

CITY OF WASCO

COMPREHENSIVE LAND USE PLAN

**June 2003 revision to incorporate
Transportation System Plan**

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WASCO

REVISED
COMPREHENSIVE LAND USE PLAN
MAY, 1978

COMPREHENSIVE LAND USE PLAN WASCO, OREGON

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May, 1978

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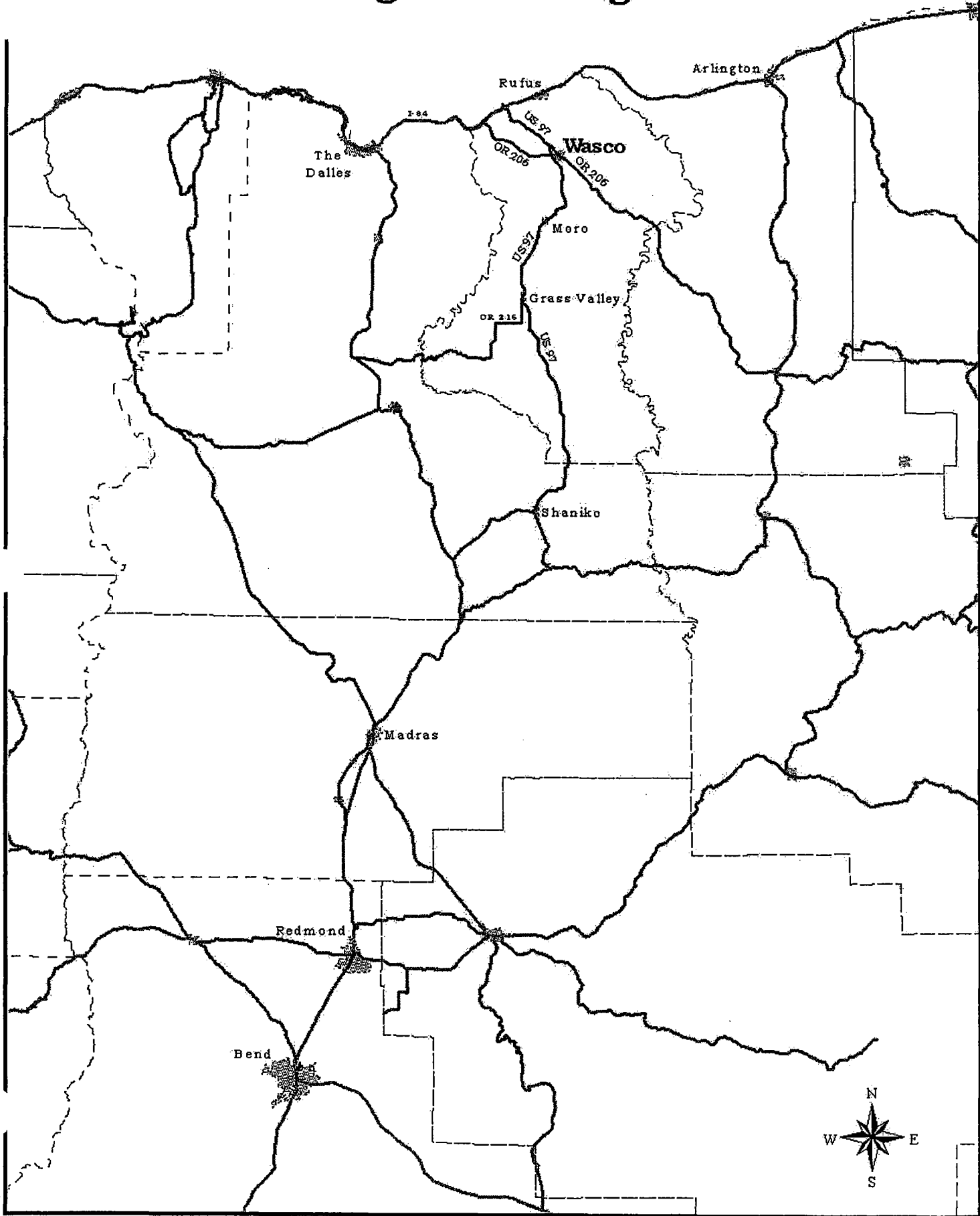
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Regional Setting



INTRODUCTION

PLANNING FOR WASCO

This comprehensive plan was developed for the City of Wasco 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 Wasco 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 for the basis for business, the public, and individuals to make sound investment decisions. By knowing where and how development may occur, financial savings will be realized and development can proceed more rapidly while attaining the desired livability goals determined by the area.

Those living in Sherman County near the Deschutes and Columbia Rivers are fortunate to have an environment with natural resources that often provides an economic livelihood along with abundant scenic and natural amenities. However, poorly considered land use decisions leading to a disorderly and often uneconomic land use pattern can threaten this enviable way of life. We can no longer afford to make these arbitrary decisions regarding land uses, we must instead, consider land for what it really is, not a commodity to be bought and sold, but rather a resource, a non-renewable resource for which competition for its use is becoming increasingly intense.

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

PLANNING PROCESS

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

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

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

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

schedule for a three to five year period. The review and update are necessary to include and reflect changing social values, attitudes and competition for the use of 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 Wasco 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 Wasco 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 Wasco. 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 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 capriciously at each review if individual, organizations, and public agencies are to be able to rely on it. With these reviews most adjustments will be small and easily accommodated. Those people and agencies, as well as the general public who were involved with the preparation of this plan, will be given the opportunity to be included in any review so their understanding and support of the plan will continue.

TYPES OF AMENDMENTS

A Comprehensive Plan Amendment may take the following forms:

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

LEGISLATIVE REVISIONS

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

QUASI-JUDICIAL

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

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

Substantive Criteria

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

Procedural Process

1. Parties at a plan change hearing must have an opportunity to be heard and to present anti 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 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 Wasco.

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

1. The formation of a Citizen Advisory Group consisting of members of the City Council, and any other interested citizens.

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

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

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

Sherman Country Club
Wasco Study Club
Sherman Cooperative Grain Growers

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

PHYSICAL CHARACTERISTICS

GENERAL PHYSICAL SETTING

The City of Wasco is located in northern Sherman County, ten miles south of the Columbia River and I-80N and nine miles north of Moro, the county seat. At an elevation of 1,276 feet, Wasco sits on a high plateau, which adjoins the Columbia Basin.

Wasco is a low-density agricultural service center surrounded in almost every direction by expansive wheat farms. Furthermore, it is positioned between two rivers classified under Oregon's Scenic Rivers System, the Deschutes and the John Day. Because of the natural setting of the city and proximity to fine trout fishing as well as the rural atmosphere, people from more urban areas are now attracted to the city for retirement and recreational homesites.

