

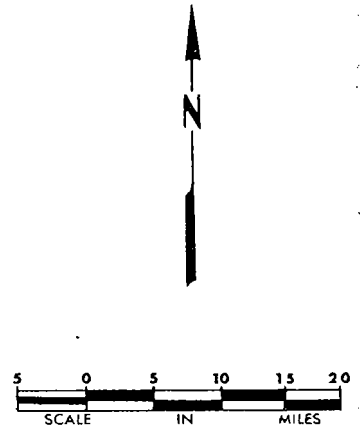
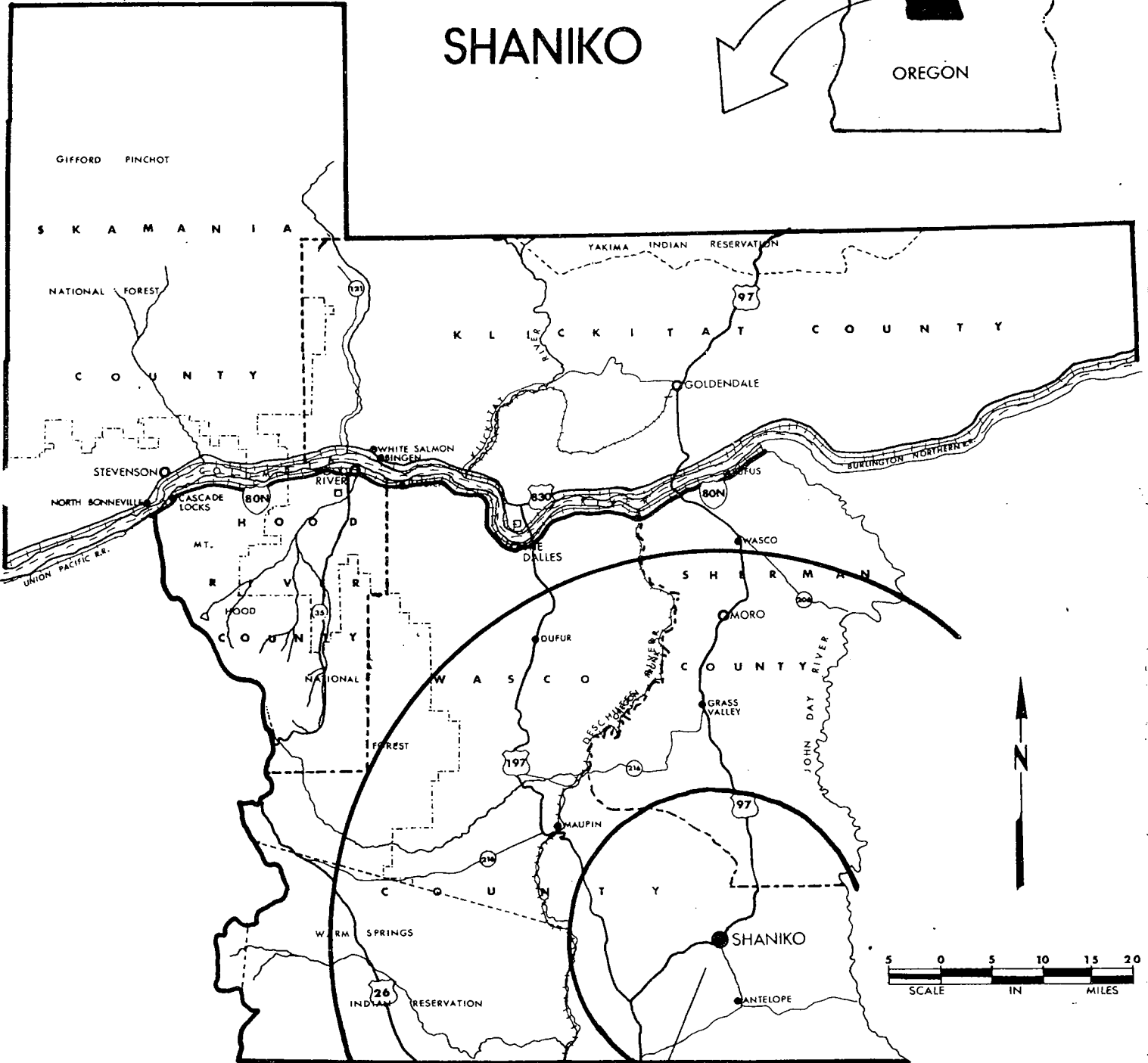
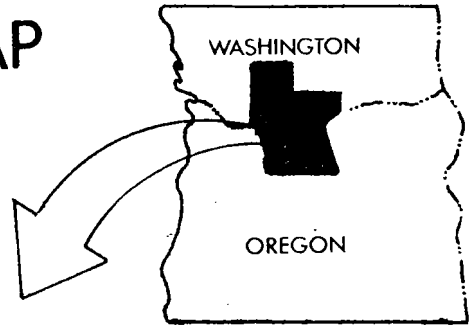
SHANIKO

Comprehensive Land Use Plan

1978

LOCATION MAP

SHANIKO



43 MILES
MADRAS

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

Mrs. Julia Robinson, Mayor
Members of the Shaniko City Council
Citizens of Shaniko

Ladies and Gentlemen:

The Mid-Columbia Economic Development District is pleased to present this document entitled Shaniko Comprehensive Land Use Plan, 1978 to the City Council and citizens of Shaniko. 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 June 10, 1977.

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

If the review by the Land Conservation and Development Commission, within 90 days of receipt, indicates any need for revision, our responsibilities and obligations to the City of Shaniko 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

SHANIKO

REVISED
COMPREHENSIVE LAND USE PLAN
MAY, 1978

THE COMPREHENSIVE LAND USE PLAN
SHANIKO, OREGON

Prepared by

Mid-Columbia Economic Development District

JOHN S. FORLAND
Executive Director

for the

SHANIKO CITY COUNCIL

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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

SHANIKO CITY COUNCIL MEMBERS

Julia Robinson, Mayor
Connie Warrix, City Recorder
Glen Roberts
Katherine Jacobs
Edward H. Martin
Loyd Robinson
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ACKNOWLEDGEMENTS

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INTRODUCTION

PLANNING FOR SHANIKO

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

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

PLANNING PROCESS

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

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

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

Generally defined, the planning process, includes: researching of inventories, analysis, planning, implementation and review. The formulation of this plan combines the first three of these phases. The review phase indicates that the process is dynamic and ongoing rather than a static one-time event. Review of the comprehensive plan should be scheduled 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 the land.

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

Residents from the city of Shaniko 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 Shaniko 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 Shaniko. 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, ie., narrow in scope and focusing on specific situations. Quasi-Judicial changes may be initiated by a property owner, by filing the application with the City Recorder and paying the plan change fee.

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

Substantive Criteria

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

Procedural Process

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

NOTIFICATION OF HEARING

1. Notice of Public Hearings shall summarize the issues in an understandable and meaningful manner.
2. Affected persons of plan changes shall have notice by record of mailing of proposed comprehensive plan changes. Affected persons of plan changes includes those owners of record of real property located within at least 300 feet of the proposed change.
3. Notice of a legislative or 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 planning process.

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

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

CITIZEN INVOLVEMENT PROGRAM

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

The Committee for Citizen Involvement for Shaniko will consist of the Shaniko City Council. The CCI members shall be selected by an open, well publicized process, and shall broadly represent the citizenry of the community. This body will be responsible for the implementation of the following activities and programs.

1. The formation of a Citizen Planning Committee 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 reports, and related ordinances in the City Hall.
5. Insure that all information available is provided to the Citizen Advisory Group.

The primary purpose of the Citizen Advisory Group will be to advise and provide input to the City Council concerning land use issues relative to the City of Shaniko.

PHYSICAL CHARACTERISTICS

GENERAL PHYSICAL SETTING

The City of Shaniko is located along the end of the Columbia High Plateau area of southern Wasco County, seventy-six miles from The Dalles and the Columbia River. The elevation of Shaniko is 3,340 feet. Once a "boom town" as a major wool shipping center around the turn of the century, Shaniko is now virtually a ghost town and its future, if there is to be one, lies in developing that aspect of its Old West heritage.

Shaniko, as a city in Wasco County, is a member of the Mid-Columbia Economic Development District. The District is comprised of five counties; Hood River, Wasco, and Sherman Counties in Oregon, and Klickitat and Skamania Counties in Washington (see location map). The District has three distinct geographical provinces of which the differences are abrupt and distinctive. The provinces are the Cascades, the High Plateaus and the Columbia River Gorge. The High Plateaus are sparsely populated and in the Shaniko area contain wheat ranches and rangeland. Major attributes of Shaniko, in the absence of identified resources which could be extracted or exploited, are open space and clean environment.

