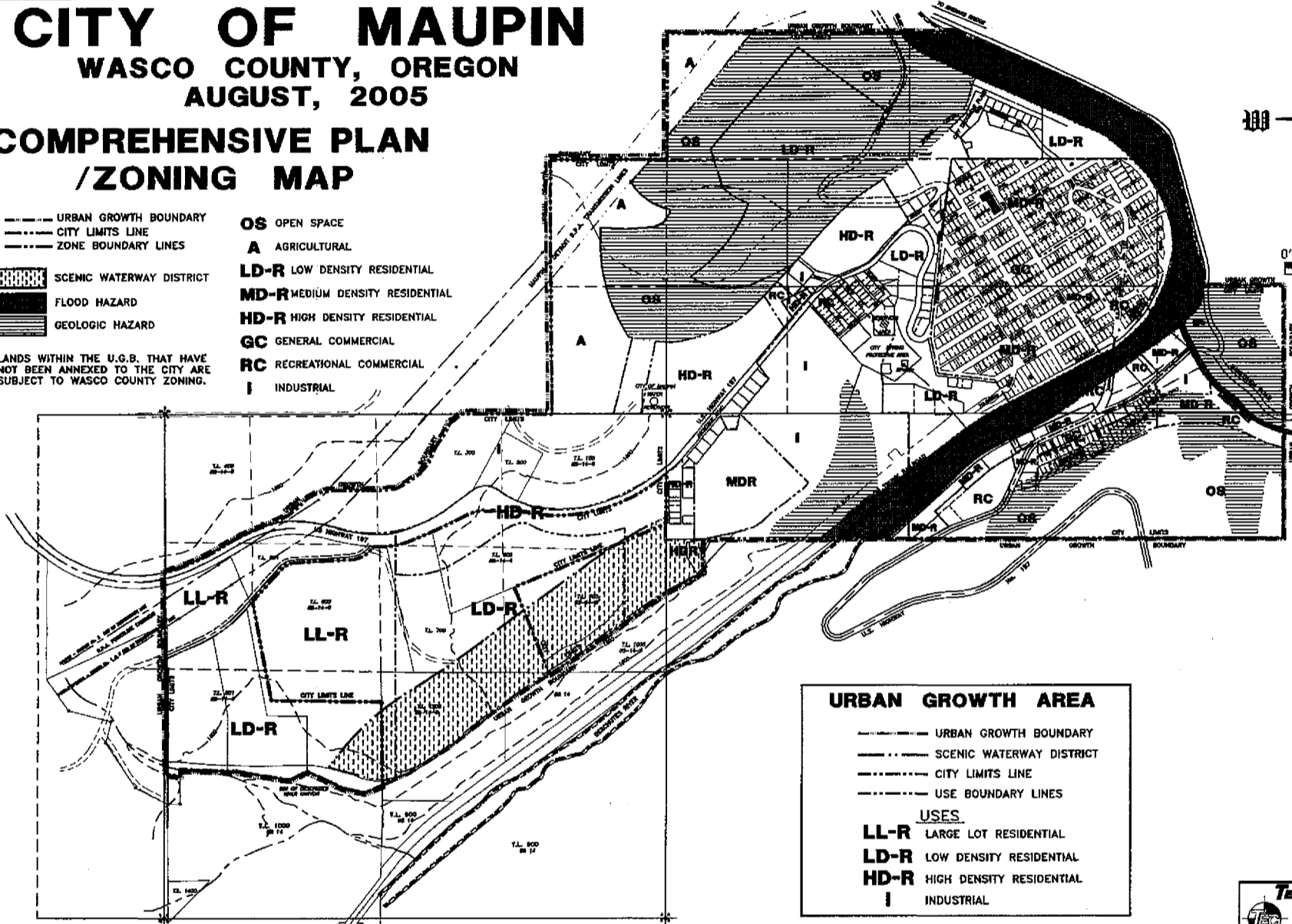
- SCENIC WATERWAY DISTRICT
- FLOOD HAZARD
- GEOLOGIC HAZARD

LANDS WITHIN THE U.G.B. THAT HAVE NOT BEEN ANNEXED TO THE CITY ARE SUBJECT TO WASCO COUNTY ZONING.

- OS OPEN SPACE
- A AGRICULTURAL
- LD-R LOW DENSITY RESIDENTIAL
- MD-R MEDIUM DENSITY RESIDENTIAL
- HD-R HIGH DENSITY RESIDENTIAL
- GC GENERAL COMMERCIAL
- RC RECREATIONAL COMMERCIAL
- I INDUSTRIAL



SCALE IN FEET



URBAN GROWTH AREA

- URBAN GROWTH BOUNDARY
- SCENIC WATERWAY DISTRICT
- CITY LIMITS LINE
- USE BOUNDARY LINES

USES

- LL-R LARGE LOT RESIDENTIAL
- LD-R LOW DENSITY RESIDENTIAL
- HD-R HIGH DENSITY RESIDENTIAL
- I INDUSTRIAL

W.O. 22875

TENNISON ENGINEERING CORP.
CONSULTING ENGINEERS
409 LINCOLN STREET
TIER DALLAS, OREGON 97068
541-396-0177 FAX 541-396-6857

MAUPIN2.DWG