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

TOPOGRAPHY AND DRAINAGE

Topographically, Wasco is located in what is known as Spanish Hollow. Within the city limits there is an elevation change of over 240 feet. Urban development has occurred mostly at the bottom of the hollow along the major transportation corridors, i.e., highways and railroads. City streets extend upward in the cardinal directions from the hollow bottom and the hollow passes through the city in a northwest/southeast direction. Vehicular traffic is only rarely disrupted when snow or ice forms on sloping streets. The topography has had only a moderate influence on existing land use patterns and will not be a significant factor in the future.

Some flooding may occur in localized areas along the hollow bottom during periods of rapid runoff (see hazards map).

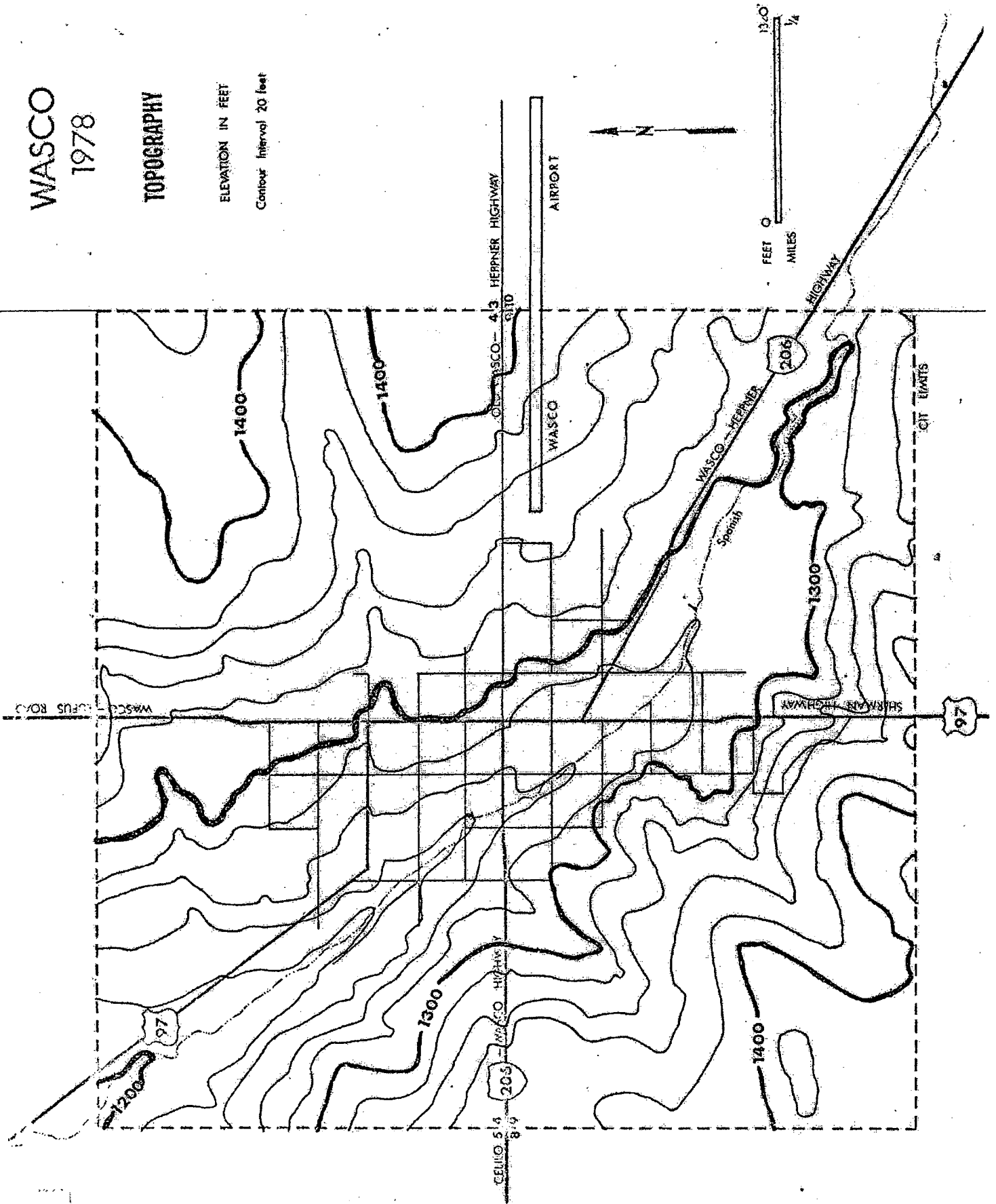
The city limits delineate an area of approximately 640 acres, much of which is productive farmland.

WASCO 1978

TOPOGRAPHY

ELEVATION IN FEET

Contour Interval 20 feet



CLIMATE

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

The presence of the Columbia Gorge allows moist, cool marine air to pass over the County. These air masses moderate the temperature extremes that are typical of the continental air masses. As a result, rarely do the abnormally hot or cold spells persist for more than a few days (Sidor, 1966).

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

TABLE 1

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

Period	<u>Maximum</u>											
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1972-1977	90	81	62	56	57	58	64	72	83	93	98	97
1971-1976	91	80	60	54	56	56	63	69	85	95	99	98
1931-1960	91	77	62	56	52	57	66	76	87	92	99	97

Period	<u>Minimum</u>											
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1972-1977	34	24	19	11	0	14	22	19	29	39	42	41
1971-1976	34	24	21	10	10	20	19	24	30	39	41	42
1931-1960	33	26	17	15	5	10	20	26	30	37	42	41

Period	<u>Mean</u>											
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1972-1977	59.8	49.3	39.4	33.8	30.2	35.5	40.6	45.5	52.7	61.7	56.7	67.5
1971-1976	60.2	47.5	40.0	32.8	31.4	37.1	40.8	44.0	54.4	62.4	60.0	68.1
1931-1960	61.2	50.6	38.8	33.7	29.7	34.6	41.4	48.3	55.6	61.4	68.9	67.5

Source: Monthly Weather Reports, Sherman Experiment Station

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

Rarely is the wind not present in Sherman County. The relative velocities in different locations throughout the County varies tremendously. In the northern part of the County within two miles of the Columbia Trench and along the breaks of the Deschutes the wind is typically more powerful than in any other area of the County. Listed below is the wind information collected at the Sherman County Experiment Station.

TABLE 2

MONTHLY AVERAGE WIND VELOCITY (in MPH)
 As recorded at the Sherman Experiment Station
 For the crop years 1931-1960, 1967-1971 and 1972-1977

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

MONTHLY AVERAGE WIND VELOCITY (in meters/second)
 As recorded at the Sherman Experiment Station for
 The crop years 1931-1960, 1967-1971 and 1972-1977

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

Evaporation records are maintained at the Sherman County Experiment Station. The loss of soil moisture or surface water through evaporation are both important factors in the production of dryland crops and irrigated crops, especially when a reservoir is utilized for water storage. Listed below is the average monthly evaporation of water from a free water surface for the 1972-1977, 1967-1971 and 1931-1960 crop years.