TOPOGRAPHY AND DRAINAGE

Shaniko is located on the high plateau area on what is known as the Shaniko Ridge. Within the city limits there is an elevation change of about 60 feet. Bedrock is either at, or within a few inches, of the surface throughout the area and drainage occurs as surface runoff.

CLIMATE

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

"A drier, warmer climate is found in the eastern portions of the county. Precipitation amounts average less than 14 inches per year. Average annual temperatures are greater than 50 degrees Fahrenheit. Precipitation decreases and temperatures increase at the lower elevations near the Columbia River and other river valleys.

"The eastern and lower portions of the county have a longer growing season. The average number of days without killing frost in Shaniko is approximately 130 days. The normal frost-free season is from early May to late September.

"The topography of the county forms microclimates. The higher portions of rolling hills have higher soil temperatures because they are exposed to the sun and drying winds."¹ These differences are visible in the changes in vegetation.

As a result of the topographic differences between Shaniko and the Columbia River region (76 miles distant), the climate of Shaniko is temperate and semi-arid. "Low annual precipitation, low winter temperatures, and high summer temperatures are typical." Extremes in temperature are more likely to occur in Shaniko than in other portions of Wasco County due to east winds which prevail when a continental air mass dominates the area.

TABLE 1

TEMPERATURE

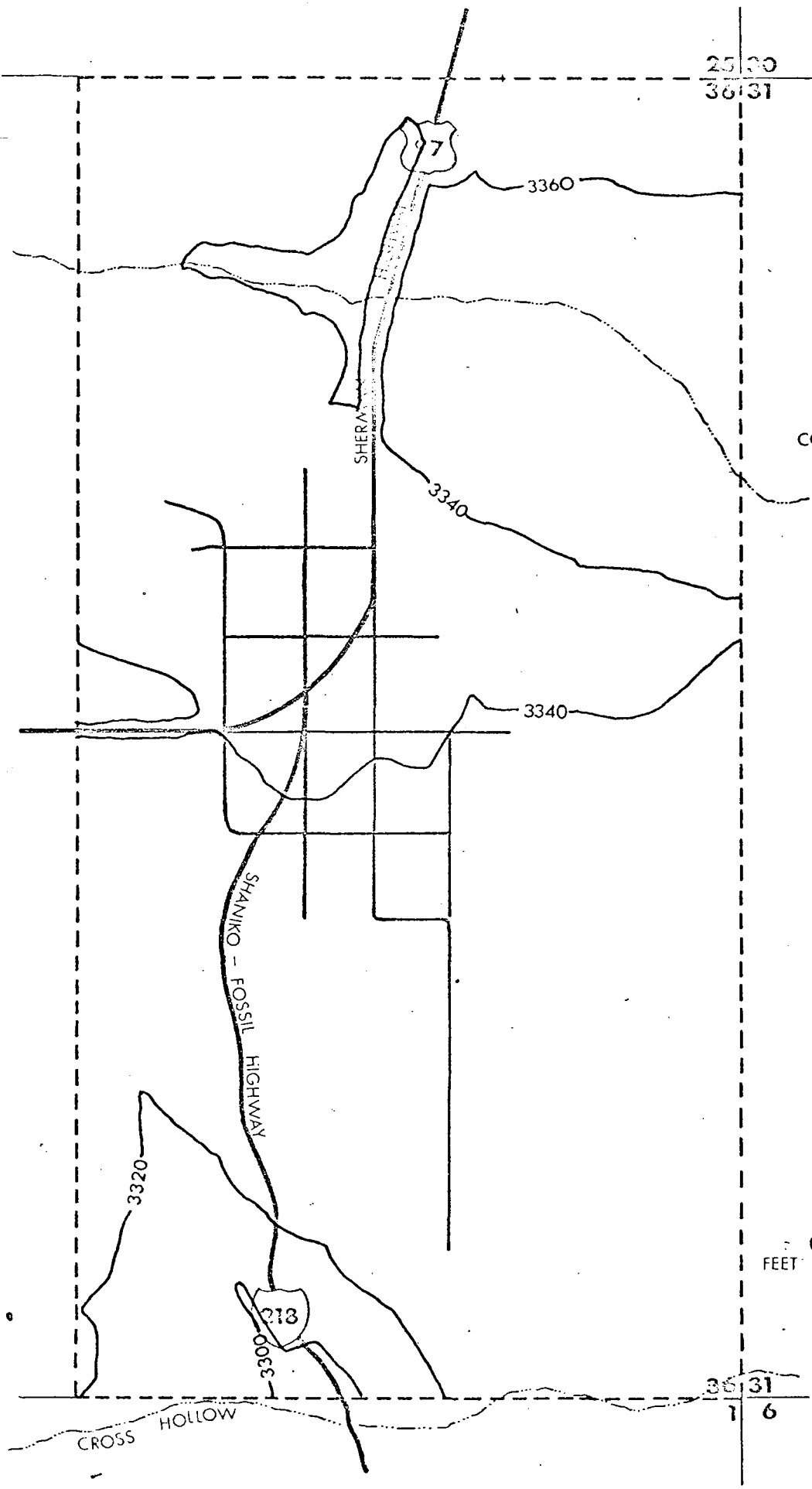
	<u>The Dalles</u>	<u>Friend</u>	<u>Dufur</u>	<u>Big Eddy</u>	<u>Antelope</u>
Avg. Max	64	58	63	64	63
Avg. Min	43	33	37	43	35
Mean	54	43	50	54	48
Highest	115	109	110	115	109
Lowest	-30	-28	-26	-26	-27

TABLE 2

PRECIPITATION

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

¹Comprehensive Plan Draft for the Western Planning Unit, Wasco County, August 1977.



SHANIKO 1973

TOPOGRAPHY

ELEVATION IN FEET

CONTOUR INTERVAL 20 FEET

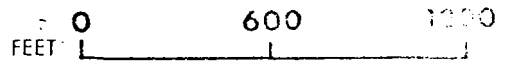
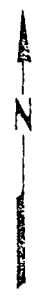


TABLE 3GROWING SEASON

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

AIR QUALITY

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

SOILS

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

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

The four soil phases include: Licksillet extremely stony loam, 40 to 70 percent slopes (LeF); Bakeoven very cobbly loam, 2 to 20 percent slopes (BcC); Wrentham rocky silt loam, 35 to 70 percent slopes (WrF); and Condon-Bakeoven complex, 0 to 20 percent slopes (CoC).

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

<u>Use</u>	<u>Soil</u>	<u>Rating</u>	<u>Restrictive Feature</u>
Septic Tank Absorption Fields	LeF	Severe	Depth to Rock,Slope, Stones
	BcC	Severe	Depth to Rock,Perco- lates Slowly
	WrF	Severe	Slope,Percolates Slowly,Depth to Rock
	CoC	Severe	Depth to Rock
Dwellings Without Basements	LeF	Severe	Depth to Rock,Slope, Stones
	BcC	Severe	Depth to Rock
	WrF	Severe	Slope,Stones
	CoC	Moderate	Slope,Shrink-Swell, Depth to Rock
Dwellings With Basements	LeF	Severe	Depth to Rock,Slope, Stones
	BcC	Severe	Depth to Rock
	WrF	Severe	Slope,Depth to Rock, Stones
	CoC	Severe	Depth to Rock
Small Commercial Buildings	LeF	Severe	Depth to Rock,Slope, Stones
	BcC	Severe	Slope,Depth to Rock
	WrF	Severe	Slope,Stones
	CoC	Severe	Slope
Local Roads and Streets	LeF	Severe	Depth to Rock,Slope, Stones
	BcC	Severe	Depth to Rock, Cob- bles
	WrF	Severe	Slope
	CoC	Moderate	Depth to Rock,Slope
Camp Areas	LeF	Severe	Slope,Stones
	BcC	Severe	Cobbles
	WrF	Severe	Slope,Stones
	CoC	Moderate	Slope
Picnic Areas	LeF	Severe	Slope,Stones
	BcC	Severe	Cobbles
	WrF	Severe	Slope,Stones
	CoC	Moderate	Slope

The four types of soil found in the Shaniko area are typically stony or cobbly loam, and occur in areas having the following similar characteristics: mean annual air temperature of 45 to 52 F., slow to moderate permeability, precipitation ranging from 10 to 14-16 inches, vegetation consisting of bluebunch wheatgrass, sandberg bluegrass, related forbs and shrubs, and Idaho fescue; fairly severe erosion hazard. They are used primarily for range and wildlife habitat, and, in the case of Wrentham and Condon series, for water supply purposes. Condon soils may also be used for dry farm small grains, hay and pasture. Rooting depth for Wrentham and Condon soils is deep - 20 to 40 inches.

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.

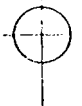
The capability classification is based upon the capability class and the subclass. The capability class is designated by Roman numerals, I through VIII. Class I soils have the fewest limitations, the widest range of use and the least risk of damage when they are used. Class I soils are the best agricultural 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 "s" indicates that the soil is shallow, droughty or stony.

Listed below are the soils that occur within the city limits of Shaniko, their respective capability classification, and suitability for wildlife habitat. None of the four offer any crop or pasture capability.

<u>Soil</u>	<u>Capability Classification</u>	<u>Wildlife Habitat Suitability</u>
LeF	VIIIs	Fair to very poor
BcC	VIIIs	Fair to very poor
WrF	VIIIs	Good to very poor
CoC	VIIIs	Good potential for wild herbs, otherwise fair to poor

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

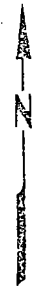
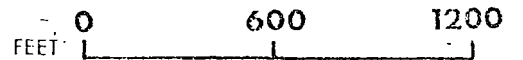
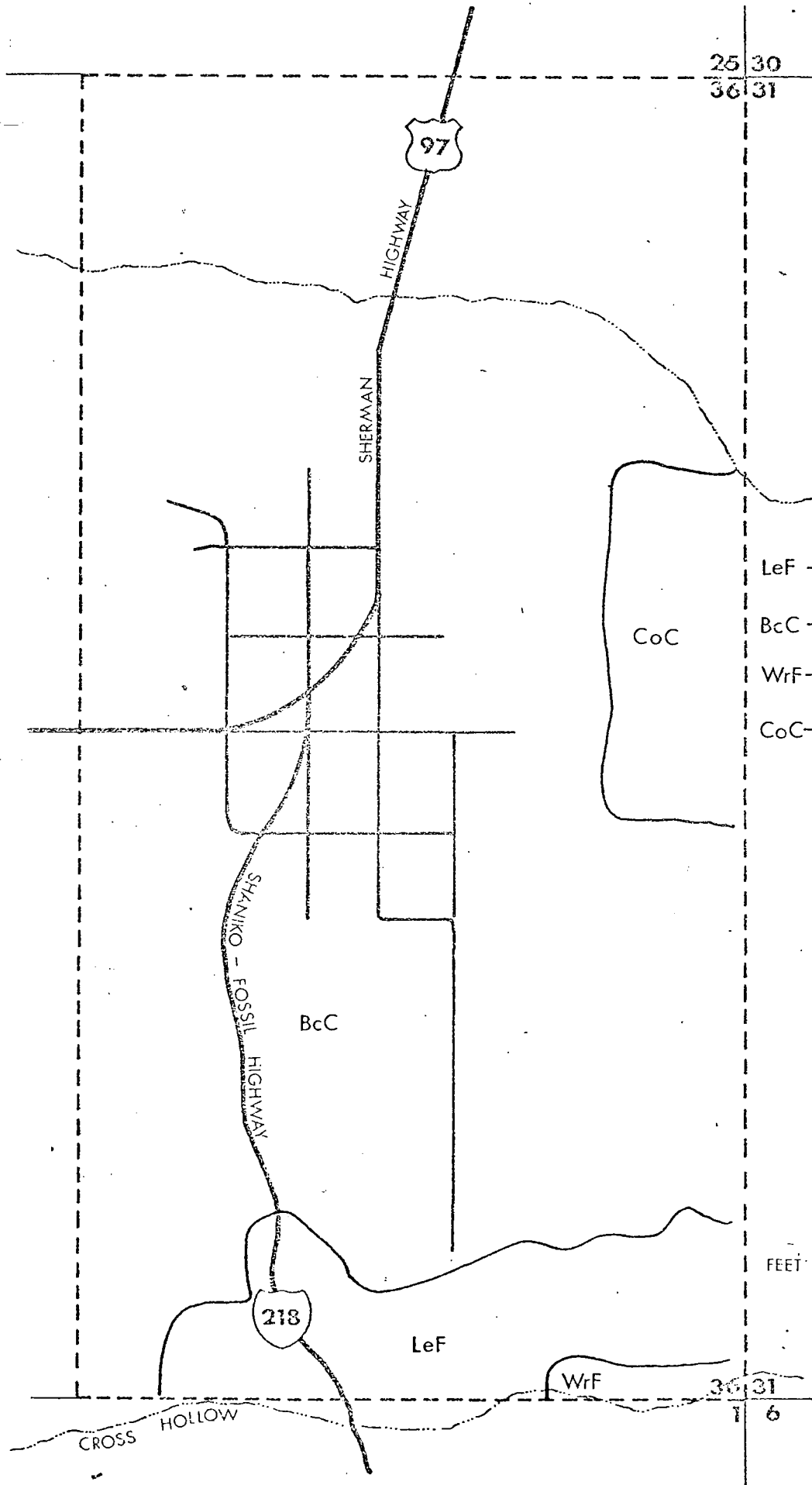


25 30
36 31

SHANIKO 1978

SOILS

SOIL CLASS	SOIL NAME	DESCRIPTION
LeF - VII	LICKSKILLET	Stony Loom 40% - 70% Slopes
BcC - VII	BAKEOVEN	Condon Complex 2% - 20% Slopes
WrF - VII	WRENTHAN	Rock Outcrop Complex 35% - 70% Slopes
CoC - VII	CONDON	Bakeoven Complex 2% - 20% Slopes



36 31
1 6

GEOLOGY AND NATURAL HAZARDS

Shaniko enjoys certain protections by virtue of the elevation of the Shaniko Ridge which is drained partly by Bakeoven Creek, going into the Deschutes River, and bisected by other drainageways which terminate in the John Day River. Whereas there is vertical and lateral cutting resulting in mass-wasting and considerable debris after high-intensity storms, there is very little erosion per se. Geological units surrounding Shaniko are Columbia River Basalt and sedimentary rock, the latter accounting for the lack of large scale erosion. The area is basically a Rock Outcrop-Rubble land complex, consisting of 65-75% rock outcrop and 20-30% rubble land. More than 10% of the Shaniko area is covered with patterned ground conformations locally called biscuit scabland; that is, mounds surrounded by stone nets and stone stripes that form visually distinct patterns on the ground surface.

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

Source: George L. Green, Soil Conservation Service, Soil Survey of Trout Creek-Shaniko Area, Oregon 1970

SOCIAL CHARACTERISTICS

HISTORY OF SHANIKO

Shaniko's predecessor was a stagecoach station called Cross Hollows, established by Henry H. Wheeler in 1864 at the intersection of two gullies, and subsequently owned and operated by John and Elizabeth Ward. A reliable water supply was the reason for the original establishment of the station. In 1874, August Scherneckau, an immigrant from Germany, purchased the property and by 1879 the expanding village was granted a Post Office with Mr. Scherneckau as Postmaster. The local Indian population contributed the name of Shaniko to what was officially still Cross Hollows, in their inability to correctly pronounce the first Postmaster's name. Desirous of retirement, the goodly Postmaster sold Cross Hollows to another German gentleman. The Post Office ceased to exist by 1887, but the official Shaniko Post Office was established in 1900, and the city was incorporated in 1901 with a population of nearly 600.

The major economic endeavor of the area was livestock grazing. At the turn of the century, Shaniko was noted as one of the world's largest wool producing areas. With Central Oregon in effect, one large sheep ranch, a railroad line for shipping the wool was inevitable. The Columbia Southern Railroad, along with businessmen from The Dalles and Moro, designated Shaniko as the terminal for the wool trade. Beginning as a tent town, there were soon many permanent buildings including a hotel, a combination City Hall, Fire Hall and jail, general store, and numerous other structures. When the land became overgrazed, the wool industry suffered and Shaniko deteriorated. Fires and vandals took their toll. The last train pulled out of Shaniko on November 30, 1943. According to Giles French, Oregon historian and newspaperman in his book, The Golden Land, "The fabulous history of that terminal town built on top of a rocky plateau entered a new period".

With the current interest in history, restoration, and "ghost towns", Shaniko seems to be entering another significant period in its history. A team from the Job Corps is now working on exterior restoration of the Old School House. The recent auction, attracting nationwide attention, brought buyers of antiques and property from long distances. Shaniko appears to have a future.

POLITICAL STRUCTURE

Shaniko was incorporated in 1901, and the city government consists of a mayor and six member City Council serving simultaneous two year terms of office and meeting as a committee of the whole. The Council holds its monthly meetings in the Old School House.

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

ATTITUDE SURVEY SUMMARY

Out of the thirty-four households which appear on the Land Use Map (Section VIII), seven partially completed questionnaires were returned for compilation. Subsequent to the auction sales of the Hotel and other properties in Shaniko, a revised questionnaire was mailed to new property owners. Two out of the six contacted responded with positive, forward-looking ideas about the future for Shaniko.