TABLE 3

EVAPORATION (in inches)

Period									Crop Year
	Sep	Oct	Apr	May	Jun	Jul	Aug	Total	
1972-1977	7.72	3.7	5.59	7.81	10.36	12.77	11.56	59.51	
1967-1971	7.74	3.94	5.12	8.62	10.03	13.40	12.30	61.16	
1931-1960	6.20	2.85	4.86	6.99	8.53	11.35	9.84	50.62	

Precipitation (in millimeters)

Period	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
1972-1977	12.2	14.2	37.3	40.1	34.3	19.6	24.6	14.5	19.3	13.5	8.6	16.8	255.0
1967-1971	8.6	20.1	48.5	39.1	47.8	14.7	17.8	18.5	16.5	17.5	1.8	8.1	259.1
1931-1960	12.7	28.2	41.1	21.7	45.5	31.8	27.4	19.3	21.3	22.4	4.3	4.3	300.0

EVAPORATION (in millimeters)

Period									Crop Year
	Sep	Oct	Apr	May	Jun	Jul	Aug	Total	
1972-1977	196.1	94.0	142.0	198.4	263.1	324.4	293.6	1511.6	
1967-1971	196.6	100.1	130.3	218.9	254.8	340.4	312.4	1553.5	
1931-1960	157.5	72.4	123.4	177.5	216.7	288.3	249.9	1285.7	

AIR QUALITY

Sherman County is located within the Central Oregon Intrastate Air Quality Control Region (Region 190). Air quality sampling stations within this region, are located in The Dalles, Bend, Klamath Falls and at the Oregon Institute of Technology (located about 2 miles north of Klamath Falls). The data collected at the sampling stations were evaluated with respect to the National Ambient Air Quality Standards listed below:

TABLE 4

<u>Contaminant</u>	<u>Federal Standards (micrograms/cubic meter)</u>	
Suspended Particulate	(1) .75 ug/M3 annual	(1) 60 ug/M3 annual geometric mean
	(2) 260 ug/M3 max. 24-hr	(2) 150 ug/M3 max. 24-hr concentration (a)
Sulfur-Dioxide	(1) 80 ug/M3 max. 24-hr concentration (a)	
	(2) 365 ug/M ³ max. 24-hr concentration	(2) 1300 ug/M ³ max. 3-hr average (a)

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

The primary and secondary annual geometric mean standards for suspended particulates have been exceeded within the region. The primary standard was exceeded in 1971 at the Klamath Falls sampling station but has not been exceeded since at Klamath Falls or at any other station. The primary and secondary standards for sulfur dioxide have not been exceeded within the Region (Department of Environmental Quality, 1975).

Suspended soil particulates are considered to be the primary cause for air quality degradation in the region. Microscopic examinations of the samples collected at the Klamath Falls station indicate that wind borne dust is responsible for 55% of the average sample. It is anticipated that a similar percentage of wind entrained dust would be present in other samples in different locations within the region.

The major emission sources of particulate emissions in the county are Sherman County Grain Growers (74.3 tons/year), Mid-Columbia Grain Growers at Grass Valley (33.0 tons/year), Mid-Columbia Grain Growers at Moro (46.0 tons/year) and light duty motor vehicles (36.1 tons/year). Light duty motor vehicles are the only major source of sulfuric oxide emissions within Sherman County.

Sherman County air quality is excellent and is anticipated to continue at such high levels in the future.

SOILS

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

The physical properties of any given soil are determined by the combination of five factors: (1) the physical and mineralogical composition of the parent 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 has resulted in the development of seven soil phases within the city limits of Wasco.

The Walla Walla soil series contains five of the seven soil phases: Walla Walla silt loam, very deep, 7 to 20 percent north slopes (WaBN); Walla Walla silt loam, very deep, 3 to 7 percent slopes (WaA); Walla Walla silt loam, deep, 3 to 7 percent north slopes (WbA); Walla Walla silt loam, deep, 7 to 20 percent north slopes (WbBS); Walla Walla silt loam, moderately deep, 7 to 20 percent south slopes (WcBS).

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

Use	Soil	Rating	Restrictive Feature
Septic Tank Absorption Fields	WaA	Slight	
	WaBN	Moderate	Slope
	WbA	Slight	
	WbBS	Severe	Slope
	WcBS	Severe	Slope
Dwellings without Basements	WaA	Moderate	Low Strength
	WaBN	Moderate	Slope, Low Strength
	WbA	Moderate	Low Strength
	WbBS	Severe	Slope
	WcBS	Severe	Slope
Dwellings with Basements	WaA	Moderate	Low Strength
	WaBN	Moderate	Slope, Low Strength
	WbA	Moderate	Low Strength
	WbBS	Severe	Slope
	WcBS	Severe	Slope

Small Commercial Buildings	WaA	Moderate	Slope, Low Strength
	WaBN	Severe	Low Strength
	WbA	Moderate	Slope, Low Strength
	WbBS	Severe	Slope
	WcBS	Severe	Slope
Local Roads and Streets	WaA	Slight	
	WaBN	Moderate	Slope
	WbA	Slight	
	WbBS	Severe	Slope
	WcBS	Severe	Slope

Source: Soil Interpretation Sheets for Oregon

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

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

The subclasses indicate the principle limitation within the class. Subclass "e" indicates that soil erosion is the main limitation, unless close growing plant cover is maintained. Subclass "s" indicates that the soil is shallow, droughty or stony and class "c" is used to indicate that the chief limitation is climate (too cold or too dry).

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

Soil	Capability Classification	Average Wheat Yield/Acre
WaA	IIc	50 Bu
WaBN	IIIe	50 Bu
WbA	IIc	39 Bu
WbBS	IIIe	39 BU
WcBS	IVe	17 Bu

Source: Sherman County Soil Survey

RUFUS ROAD

WASCO 1978

SOILS

- W6A II WALLA WALLA Silt Loam Very Deep
3%-7% Slopes
- W6B II WALLA WALLA Silt Loam Deep
3%-7% Slopes
- W6BN III WALLA WALLA Silt Loam Very Deep
7%-20% North Slopes
- W6BN III WALLA WALLA Silt Loam Deep
7%-20% North Slopes
- W6BS III WALLA WALLA Silt Loam Very Deep
3%-7% South Slopes
- W6BS III WALLA WALLA Silt Loam Deep
7%-20% South Slopes
- W6BS IV WALLA WALLA Silt Loam Moderately Deep
7%-20% Slopes

Due to Urbanization some soil characteristics within the city limits have changed and are no longer classified.

AIRPORT



FEET 0 1320
MILES 1/4

HIGHWAY



City Limits

CELILO 5
8

HEPPNER HIGHWAY

GEOLOGY AND NATURAL HAZARDS

Wasco is located, as is all of Sherman County, on the Columbia Plateau. Geologic units near Wasco include Columbia River Basalt (Blue Basalt) and lowland alluvial deposits along the drainage ways.

Flooding of the low-lying parts of the community is the only natural hazard, which warrants discussion. All other natural hazards are not likely to occur with the exception of slides, which should be minimal provided standard grading practices are followed.