With the exception of electric service and conditions pertaining to streets (lights, layout and traffic signs), the feeling that ALL services - local, health and safety, employment, government, parks and recreation were below average at best and more probably poor or non-existent. Climate, air quality, friendliness and community pride ranked average or above but the lack of shopping facilities, restaurants, and housing was pronounced. On the positive side, there was an indication of a willingness to pay higher taxes, even to the rate of over \$6 per thousand dollars of property, for such improvements as water and sewer systems, fire and police protection, with one resident calling for recreational and cultural facilities/activities.

All types of growth received encouraging votes except for heavy industry. However, there was a consensus for industrial development, presumably light industry. Reflecting its historical image, Shaniko residents did not feel old dilapidated buildings should be removed unless they present a fire hazard. Buildings specifically noted as worthy of historic preservation are the schoolhouse, hotel and city hall. Other suggestions appear in Appendix C.

Need for a grocery and liquor store was expressed, and a shoe store was suggested. Four indicated they would utilize bus service, if available to The Dalles, on a weekly basis. It was generally felt that there was little or no housing choice for new residents, and that the greatest need was for homes to rent, mobile homes, or homes under \$30,000. Recent residents settled in Shaniko because the price of property was "right". Everyone responding was in the age bracket of at least 51-64 years. Highest priority for a new park or recreation facility, if the money were available, was given to a citypark; and the natural resource to be protected was a general desert environment. Several people felt all city maintained streets to be in need of improvement.

Response to the questionnaire came primarily from retired citizens, with only one respondent reporting a second wage earner in the household. Need for cooperation of residents and better relationships and understanding to work in positive ways was indicated.

The housing survey with its two partial replies was too limited and too incomplete to compile and prove meaningful.

POPULATION

The population in Shaniko steadily declined from its turn of the century peak of c. 600 to a low of 39 in 1960. With the 1970 U.S. Census, the trend began to reverse when a population of 58 was recorded, and a population of 70 as of July 1, 1976 was certified by Portland State University's Center for Population Research and Census

The increase recorded in 1970 is attributed to the influx of semi-domiciled welfare retirees under the care of Sue Morelli Widmark, R.N., and owner of the hotel in which they resided. In October of 1977, Mrs. Widmark sold the majority of her Shaniko holdings including the hotel, dispersed the residents under her care, and left the city. The number of residents age 65 and over, twenty-one according to the 1970 census, represented 36.2% of its then population of 58. This percentage is considerably higher than that of Wasco County as a whole which was 11.44%.

The following figures and estimated from the Draft Comprehensive Plan for the Western Planning Unit, Wasco County demonstrate a slight upward movement in population rather than a continued downward trend.

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1940	55	
1950	61	+10.9%
1960	39	-36.1%
1970	58	+48.7%
1976 (Estimated)	70	+20.7%

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

AGE/SEX BREAKDOWN - SHANIKO 1970

<u>Age</u>	<u>Male</u>	<u>Female</u>
Under 18	0	6
19 - 24	3	0
25 - 34	2	3
35 - 44	0	1
45 - 54	4	3
54 - 59	4	2
60 - 64	5	4
65 - 74	9	2
75 - +	<u>9</u>	<u>1</u>
Totals	36	22

Based on the preceding table, tabulating age and sex of Shaniko residents, and on the 1977 survey conducted by MCEED in Shaniko (see Appendix), fewer children and young adults are indicated, placing the over fifty age group in predominance. With the bulk of the population over 45 years of age and with few women of childbearing age, the population is not expected to increase on its own.

The migration trend is another population factor to be studied.

Migration for the State of Oregon

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

The pattern apparent is that young people out-migrate in the late teens to early 20s. In-migration, if any, occurs primarily from people of retirement age in Shaniko.

An accurate projection to 1980 is impossible due to several factors. The small number of individuals involved influences statistics in an unrealistic manner. The overall 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.

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

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

The exodus of Mrs. Widmark and her "gang" and the auction of real estate and other property in October 1977 will have an effect upon Shaniko. Other than a few who may have purchased property for sentimental or speculative reasons, several new property owners have indicated a strong interest in restoring Shaniko as an historical ghost town and truck stop with expanded amenities. If the water problems described in Part V, Water and Sewer, are overcome and funds are allocated for overall development and/or restoration, Shaniko could experience a rebirth and a subsequent population increase. After water, the major deterrents to any predictable expansion are the soils' lack of capability for crops or wildlife habitation, lack of housing or nearby services, and the age and skill levels of the resident population. With growth trends in Wasco County predicted for those cities closest to the Columbia River and I-80N, Shaniko - in the farthest remove from this area - operates under an additional handicap.

ECONOMIC CONDITION

Shaniko, once a thriving commerce center as a sheep-shipping center of the "Old West", is again at a crossroads. This time it is a crossroads of survival. Critical decisions are being formulated which will determine its future or, perhaps more apt, if it is to have a future.

What are the existing economic conditions in Shaniko?

Collection of accurate economic facts about Shaniko is difficult due to two factors: the availability of such data on less than a county-wide basis; and two, response to the questionnaire circulated to residents at the commencement of work on this Plan was poor and provided little that could be construed as meaningful or helpful information.

Few businesses, as such, exist in Shaniko other than a few commercial service establishments. The closing of the hotel in the Fall of 1977 was not so much the loss of a business as it was a sheltered facility for county wards who were in the custodial care of the hotel's owner, a registered nurse. If the hotel, which was sold at auction, is to emerge as a habitable tourist facility, there must be extensive renovation, not the least of which would include improvements in the water system and the solving of sewerage problems. With the demise of the hotel, most vestiges of employment opportunity vanished.

Shaniko's soils are shallow and thus preclude any extensive septic system development. The plans of many of the present property owners, a considerable portion of whom are absentee, are not known or ascertainable.

What is Shaniko's future?

With the current population decreasing, and the water and sewer problems increasing, the question of Shaniko's survival is paramount. Can monies be attracted to render Shaniko habitable? Community esprit perseveres and if, following last Fall's auction of in-town properties, new money and talent is infused to capitalize on the Ghost Town tourist trade, there may be a future. History and its relics are the two commodities in abundant supply which offer marketability. To catch the flavor of the Old West, Shaniko need not recreate but merely restore what vestiges remain.

COMMUNITY FACILITIES AND SERVICES

PROTECTIVE FACILITIES

Police Protection

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

Fire Protection

A volunteer fire department exists. Equipment includes a small pumper fire engine and a hose cart. The City's water system includes fire hydrants which are charged but in need of repair in some instances.

EDUCATIONAL FACILITIES

School

The four young people of school age in Shaniko are taken by bus to school in Maupin.

Library

The only library in Shaniko was a private one in the hotel for the use of its residents. Present remaining library services are by means of direct mail service from the Wasco County Library in The Dalles.

Historical Sites

The City of Shaniko itself, circa 1870, Transportation and Communication; Commerce and Industry; and the Shaniko Hotel, circa 1900, Architecture: Commercial; Commerce and Industry, are listed in the National Register of Historic Places as of February 1, 1977 and appear in the Statewide Inventory of Historic Sites and Buildings, Oregon State Historic Preservation Office, Parks and Recreation Branch, Department of Transportation, 1976.

Additional listings for Shaniko in the 1976 Inventory include: the Shaniko Auxiliary Water Tower, Shaniko City Hall, both of which were erected prior to 1902, and the Shaniko School, erected in 1902 and presently undergoing restoration.

The Inventory enumerates properties having local or national significance and is the pool from which nominations to the National Register are drawn. At present there is no statewide legislation to protect such sites.

MAINTENANCE AND REFUSE DISPOSAL

Streets and Park Maintenance

The City of Shaniko is dependent upon the road repair services of Wasco County to provide maintenance of its streets, with the costs being borne partially or totally by the city, depending upon availability of surplus material such as gravel. Maintenance primarily consists of grading the unsurfaced streets. There are no parks within the city to be maintained.

Refuge Disposal

In the past Shaniko has been hindered in its disposal of solid waste because of its isolation, poor soils and a small population which presents a problem of financial support. In December of 1977 plans and specifications to construct and operate the Wasco County Disposal Site proposed to be established ten miles southwest of Shaniko, Section 22, Township 7 South, Range 15 East W.M., have been approved, after review by the Department of Environmental Quality. The City of Shaniko will lease the site located on .77 acres of land under the control of the Oregon State Highway Division, a fence will be erected, and the use of the site will be restricted to only household and commercial type wastes (excludes bulky appliances and automobiles which must be hauled to the Tygh Valley Metal Storage Site). The site will be operated by donated time from a local rancher.

COMMUNICATION FACILITIES

Postal Service

The Post Office in Shaniko 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 where it waits until afternoon and returns to The Dalles, stopping at each Post Office for the afternoon mail dispatches to Portland, The Dalles and other destinations. All mail is delivered by means of lock boxes at the Post Office. Window service is available Monday through Friday, 10:30 a.m. to 12:00 and 1:30 p.m. to 3 p.m.; and on Saturday, 10 a.m. to 1:00 p.m.

Telephone Service

Shaniko receives its telephone service from Pacific Northwest Bell out of Bend, Oregon which reports having nine subscribers in Shaniko.

Newspapers

There is no city newspaper in Shaniko. Although no separate breakdown is available, a total of 28 copies of The Dalles Chronicle and The Shopper reaches residents of Shaniko by direct mail. The Oregonian and the Oregon Journal were able to provide only a composite figure for Shaniko, Antelope and Maupin. The Oregonian has a circulation figure of approximately 400 for the Sunday paper, 60 for the daily paper, and the Journal lists 25, including delivery by mail and newsstands for the three communities combined. The Dalles Reminder places 12 copies in residents' Post Office boxes, and the weekly Madras Pioneer has three subscribers in Shaniko.

HEALTH AND RECREATION FACILITIES

Health Facilities

Resident medical and dental services do not exist in Shaniko. The nearest hospital and clinic facilities are located in Madras or The Dalles. One nurse from the Wasco-Sherman County Public Health Department is responsible for health services to schools and families. The one licensed nurse who could perform services on an occasional or informal basis in the community has now left 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 Shaniko is Maupin - 395-2500 or, in Madras - 475-3322.

Mental health facilities for Wasco County are available through 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 Center "collect" at 296-5452 in The Dalles; and there is 24 hour emergency service available by contacting the Sheriff. Fees are determined on a sliding scale basis and adjusted on the basis of 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.

Recreational Facilities

The regional recreation opportunities available to residents of Shaniko relate primarily to the natural resources that lie within the boundaries of southern Wasco County and the neighboring counties of Sherman, Gilliam and Jefferson. These facilities are found in closer proximity than those of northern Wasco County which tend to cluster along the Columbia River, 76 miles to the north.

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

Other designated recreational areas within a reasonable distance of Shaniko are the Gilliam County facility of Dyer State Wayside Park on OR 19, 10 miles south of Condon; Tygh Valley area with the Wasco County Fairgrounds, Hunt Park Rodeo Grounds, the All Indian Rodeo Grounds, and a small State Wayside Park; the overnight and day use park facilities west of Tygh Valley near the mouth of the White River; Mack Canyon near Grass Valley, a Federal Historical Site consisting of 19 acres under the jurisdiction of the Bureau of Land Management, rich in archeological lore; and the highly developed resort area of Kah-Nee-Ta on the Warm Springs Reservation.

Another activity in the general Shaniko area is that of rockhounding. Collectors find an abundance of thunder eggs, moss agate, jasp-agate, geodes, agatized woods, and massive botryoidal agate on the terrain. Collecting privileges are available by paying landowners a fee, approximately twenty-five to fifty cents per pound of rocks and minerals removed. Several well-known commercial fields also exist near Antelope and Madras, the best known being the Priady Ranch, fifteen miles north-east of Madras.

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

Rockhounding is a growing hobby as evidenced by the number of active rockhounding organizations within the state, and is a hobby which older or retired citizens can enjoy, not just the collecting but also cutting, polishing, making jewelry and "swapping".

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

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

TABLE 4

AVAILABLE FACILITIES

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

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

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

TABLE 5

ACTIVITY PREFERENCE

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

(Source: SCORP 1976)

The percentage of population expected to participate in a given activity during a year is compiled below.

TABLE 6

ACTIVITY PARTICIPATION

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

(Source: SCORP 1976)

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

For the Council of Governments (COG) District #9, consisting of Wasco, Sherman and Hood River Counties, the following tables inventory the supply of acreage available within the District, under whose jurisdiction it falls, and the demand for that same area in terms of specific activities.

Supply of Acres by Level of Government:

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

Supply of Number of Areas by Level of Government:

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

TABLE 7

SUPPLY OF DEVELOPED AND UNDEVELOPED ACRES AND AREAS

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

SUPPLY OF URBAN AND RURAL ACRES AND AREAS

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

DEMAND

District #9 - 9,700,000 3.6% of State Total

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

(Source: SCORP 1976)

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

TABLE 8

BOAT REGISTRATIONS

<u>YEAR</u>	<u>UNDER 16 FEET</u>	<u>OVER 16 FEET</u>
1976	526	321
1975	534	298
1974	493	273
1973	503	239
1972	501	178

(Source: Department of Fish and Wildlife, State of Oregon, October 1977)

TABLE 9

PER CAPITA SALES OF GENERAL LICENSES

(Sales per thousand of population)

Wasco County, 1974

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

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

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

Residents of Shaniko are totally dependent on the use of automobiles for all of their needs including recreational activities. The energy crisis of the early 1970's made people everywhere aware of the need for closer-to-home recreation. Antelope, eight miles distant from Shaniko, is developing a day use park within city limits.

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

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

Residents who have elected to remain in, or move to, Shaniko have done so knowing what exists in the area of recreation.

Within recent years the citizens of Shaniko have created their own recreation by sponsoring a summer weekend festivity called "Old Shaniko Days" in an effort to boost the city's tourist potential as a town of the old West, involve residents in public spirited activity, and use the funds raised from the various concessions for purposes benefiting the city.

UTILITIES

Electric Service

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

Sewer System

The sewer system is only a partial one, serving the hotel and a few city residences, using an open air ditch for which a berm enclosure is recommended by the County Sanitation Department and the Department of Environmental Quality. The remainder of the citizens have individual septic tanks which frequently experience failure due to the poor soils.

Water System

Shaniko's water system dates to c. 1910. Three springs south of town are the water source with the water going into a reservoir with a total capacity of 120,000 but a working storage capacity of 70-80,000 gallons. Water is pumped uphill to city residents. The city has fire hydrants but some are in need of repair. Improvements to the water system which are needed include fencing of the springs, replacing the pipeline system, and replacement of the reservoir.

TRANSPORTATION SYSTEM

Representative of other small Oregon cities, the only mode of transportation specifically provided for in Shaniko is the automobile. Sidewalks in a limited area separate pedestrian and vehicular traffic, but for the most part there are no serious conflicts between types of transportation. Traffic volumes are small enough on the roads for them to be relatively safe for bicycling, walking, and the like. Distances are small enough within the developed portion of the city to allow people to get around without having to drive if they choose.

It is in connecting Shaniko with cities around it that problems develop in the transportation system and the monopoly of the automobile becomes most evident. Two highways link the City to the outside world. U.S. Highway 97 runs north and south through Central Oregon from the Columbia River to California. The lightest traffic on the entire route is in the section around Shaniko with from 600 to 700 vehicles per day passing through. Highway 97 runs through the middle of the developed city area, making nearly a 90 degree turn. As attention shifts from Interstate to secondary highways it is conceivable that this curve will be eliminated in the interest of safety, by passing the commercial areas of the city.

State Highway 218, the Shaniko - Fossil Highway Intersects U.S. 97 in Shaniko, providing a route eastward through the small town of Antelope, across the John Day River to Fossil in Wheeler County. This road carries very little traffic through Shaniko - 80 vehicles per day at the intersection of the two highways and 60 at the south city limits. The Oregon Highway Division maintains both roads with shops in Maupin, a regional office in The Dalles and District headquarters in Bend.