The potential for flooding along Spanish Hollow Creek is severe (see the following map). Under unusual circumstances the runoff from the agricultural lands that drain into Spanish Hollow cause flooding within the City. The culverts under several of the streets are inadequate to convey high discharges of water and abrupt turns in the channel further retard the flow of water. The culvert at the intersection of Ellis Avenue and the Sherman County Highway was clearly inadequate during the 1964 flood (Bealieu, 1977)¹

Poor maintenance of the channel limits its capacity to safely carry lesser discharges of runoff, which occur more frequently. Bank overflow could be reduced if scattered debris, deposits of mud and vegetation not necessary for bank stability were removed.

Assuming favorable cost-benefit ratios, it is recommended that the stream channel be evaluated from a hydraulic engineering standpoint and that appropriate modifications be made, if practical (Eleaulieu, 1977).

MINERAL AND AGGREGATE RESOURCES

There are not any developed aggregate or mineral sites located within the city limits of Wasco. There are, however, sources of aggregate materials. These sites have not been developed due to the obvious conflicts that would arise during the operation of a rock crusher within an urban area. Two developed gravel sites are within two miles of the City.

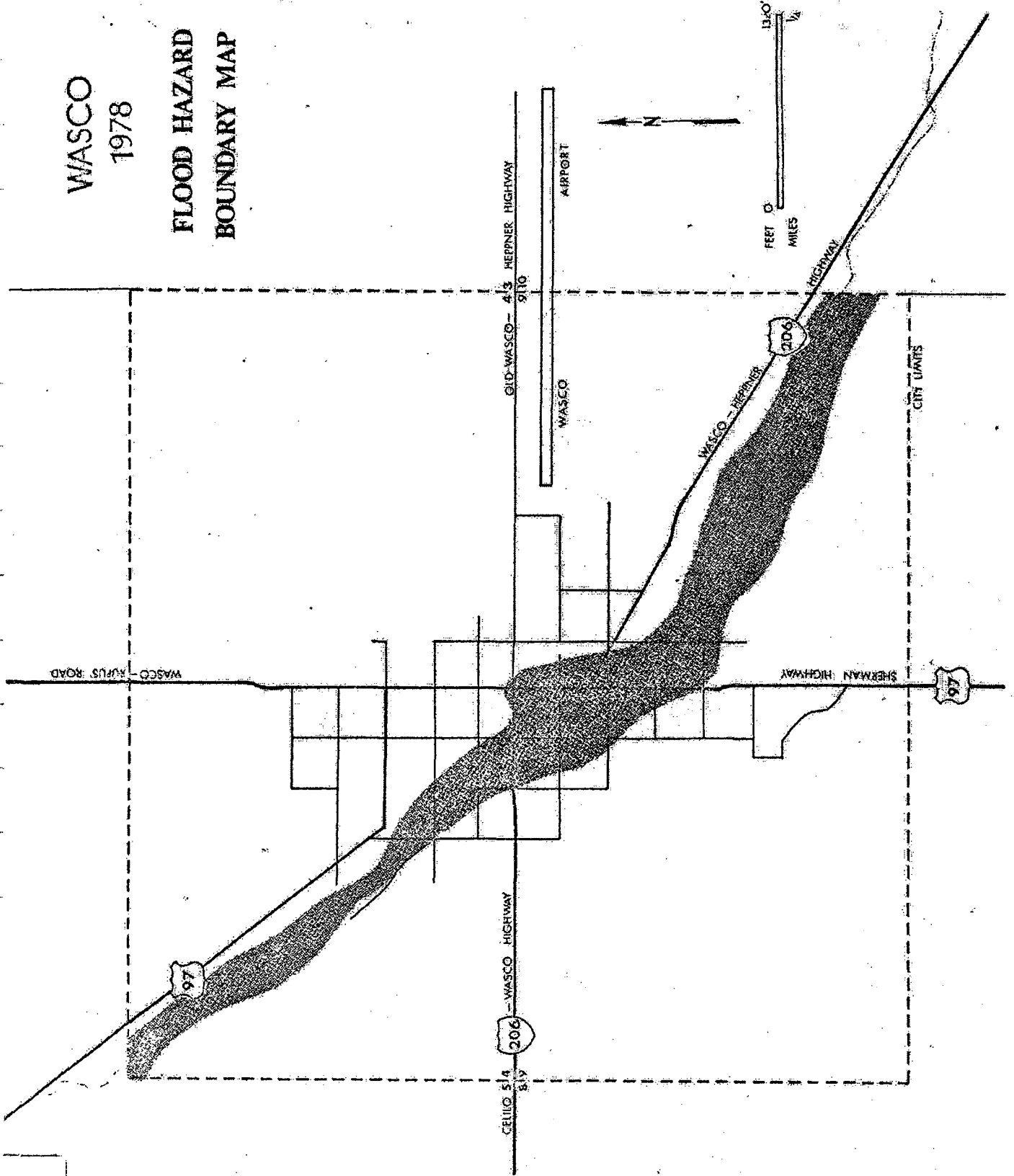
No known sources of precious metals or stones exist within the City.

¹ See map -next page. See Bibliography.

WASCO

1978

FLOOD HAZARD
BOUNDARY MAP



SOCIAL CHARACTERISTICS

HISTORY

The City of Wasco started out as Spanish Hollow with a post office commission being received there in 1870 by Jesse Eaton. He was succeeded by Wilson M. Barnett in 1882 who changed the name to Wasco (an Indian name meaning a maker of horn basins), for the county in which it was formerly situated, when the post office was moved to the southeast corner of Clark Dunlap's land which was laid out as a townsite. Wasco considered itself to be the first city in Sherman County to incorporate, in 1898 with a population of 300; but when it was found that the incorporation was incorrectly handled, the City had to reincorporate in 1905.

Like most cities of its era, Wasco suffered a disastrous fire, in 1903, losing a sizeable store, opera house and residence. In this instance, the City survived.

With the advent of the auto, roads followed, influenced by Samuel Hill, son-in-law of railroad magnate James J. Hill, who also played a key role in Oregon's development. In 1914 the State of Oregon let a contract for a road to connect Wasco with the main roads and the ferry across the Columbia River. At the same time, the County built a road to The Dalles by way of Fulton Canyon. Even into the 1920s Sherman County citizens found it necessary to use Miller's toll bridge to reach The Dalles. The Sherman County Highway was completed by 1924 as a result of Wasco and Wasco citizens' efforts in selling city bonds for curbing and grading. It was also thought that the Columbia River Highway would go through Wasco. In a wave of optimism, trees were planted and a \$50,000 hotel built. Instead, development and growth followed the Columbia River, and Wasco remained primarily an agricultural service center.

Another major influence on Wasco as well as the rest of the County was the introduction of a central electric power system by 1921. Wasco, Moro and Grass Valley sold shares in a company to bring the power. By 1939 a farmer-owned co-op was bringing power from the Bonneville Dam. The co-op was sold to the REA in 1940; by 1955 the REA and PP & L connected their systems.