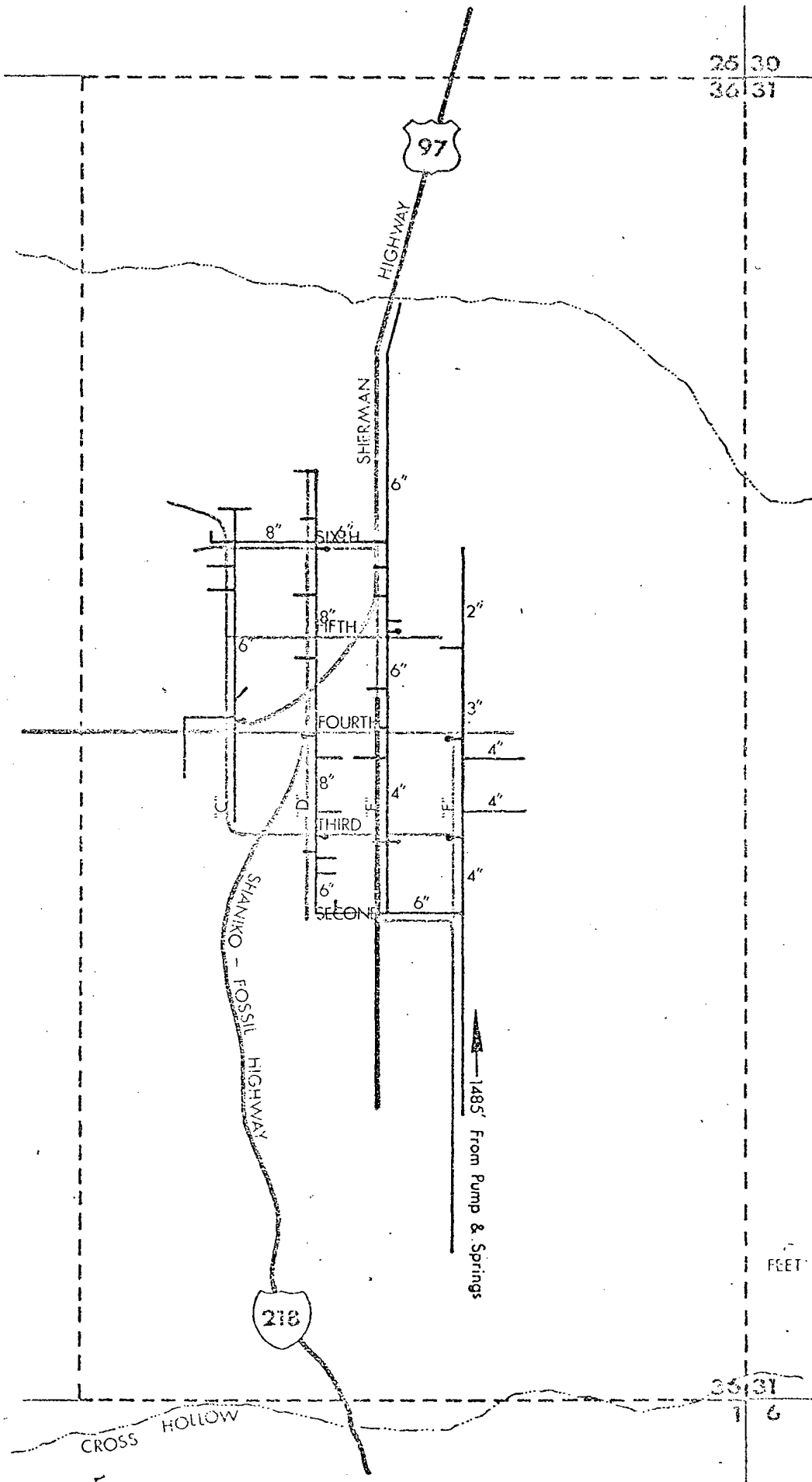
A county market road, Bakeoven Road, connects U.S. 97 west of Shaniko with Maupin, but is used mainly for access to and from houses and ranches lying along it.

The nearest public airport is in Madras, the nearest railroad tracks are 15 miles west along the Deschutes River, the nearest passenger rail service is in The Dalles, utilizing Amtrak. Commercial bus service is frequent along U.S. 97 with ten busses per day using the highway. None is scheduled to stop in Shaniko but they can be flagged down for special stops.

SHANIKO 1978

WATER AND SEWER SYSTEM

- WATER LINE ———
- FIRE HYDRANT •
- SEWER LINE ———



26 30
34 31

97

SHERMAN
HIGHWAY

SIXTH

FIFTH

FOURTH

THIRD

SECOND

218

SHANIKO - FOSSIL
HIGHWAY

1485' From Pump & Springs

CROSS
HOLLOW

0 600 1200
FEET

25 31
1 6

HOUSING

EXISTING CONDITIONS

According to the 1977 Land Use Map, in Shaniko there are 27 residences (defined as houses) and 7 mobile homes, or a total of 34 housing units.

Assessed valuation for Shaniko houses ranges from \$7500 downward. The following is a table of house values for the County and Council of Governments District 9.

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

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

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

The presence or absence of substandard housing is yet another yardstick in assessing the housing of a community. A substandard house within an enumeration district is a unit having three or more visible deficiencies. Within Wasco County 1,825 such units were counted, representing 25.7% of the total. Of this percentage, 70% is located in or around The Dalles and in a narrow belt westward along the Columbia River to the county line. Within its own Enumeration District, Number 27, Shaniko had 17 such units or 85.0% its district. The most prevalent deficiency occurring in Shaniko is in plumbing.

TABLE 10

TABLE OF HOUSING DEFICIENCIES

<u>No. of Deficiencies</u>	<u>Wasco No. Having Def./% of Total</u>	<u>City of Shaniko</u>
0	3,837/54.0%	1/5.0%
1	425/6.0%	0/0%
2	544/7.7%	2/10.0%
3	890/12.5%	7/35.0%
4	732/10.3%	2/10.0%
5	204/2.9%	8/40.0%
Mobile Homes	473/6.6%	0/0% *
Migrant Housing	122	0
<hr/>		
Total Housing	7,289/100%	20/100%
<hr/>		
Vacant Six Months or More	270	7

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

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

HOUSING NEEDS

City and county needs have been enumerated in the tables of the previous section describing existing conditions. The high incidence of substandard or deficient housing has been noted. As for additional housing, current demand would not appear to warrant it unless conditions change considerably. According to the Building Codes Division of the State of Oregon, no building permits for either houses or mobile homes were issued in Shaniko in 1976.

HOUSING SURVEYS

Housing surveys were circulated among Shaniko residents along with the Attitude Opinion Survey. Most of those responding neglected to complete the housing portion thereby making it impossible to compile a meaningful report.

A "windshield survey" was conducted in October of 1977, and numerous multiple deficiencies were noted in houses at that time. However, not all houses were deficient. Several homeowners have undertaken home improvements and maintain their dwellings in good repair.

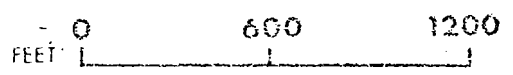
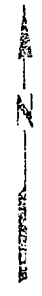
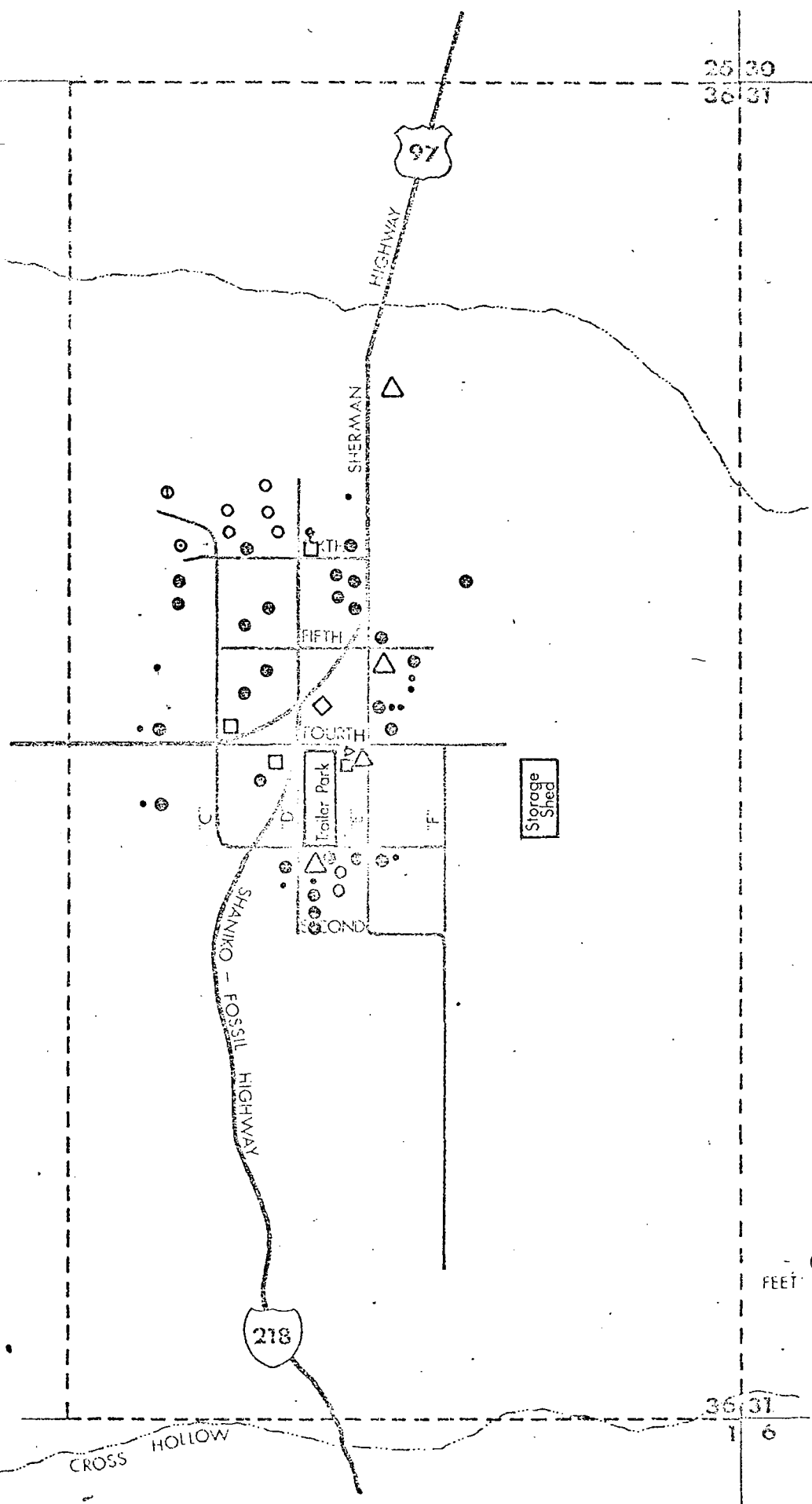
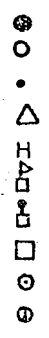