Sherman County weathered the Depression by issuing its own county script to provide teachers and other public employees with something spendable. There was never more than \$300 of the script in use, but it helped to bring the County through difficult times. When a large bank, the First National, opened a branch in Moro in 1937, the County felt it had safely moved out of a depressed era.

In 1964 Sherman County experienced a devastating flood, losing many of its bridges. It took a week to reestablish electrical power in the County.

Presently, Wasco's population is 395, by 1976 count in the 1977 - 1978 Oregon Blue Book. Local businesses number twenty-three including the City of Wasco and the Wasco School District #7 as employers.

POLITICAL STRUCTURE AND ADMINISTRATIVE FACILITIES

Wasco is administered by a Mayor and six council members, all of whom are elected for simultaneous two-year terms. The Council meets as a committee of the whole except for when ad hoc committees are created for special projects. Regular meetings are held on the first Monday of every month.

Salaried employees of the city of Wasco are the Recorder, Treasurer, and a maintenance worker who is "on call" to assist with water, sewer, and park maintenance.

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

POPULATION CHARACTERISTICS

Population count for the City of Wasco was estimated at 395 in 1976 according to the July 1, 1976 Population Estimates for Oregon Counties and Incorporated Cities, compiled and published by Portland State University. The 1970 Census of population showed 412 residents in Wasco, indicating a decrease of 4.13 percent during the six-year period. By 1980 the estimated population figure is 374.

Reasons for this decrease are attributed to the lack of industry, the general age of the population, lack of available housing for newcomers, and the disinclination of present residents to attract industry to the community which, in its present state, offers quiet, low-cost living with a modicum of services.

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

Year	Wasco Population	Percent Change
1930	400	
1940	303	-24.25%
1950	305	+0.66%
1960	348	+1.41%
1970	412	+18.39%
1976	(Estimated) 395	-4.13%
1980	(Estimated) 374	-5.32%

Sherman County's 1970 population of 2,139 is 307 people or 12.5 percent less than the population of 1960. The net projection for the county is for an estimated 3.8 percent decrease by 1980 because the population and work force has aged. In 1970, at the time of the last census, the breakdown by age and sex of Wasco's population of 412 was as follow:

<u>Age</u>	<u>Male</u>	<u>Female</u>
Under 5	9	6
5 - 9	18	13
10 - 15	33	36
16 - 17	11	14
18 - 20	7	8
21 - 24	5	12
25 - 34	16	13
35 - 44	27	32
45 - 54	28	21
55 - 64	27	32
65 - 74	11	11
75 - +	8	14
Totals	200	212

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

The migration trend is another population factor to be studied.

Migration for the State of Oregon

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

Question number 67 addresses the age groupings in Wasco. It showed the following:

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

Under 10: 4 10-17: 5 18-22: 0 23-35: 6 36-50: 10 51-64: 22 65 and over: 16

The pattern apparent is that young people out-migrate in the late teens to early 20s. In-migration begins to occur from people in their later 20s to mid-30s. Wasco, with its current gradually declining population is running counter to the trend of the State of Oregon.

An accurate projection to 1980 is impossible due to several factors. The small number of individuals involved influences statistics in an unrealistic manner. The overall nonagricultural employment picture is not clear, and the population picture of the county is directly reliant upon the

amount and location of services, which the existing communities elect to provide. Source: Mid-Columbia Solid Waste Plan: Generation, Disposal and Management for Wasco, Hood River and Sherman Counties, MCEDD, November, 1975.

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

TABLE 5
POPULATION PROJECTION

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

Growth indicators and population trends reveal that north Sherman County, particularly those cities located within close proximity to the Columbia River and Hwy 1-80N, will receive the bulk of population increase. Cities situated within central and southern Sherman County will remain in a stable condition with only a Slight upward increase in population and each cities' economic base.² With its location just eighteen miles south of the Columbia River, and the base provided by its administrative and educational facilities and opportunities, Wasco is likely to share in a portion of the population expansion projected for the northern area of Sherman County. There is also the likelihood of growth from the industrial areas of Klickitat County in Washington, and workers at the John Day Dam.

ECONOMIC CONDITION

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

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

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

² Toronto, J. Val and Associates, Comprehensive Water and Sewer Plan, July 1971.

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

Viewed from an economic standpoint, Wasco is a typical city in "Sherman County - a land of wheat." With the economic base of the county being agriculture - almost entirely wheat with some cattle grazing - and a public attitude anti-heavy industrial development, it is practical and realistic to expect continuation of a mono-based economy. Wasco, although located in a grain exporting area, is not a member of a port district. A survey of residents (Appendix C) indicates that employment for residents is generally outside the city itself.

Wasco might normally anticipate growth with the trend toward out-migration from metropolitan areas except for the fact that it is far from such areas and the cost of fuel for transportation may become a factor. Comparing the population decrease with that of its county, which is projected for a slight increase, Wasco is departing from the trend of its area and state. Wasco's economy is dependent upon service oriented economic elements, its labor force, and income. The rising age level of residents, many of whom are retired, related closely to the labor force and income. Sources of income available are: employer pensions, businesses and investments; savings; employment; Food Stamps; Old Age Assistance from the Public Welfare Division; Supplemental Security Income (federal and state); and a growing number of services in the areas of health, transportation, and sociability.

Who are the major employers in Wasco?

Economic analysis for cities within Sherman County is done on a countywide basis for the expedient reason that most economic data is available only for counties. Although approximately 29% of all employed persons within the county are involved in the agricultural industry. Overall, the employment picture for Sherman County is reflected in the following tables:

TABLE 6
EMPLOYMENT BY INDUSTRY

	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>
1. Agriculture	565	440	357	234
2. Forestry & Fisheries	0	0	5	
3. Mining	1	1	5	
4. Contract Construction	41	87	59	110
5. Manufacturing	7	8	0	27
Food & Kindred Products	0	0	0	4
Textile Mill Products	0	0	0	
Apparel	0	0	0	
Lumber, Wood Products, Furn.	2	1	0	
Printing & Publishing	2	3	0	6

Chemicals & Allied Products	0	0	0	17
Electrical & Other Machinery	3	3	4	
Motor Vehicles & Equipment	0	0	0	
Other Transportation Equipment	0	0	0	
Other Miscellaneous	0	1	0	
6. Railroad & PR Express	26	30	37	16
7. Trucking & Warehousing	12	10	14	5
8. Other Transportation	15	10	13	
9. Communications	0	0	0	
10. Utilities & Sanitary Services	3	8	0	4
11. Wholesale Trade	24	31	25	35
12. Food & Dairy Products Stores	25	23	25	25
13. Eat, and Drink Places	8	36	40	61
14. Motor Vehicle Retailing and Service Stations	*	*	*	28
15. Other Retail Trade	57	53	50	38
16. Finance, Real Estate, Insurance, Banking	5	7	9	15
17. Hotels & Other Personal Services	20	20	18	20
18. Private Households	36	11	16	4
19. Business & Repair Services	13	14	12	10
20. Entertainment & Recreational Services	1	3	8	6
21. Medical, Other Professional & Health Services	56	48	134	5
22. Public Administration	28	26	12	36
23. Elementary, Secondary schools-Government	*	*	*	114
24. Armed Forces	0	0	0	0
25. Industry Not Reported	19	17	8	6
Total	962	883	851	807

*Industry Not Listed

Source: US Census of Population

In 1977 the number of employed persons expanded to 860 people. Listed below is the number of people employed in all occupations.

TABLE 7
EMPLOYED PERSONS - 1977

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

Source: Oregon Employment Division

What are the economic trends in Wasco?

Even though, generally, employment has declined within the agricultural sector –59% between 1940 and the last census in 1970 – it is still, by far, the most important element of the County's economy. Between 1969 and 1973 this sector accounted for approximately 38% of the total personal income within the County. Agricultural employment is decreasing because of larger and fewer farms, and because of mechanization in agricultural production as reflected in the following density figures:

TABLE 8
FARM STATISTICS
SHERMAN COUNTY 1969

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

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

In December of 1977, owing to drought conditions, twenty-two applications for emergency funds were received from residents of Sherman County by the Farmers' Home Administration County Office in The Dalles, out of a total of sixty-eight for COG #9.

For the county, the following table shows the local government payroll in 1975, of which a goodly portion emanates from Moro:

TABLE 9
Local Government Payroll
(County, City, School and Special Districts)
October 1972

Number of employees	132
Oct. 1975 payroll (in thousands)	\$ 67
Full-time equivalent employment:	
Total	95
Education	71
Highways	9
Public welfare	1

Wasco's close proximity to Moro (nine miles to the South) may result in Moro jobs providing employment opportunities for Wasco residents, possible in-migration, and changing population composition. Because growth and development of the Mid-Columbia region is anticipated

primarily in the areas along the Columbia River and I-80N, Wasco could benefit from its position just ten miles south of this projected growth area. Decrease in major construction projects in this area has accounted for some of the drop in population and income; however, the expansion of new federal social programs and local law enforcement and administrative offices in the County Seat may also affect Wasco.

Retail trade figures describe Wasco's role as a service center, assuming that a portion of the countywide figures can be proportionately assigned to Wasco.

TABLE 10
SHERMAN COUNTY TRADE
NUMBER OF ESTABLISHMENTS/SALES (IN THOUSANDS)

	Retail	Wholesale	Selected Services
1963	39/\$2,894	14/\$8,198	117/\$1,915
1967	39/\$2,465	12/\$5,244	148/\$2,105
1972	42/\$3,414	11/\$9,147	179/\$4,388

The norm of one hundred jobs in basic industry creating approximately seventy-five jobs in non-basic businesses has little relevance due to the absence of or desire for any heavy or basic industry in Wasco. According to the Standard Industrial Classification figures of 1975, approximately twenty-three businesses owned and operated locally, including the City of Wasco, provided a payroll of \$734,067.71, generating an annual average of 120.88 jobs. Included in the total payroll is the Wasco School District 117 with a 1975 payroll of \$110,760.92 for an average of 14.58 employees.

Because average income in Sherman County is considered to be high (\$8,650 in 1974), discussion of "poverty" may seem to be amiss. However, taking into account the definition of "poverty"³ and reflecting upon the figures presented in Table 11 it is apparent that while not a large number of people are afflicted with low income status, the percentage is considerably higher than that in the neighboring counties in COG #9.

³ As defined in the 1970 census, the poverty level, for an unrelated person 65 years or over, is an annual income of less than \$1,750 and for a two person family 65 or over, it is an annual income of less than \$2,195. This means less than \$145 per month for a single person and less than \$182 per month for a couple.

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

TABLE 11
COUNTY POVERTY LEVEL CHARACTERISTICS

	HOOD RIVER	SHERMAN	WASCO
Below Poverty Level			
Age 60 and over	522	102	648
Age 65 and Over	426	84	503
% of 60 and over (state)	0.3%	0.2%	1.0%
% of all persons	24.1%	28.8%	20.4%
% of 65 and over			
(Non-institutionalized)	29.2%	38.4%	23.8%
unrelated individuals	46.5%	92.9%	60.8%
in families	53.5%	7.1%	39.2%
125% of Poverty Level			
Age 65 and over	126	11	197
% of 65 and older	8.6%	5.0%	9.3%
65 and older with income			
below 125% Poverty Level	552	95	700
% of 65 and older	37.3 %	43.4%	33.1%
75% of Poverty Level			
Age 65 and over	191	56	337
% of 65 and older	13.1%	25.6%	16.0%

Source: 1970 Census

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

What do the residents of Wasco feel is needed?

Citizens responding to the survey conducted in Wasco" place maintenance of environment as a prime concern - while, at the same time, acknowledging a desire for increased goods and services, additional job and recreational opportunities, and a coordinated effort to stimulate economic development with the addition of light industry and new businesses.

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

An updated feasibility study prepared by CH2M Hill, Inc. for the Northeast Sherman County Irrigation Project describes a pumped-storage project proposed by the U.S. Army Corps of Engineers which would allow irrigators to pump water from the Biglow Canyon reservoir rather than the John Day River which would significantly lower costs of construction, operation and maintenance in transporting irrigation water from the river to the farm lands. The report draws the following conclusions:

1. The economic feasibility of irrigation development is improved by benefits of the pumped-storage project, and
2. "Using several crop rotation programs, net returns from farm operation should be adequate to establish feasibility of the project."⁴

The feasibility study details estimated costs and return over a four-phase program to be as follows:

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>	<u>Phase 4</u>
Capital Cost Estimate per Acre	\$736.00	\$598.00	\$642.00	\$715.00
Operation Costs per Acre	\$99.40	\$84.27	\$88.77	\$94.52
Est. Return to Land in Dollars/Acre ⁵	\$69.09	\$84.22	\$79.72	\$73.97

Ch2M Hill, who performed the study as a Technical, Assistance Project, recommends further exploration of both irrigation system alternatives, land owners' interest, and of the establishment of a legal organization to assume responsibility for construction and operation of the project.

Wasco has indicated an interest in pursuing studies in conjunction with regional planning bodies to ascertain the feasibility of irrigation development projects. Additional policies relating to economic development in Wasco, which have been developed in light of the inventories of this plan and the public opinion survey, are located in the "Policies" portion of this Plan.

What is the future for Wasco?

With present wheat productivity, industrial development is not warranted in the cities of Sherman County, which do not border on the Columbia River. The MCEDD Industrial Site Survey of October 1976 describes Sherman County as being "...an agriculturally based area which does not want heavy industrial development, cannot support it, and realistically does not have any quantity of suitable lands for such. Land is and will remain in agriculture." Such attitudes were borne out by the opinion survey, which appears as Appendix C.

⁴ Economic Development Administration and NE Sherman Irrigation, CH2M Hill, Reconnaissance Report for the Northeast Sherman County Irrigation Project, Portland, Oregon. May, 1978.