25 30
36 31

SHANIKO 1978

EXISTING LAND USE

- RESIDENCE
- MOBILE HOME
- SHED/GARAGE
- HISTORICAL BLDG.
- HOTEL
- POST OFFICE
- SCHOOL
- COMMERCIAL
- WATER TOWER
- STATE HIGHWAY
- DEPT.



36 31
1 6

CROSS HOLLOW

LAND USE

EXISTING LAND USE

The Land Use characteristics of Shaniko are primarily products of historic influence. Many of the old buildings that remain provide the "Ghost Town" flavor and reflect upon the days when Shaniko was a thriving, western town. Land uses in the developed portion of Shaniko have not undergone substantial changes for many years and will not change dramatically in the years to come. This is the result of a conscious effort of those citizens living in Shaniko to preserve the image of a "Ghost Town".

A detailed land use survey was completed in August of 1977 and the results are presented on the "Existing Land Use" map. Basically, there are seven land use categories identified within the corporate boundaries, these are:

- 1) Residential
- 2) Commercial
- 3) Institutional/Governmental
- 4) Historic
- 5) Transportation
- 6) Agricultural/Range
- 7) Open Space/Vacant

LAND USE NEEDS

Shaniko is not expected to grow to any great extent during the planning period; however, efforts to attract tourist and other visitors to the area will continue. Land use requirements for large numbers of tourists have been considered and are reflected in the plan map. Implementation will be accomplished through the zoning ordinance.

SHANIKO 1978 PLAN MAP



RESIDENTIAL



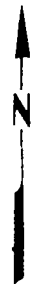
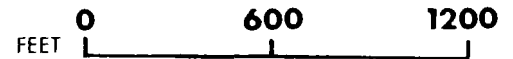
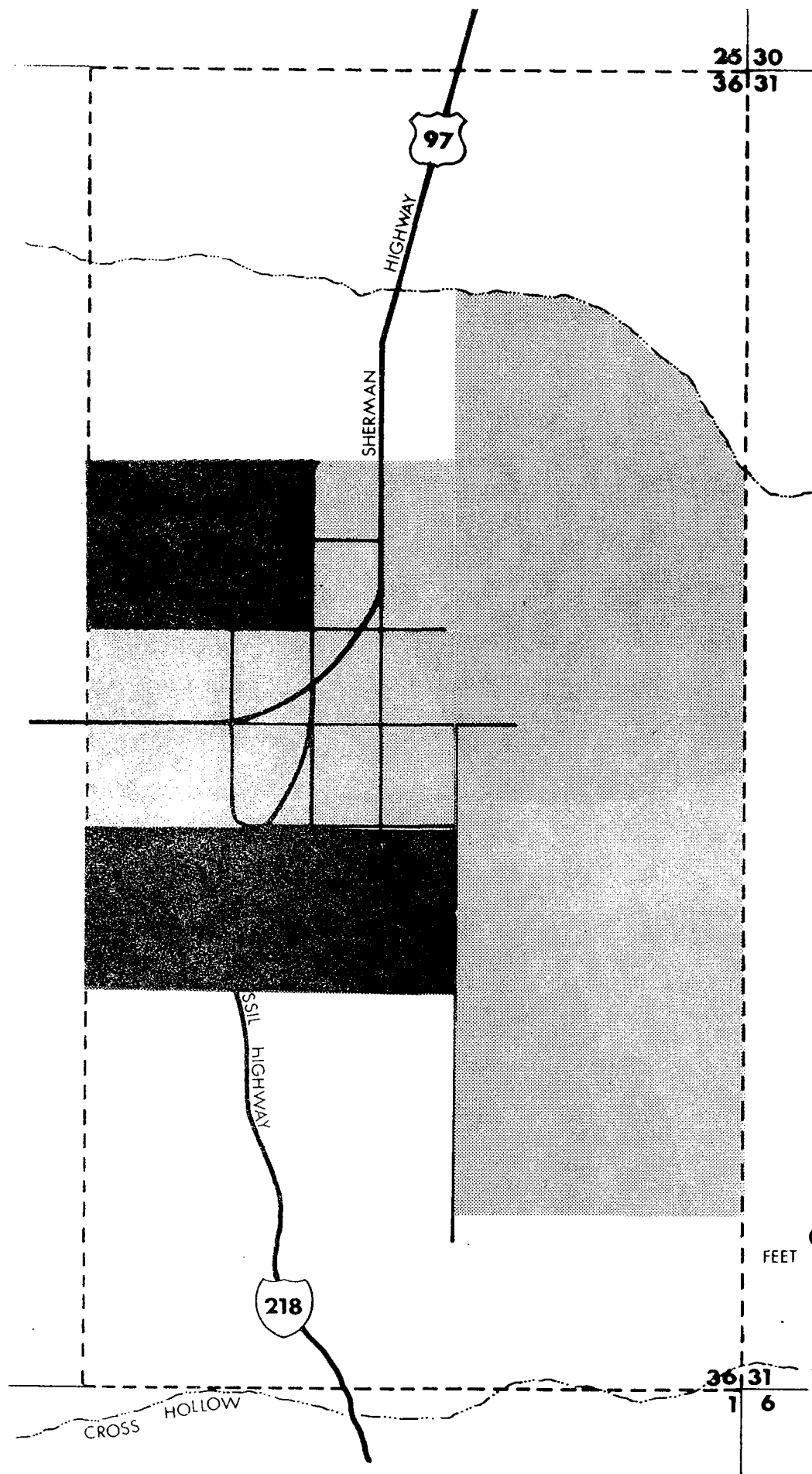
COMMERCIAL



AGRICULTURAL



CITY LIMITS &
URBAN GROWTH
BOUNDARY



POLICY STATEMENTS

FINDINGS, GOALS AND POLICIES

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 six month basis.

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 Shaniko 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. 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 community bulletin boards.

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

Part IV. Physical Characteristics

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

IV. 2. Within the city limits of Shaniko the only soil class to occur was that of VII.

IV. 3. The City of Shaniko and the Shaniko Hotel are listed in the National Register of Historic Places. Three additional buildings appear in the Statewide Inventory of Historic Sites and Buildings (Auxiliary Water Tower, City Hall, and School).

IV. 4. Shaniko historically and at present enjoys a high quality physical environment.

IV. 5. The Oregon legislature has enacted laws relating to air, land and water quality.

IV. 6. Shaniko has no identifiable geologic hazards with the possible exception of earthquakes which are not expected to be of serious intensity in the Shaniko area because of the great depth of the faults.

Goal IV. A.

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

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

Part V. Social Characteristics

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

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

- V. 3. A shortage of service and shopping facilities exists.
- V. 4. There is a lack of employment opportunities in Shaniko.
- V. 5. Residents expressed a desire for light industrial development and preservation of the historic nature of the community.

Goal V. A.
To improve the economy of Shaniko and the state.

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

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

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

V. 4. That a coordinated effort between regional agencies and the county to stimulate economic development, at the level the city of Shaniko 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. Shaniko is cooperating with the Wasco County Sheriff's Department for police protection.

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

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

VI. 5. School and library facilities no longer exist in Shaniko.

VI. 6. The sanitary landfill approved by the Department of Environmental Quality will be adequate to meet the needs of Shaniko through the planning period (A.D. 2000).

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

VI. 8. Shaniko's transportation system consists of US 97 (Sherman County Highway), OR 218 (Shaniko-Fossil Highway), a nearby county road (Bake-oven) and city 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 district to provide for adequate school facilities.