⁵ Return to Land and Water less Water Cost which includes annual capital and operation costs for the irrigation system, based on October 1977 crop prices which are five percent below mid-1976 prices. Agricultural prices have a significant impact on the economic feasibility of developing irrigation facilities.

Wasco, defined as a "central place town" is located along a natural transportation route, serves as an agricultural service center, and offers services for tourists, as its past history indicates. Central place towns tend to decline in importance with the increased mobility of the farmer, unless offset by a changing composition in employment opportunities. On the other hand, Wasco is enhanced as a retirement area by such balancing factors as easier living and outdoor recreational activities.

The economy of Wasco is closely linked to its population, which functions as a market for economic activities. Because the population is composed of a higher percentage of older persons, there is need to increase the attractiveness of the community in terms of living environment, employment and recreational opportunities, and to maintain a balanced population structure. Wasco, as a city, intends to continue to seek state grant-in-aid or Land and Water Conservation funds to improve or develop its recreational facilities. Furthermore, it will seek to improve employment opportunities, which are compatible with existing and anticipated uses of the land.

ATTITUDE SURVEY SUMMARY

The following summary reflects the attitudes and opinions expressed and compiled in the Attitude Survey which appears in Appendix C.

A total of 34 questionnaires were returned by Wasco residents. Many respondents neglected to answer the first question, which compared Wasco with other communities, but of those who did reply, the vast majority rated Wasco excellent or good by comparison.

Average rating again prevailed in evaluating most health and safety services with pronounced discontent being registered for the lack of medical and dental facilities, dog control, traffic control (speed), and weed control. Opinion regarding sidewalks ranged almost equally between average, below average and poor.

Attitudes about employment opportunities also were rather evenly distributed between average, below average, and a slightly higher proportion of poor's. There was fairly general or average satisfaction with all questions pertaining to government.

Parks and recreation ratings indicated a considerable lack of recreational opportunities for all age groups and significant dissatisfaction with cultural activities since the majority placed those opportunities in the below average or poor column. Parks, fields and meeting places appeared to be relatively average in the opinion of the majority.

Under the heading of "general", climate, air quality and friendliness received high marks as well as freedom from natural disasters. A lack of restaurants was registered by the 28 votes in the poor or below average columns. Otherwise, "average" prevailed.

In answer to question 52 about tax rate approval, a majority favored an annual city tax (per thousand dollars of property) of \$1- \$2 to pay for listed improvements. Three voted to go over \$6 if necessary.

Most types of growth were endorsed by a majority except for heavy industry, which registered 27 detractors as opposed to 5 in favor. A third of the respondents would not encourage Wasco becoming a residential community for people working elsewhere nor that Wasco be a community that would encourage retired people.

A need for some type of bus service from Wasco to The Dalles was indicated on a weekly or at least monthly basis. Most of the respondents felt there was little or no choice of housing for new residents. Needs in housing fell primarily into homes to buy under \$30,000, some mobile homes or duplexes, and a pronounced need for homes to rent and apartments. Encouragement was given to use of mobile and modular homes with only one dissenting opinion. Most replies favored the City also encouraging low-income housing if it did not involve spending city money. Respondents fell primarily in the category of being residents for over 10 years, with the decided majority being over 50 years of age.

The high priority items with regard to park or recreation facilities, finances permitting, ranked need for a recreation center and a swimming pool almost equally. Interest in a city park was also recorded.

A need for city regulations for the preservation of natural features was keenly expressed, with trees, shrubs and creek appearing most frequently on people's lists for those features needing protection. There seemed to be differing opinions with regard to streets in need of improvement. Slightly under half of the respondents (16 out of 34) are retired but they did make up the largest single category, and 21 of the household units reported having a second wage earner.

As with many cities, dog control seemed to be the overriding concern of residents, followed next by property maintenance.

COMMUNITY FACILITIES AND SERVICES

PROTECTIVE FACILITIES

Police Protection:

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

The 1977-78 Sheriff's Department budget was for a total of \$66,465.46. Roughly 80% of the total budget was County funds, 16% federal funds (Comprehensive Employment Training Act Funds - CETA) and 4% was derived from the Oregon State Marine Board. These monies provided for the employment of the Sheriff's staff, office upkeep and the maintenance of the offices' equipment (two patrol units, a pickup, a jeep, and a boat). The Sheriff's office also leases an unmarked unit.

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

In addition to the county law enforcement personnel, the city of Wasco employs a town marshal. This person works in conjunction with the County Sheriff's office to maintain law and order within the city.

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

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

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

Fire Protection:

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

The table below describes the current situation in each of the departments.

<u>Fire Department</u>	<u>City Equipment</u>	<u>Rural Equipment</u>
Rufus	Pumper - 225 gal Tanker - 1500 gal	Pumper - 800 gal
Wasco	Pumper - 500 gal Pumper- 300 gal	Pumper - 500 gal with 750 gal tank Tanker- 1500 gal
Moro	Pumper - 500 gal Pumper - 750 gal* Tanker - 1000 gal*	Pumper - 750 gal Tanker - 1000 gal*
Grass Valley	Pumper - 400 gal	Pumper - 1000 gal
Kent		Pumper - 550 gal

* Cooperative ownership and maintenance

<u>Fire Department</u>	<u>No. Volunteers</u>	<u>No. Fire Hydrants</u>	<u>Fire Rating</u>
Rufus	20	2	9A
Wasco	12	24	8
Moro	15	40	8
Grass Valley	15	18	10
Kent	15	0	10

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

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

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

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

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

EDUCATION FACILITIES

Schools:

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

The average cost of operation per pupil in the county in the 1976-77 fiscal year was \$2,803.18. In the state of Oregon, in the 1976-1977 fiscal year, the estimated average cost per pupil was \$1,617.73. Listed on the following page are the school districts in Sherman County, their respective operating budget for both the 1975-1976 and 1976-1977 fiscal years and the cost of operation per pupil for each fiscal year.

TABLE 12
COST OF EDUCATION

<u>School Districts</u>	<u>Operating Budget</u>		<u>Cost/Pupil</u>	
	<u>1975-1976</u>	<u>1976-1977</u>	<u>1975-1976</u>	<u>1976-1977</u>
Moro	\$156,856	\$174,860	\$1912.88	\$2241.79
Wasco	\$188,908	\$198,346	\$2332.20	\$2155.93
Grass Valley	\$101,525	\$110,100	\$1664.34	\$2117.46
Kent	\$92,189	\$90,721	\$2426.03	\$2109.79
Rufus	\$133,860	\$129,869	\$2307.93	\$2823.24
Sherman High School	\$483,814	\$515,556	\$3081.62	\$3507.18
Total	\$213,753	\$283,857	\$2523.40	\$2803.18
State Average			\$1443.82	\$1617.73*

* Estimated - Oregon Department of Education

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

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

Listed below is the 1977 school year student-teacher ratio for each school.