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

VI. 3. That the city shall continue to seek improvement in medical services.

VI. 4. That the city shall continue to seek Land and Water Conservation funds to improve existing facilities and to acquire new sites for future development.

VI. 5. That the city shall not provide water 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.

VI. 11. That the capital improvements program shall be reevaluated on an annual basis in January and that assistance shall be obtained from the Mid-Columbia Economic Development District, or other sources, on all phases of the grant application procedures.

Part VII. Housing

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

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

VII. 3. Approximately 20.6 percent of existing housing stock in Shaniko consists of mobile homes.

VII. 4. Respondents to the attitude survey indicated a willingness to allow mobile homes to be located in residential areas.

Goal VII. A.

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

Policies VII. 1. That the city shall make provision for mobile home parks of high standard, with regard to parking, landscaping and sanitation, in the area north of the first street north of the highway.

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. No additional acreage will be needed by the year 2000 based on the city's current density, growth rate and available housing.

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 accommodate such development.

VIII. 4. That planning decisions shall be made on a factual basis 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 Shaniko both of these actions can be accomplished at the same meeting.

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

Substantive Criteria

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

Procedural Process

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

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

SUBDIVISION

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

OTHER IMPLEMENTATION TOOLS

Capital Improvements Program

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

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

1. Water system improvements
2. Sewer system development
3. Road improvements
4. Improvements to City Hall
5. Day-use park with restrooms

Building Codes

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

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APPENDIX

"A"

ENVIRONMENTAL ASSESSMENT

Generally, the Shaniko 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 Shaniko has tried to avoid these types of land uses.

"B"

COMPLIANCE WITH THE OREGON STATE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

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

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

The community of Shaniko 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 SHANIKO

Questionnaire

PART I . ATTITUDE SURVEY

1. Compared with other communities, how do you rate yours as a place to live?
 Excellent 1 Good 4 Fair _____ Poor _____
2. We want to know what you like about your city and what you think needs improving. The following are factors often considered in determining whether or not a city is a desirable place in which to live. Please rate each of the following as you think they apply to Shaniko. (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>1</u>	_____	<u>3</u>	<u>1</u>	<u>1</u>	_____
4. Water Quality	<u>3</u>	_____	<u>2</u>	_____	<u>1</u>	_____
5. Fire Protection	_____	_____	_____	_____	<u>5</u>	_____
6. Police Protection	_____	_____	_____	<u>2</u>	<u>2</u>	<u>1</u>
7. Sewer System	_____	_____	_____	_____	<u>4</u>	<u>3</u>
8. Schools	_____	_____	_____	_____	<u>1</u>	<u>4</u>
9. Library Facilities	_____	<u>1</u>	_____	_____	<u>1</u>	<u>1</u>
10. Electric Service	<u>1</u>	<u>1</u>	<u>4</u>	_____	_____	_____
11. Ambulance Service	_____	_____	<u>2</u>	_____	<u>2</u>	<u>1</u>
12. Public Transportation (Bus)	_____	_____	_____	<u>2</u>	<u>2</u>	_____
<u>Health and Safety</u>						
13. Doctor Availability	_____	_____	_____	_____	_____	<u>2</u>
14. Dentist Availability	_____	_____	_____	_____	_____	<u>2</u>
15. Other Professional	_____	_____	_____	_____	_____	<u>2</u>
16. Street Lights	<u>1</u>	<u>2</u>	<u>3</u>	_____	_____	_____
17. Road Layout	<u>1</u>	<u>1</u>	<u>3</u>	_____	<u>1</u>	<u>1</u>
18. Dog Control	_____	_____	<u>2</u>	_____	<u>2</u>	<u>1</u>
19. Trash Collection	_____	_____	_____	_____	<u>2</u>	<u>3</u>
20. Street Maintenance	_____	_____	<u>1</u>	<u>1</u>	<u>1</u>	<u>3</u>
21. Traffic Signs	_____	_____	<u>4</u>	_____	_____	<u>2</u>
22. Traffic Control (Speed)	_____	_____	<u>2</u>	<u>1</u>	<u>3</u>	_____
23. Weed Control	_____	_____	_____	<u>1</u>	<u>4</u>	<u>1</u>
24. Sidewalks	_____	_____	_____	<u>4</u>	<u>2</u>	_____
<u>Employment</u>						
25. Employment Opportunity, Youths ...	_____	_____	_____	_____	<u>1</u>	<u>3</u>
26. Employment	_____	_____	_____	_____	<u>1</u>	<u>3</u>

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

1. Water supply/system - 2
2. Sewer System - 2
3. Fire Protection - 2
- 4.

52. Cont.

Additional suggestions in order of frequency:

Restaurants, Housing, Tourist Facilities, Parks and Picnic Areas, Cultural Activities, Meeting Places for Community Groups, City Government, Adequate Restrictions for Property Development, Fairness of Taxes to Meet City's Revenue Needs, Participation of Citizens in Government, Condition of Public Buildings, and Shopping Facilities.

53. To pay for the improvements you have listed in question 52, what is the annual maximum city tax rate you would approve of (Taxes per thousand dollars of property)?

Less than \$1 ___ \$1 - \$2 ___ \$2 - \$4 ___ \$4 - \$6 ___ Over \$6 if necessary 2

54. If the City must increase revenues to maintain even a minimal level of city services, which of the following revenue sources would be fairest and most equitable?

- 1 A. Increased property tax base
- ___ B. City income tax, to be collected through your state income tax return
- 1 C. Utility users tax, which would appear on your utility bills
- ___ D. Property tax levy for a specific purpose, such as street repair or police protection
- 4 E. No opinion

55. In your opinion, what type of growth should be encouraged and what type discouraged?

	<u>Encouraged</u>	<u>Discouraged</u>
A. Heavy Industries	___	<u>3</u>
B. Light Industries	<u>3</u>	<u>1</u>
C. A Residential Community for People Working Elsewhere..	<u>3</u>	___
D. A Community That Would Encourage Retired People	<u>4</u>	___
E. A Community for People Who Work Here	<u>3</u>	___
F. New Business Enterprises	<u>6</u>	___

56. Do you feel that industrial land needs to be set aside within our city limits for industrial development? Yes 3 No 1

57. Do you feel old dilapidated buildings in the city should be removed Yes 1 No 5

58. List any areas or buildings in the city that you think are worthy of historic preservation.

<u>Name</u>	<u>Location</u>
School house - 4	_____
Hotel - 3	_____
City Hall - 3	_____
P.O. Block	_____
Water Tower	_____
Ye Old House	_____
All old buildings	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

59. List new business you think are needed.

 Grocery Store - 2 _____
 Liquor Store - 2 _____
 Shoe Store _____

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

4 Weekly, 1 Monthly, or 2 Less basis.

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

1 A lot _____ Moderate 4 Little 1 None

62. What kind of housing is needed in Wasco?

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

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

_____ A. Actively encourage development of mobile home parks
1 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. Allow mobile homes to be sited as if any other single family dwelling
_____ E. No opinion

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

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

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

Work _____ Proximity to The Dalles _____
Schools _____ Friendly People _____
Available Housing _____ Less Expensive cost of living 2
Air and Climate _____ Quiet, good environment, pleasant community, less city stress _____

66. How many years have you lived in Wasco?

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

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

_____ under 10 _____ 10-17 _____ 18-22 _____ 23-35 _____ 36-50 6 51-64 _____ 65 and over

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

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

69. Should there be city regulations for the preservation of natural features such as trees, shrubs, streams, and land surfaces? Yes 1 No 1 No Opinion 4

List those features you feel need protecting.

General desert environment

70. What streets are most in need of improvement?

All - 3

Streets west and north of U.S. 197

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

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

- ___ lumber industry
- ___ agriculture
- ___ education
- 3 retired
- ___ construction
- ___ unemployed
- ___ clerical/retail trade
- ___ no second wage earner
- ___ other blue collar
- ___ professional/managerial
- ___ other white collar

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.

Cooperation of residents - 2

More positive action

Also mentioned were:

74. Would you be willing to work on a citizen group in developing a land use plan? Yes 2 No ___

If yes, please contact City Hall.

AGENCY INVOLVEMENT PROGRAM

Early in the planning process a letter was sent 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 Shaniko, Wasco County
is carrying out a land use planning program. In order to ensure greatest accuracy of the plan we wish to coordinate with all affected governmental agencies.

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

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

(check as many as are appropriate)

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

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

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

_____ DLED 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.

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 _____

SEWAGE 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 _____

REQUEST GRANTED _____, DATE _____

REQUEST DENIED _____, DATE _____

OTHER ACTION _____, DATE _____

CONDITIONS PLACED ON REQUEST _____

SIGNED _____, DATE _____

CITY RECORDER

FEE SCHEDULE:

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

OFFICE USE

PAID