TABLE 13
SHERMAN COUNTY SCHOOLS

District	Student-Teacher Ratio
Moro	13.3:1
Wasco	15.1:1
Grass Valley	13.0:1
Kent	14.3:1
Rufus	10.2:1
Sherman High School	11.7:1

Sherman County in 1974-1975 was one of the top five counties in Oregon with respect to revenue collected per pupil. In that year 71.69% of the taxes collected in Sherman County went to the

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

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

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

During the 1977-1978 school year a slightly different logistical arrangement was instituted within three of the school districts in the County. Kent School District began sending students in kindergarten, seventh and eighth grades to Grass Valley for instruction. Students within these grades are admitted on a tuition basis.

Moro and Grass Valley School Districts effectuated a cooperative educational program. Under this arrangement students in grades one through four within Grass Valley School District are being transported to Moro for instruction. In turn, kindergarten students and pupils in grades fifth through eighth in Moro School District are bused to Grass Valley Grade School for instruction.

Library:

The Wasco Public Library is located in the City Hall and is open to the public Wednesday afternoons from 2:00 to 5:00 P.M. (or 3:00 to 6:00, at the option of the volunteer librarian for that day) and Saturday mornings from 10:00 to 12:00 A.M. The library has approximately 3 to 4,000 volumes with a good selection of mystery novels. Mrs. Margilee Kaseberg is chairman of the board, which consists of representatives of women's organization in Wasco which supply the volunteer help needed to operate the library. Funding comes from \$100 per annum from the city, donations from the Wasco Woman's Club, A.A.U.W. in The Dalles and the gift of memorial books, bringing the total budget range from \$100 to \$300. No library cards are required.

Historical Sites:

Although Wasco itself has no listings in the Statewide Inventory of Historic Sites and Buildings, several exist within Sherman County. The nearest are in Moro where the Masonic Lodge Hall, the Moro Elementary School and the Moro Hotel are inventoried. Grass Valley has recorded the Methodist Church; and the Mack Canyon Archaeological Site, five miles northwest of Grass Valley, appears in the National Register. In the Attitude Opinion Survey (Appendix C), numerous

buildings were mentioned by residents of Wasco as being worthy of historic preservation, and the list included the Crossfield Store, Methodist Church, hotel, depot, and the Dee Middleton Home.

The Statewide Inventory is prepared under the direction of the Oregon State Historic Preservation Office, Parks and Recreation Branch, Department of Transportation. The inventory is the pool from which nominations to the National Register are drawn. At present there is no statewide legislation to protect such sites.

MAINTENANCE AND REFUGE DISPOSAL

Streets and Park Maintenance:

The City of Wasco pays for maintenance of its city park consisting of 0.5 acres and for maintaining its streets all of which are surfaced. The County (Sherman) does the actual street repair work except for patching, which is hired independently.

Refuge Disposal:

Federal and State laws require solid waste to be disposed of in a sanitary landfill. A sanitary landfill is not a dump. A landfill is designed to allow for the disposal of solid wastes in a manner, which eliminates odors, and the propagation of houseflies. All wastes are compacted, then covered with a layer of soil. The County has developed a landfill site southwest of Biggs off of the Zell/Welk road. This site is open to the public from 2:00 P.M. to 7:00 P.M. during the summer months (April, May, June, July, August and September) and from 2:00 P.M. to 5:00 P.M. during the winter. This site is also used for the disposal of wastes collected by the County franchised collection service.

Sherman County has expended \$2,409.02 for construction of the initial trench (\$1149.62), operation of the site since June 17, 1977 (\$802.71) and miscellaneous expenditures related to the initial development of the site (\$376.69).

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

The following table is the current rate schedule for collection and disposal of solid wastes.

TABLE 14
COLLECTION RATES

<u>Charge</u>	<u>Frequency and Quantities of Refuse</u>
\$4.50/month	weekly, 2 - 32 gallon trash cans
\$4.00/month	weekly, 1 - 32 gallon trash can
\$3.00/month	twice/month, 1 - 32 gallon trash can
\$3.50/month	three times/month, 1 - 32 gallon trash can
\$2.00/month	monthly, 1 pickup
\$.25	each additional 32 gallon trash can per pickup
\$2.50	50 gallon barrel
\$4.00	2 - 50 gallon barrels
\$1.00	each additional 50 gallon barrel

TABLE 15
DISPOSAL RATES AT THE LANDFILL SITE

<u>Cost</u>	<u>Type and Quantities of Refuse</u>
\$1.00	1- 2, 32-gallon trash cans
\$2.00	2- 4, 32-gallon trash cans
\$.50	each additional can
\$2.00	small pickup
\$3.00	large pickup
\$1.00/yard	truck loads
\$10.00	car bodies
\$.25	tires
\$2.00	appliances

In July of 1977, 55, 87, 81, and 96 households in the cities of Grass Valley, Moro, Rufus and Wasco, respectively, purchased services from the franchise operator 20 percent or 63 of these households received only monthly pickup.

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

COMMUNICATION FACILITIES

Postal Service:

The Post Office in Wasco 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. Routes originate each day from Wasco for delivery to the rural areas; postal lock boxes are available for city residents. Window service is available Monday through Friday, 8:00 A.M. to 5:00 P.M.

Telephone Service:

Pacific Northwest Bell serves 274 Wasco residents with private or two-party telephone lines. In the area surrounding Wasco there may be "suburban service" which can include four-party lines. There has been an average gain in the Wasco area over the past five years of four subscribers per year. A plus five was reported for 1976, and by October 1977, a minus two.

Newspaper:

The majority of Wasco residents are reached by the Sherman County Journal, a weekly newspaper mailed on Wednesdays to 250 residents. The Dalles Chronicle is distributed by county delivery to 67 homes in the community, the Oregon Journal is sent to 12 subscribers, and the daily Oregonian is received by 98 homes. A Sunday motor route driver delivers 751 copies of the Oregonian in Sherman County on Sundays but there are no figures to tell how many go to Wasco alone. The Dalles Reminder is mailed to 65 homes each Wednesday, and 90 more copies are "dropped" for pickup by residents.

HEALTH AND RECREATION FACILITIES

Health Facilities:

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

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 Wasco is 442-5222.

Mental health facilities for Sherman County are centered in Moro in the Sherman County Courthouse as part of the Mid-Columbia Center for Living. Services are threefold. A consultant from The Dalles is provided for school consultation. Appointments for other counseling may be arranged by calling the Clerk at the Courthouse in Moro and there is 24-hour emergency service available by contacting the sheriff. Fees are determined on a sliding scale basis and adjusted according to family income, family size and other factors. The Center is a cooperative effort by Federal, State and County to provide local mental health services to residents of Hood River, Wasco and Sherman Counties.

Recreation Facilities:

There are a wide variety of recreational opportunities available within Sherman County. The most significant of these are in some way related to the natural resources that lie within the boundaries of the County.

The Columbia, John Day and Deschutes Rivers and the canyon lands of the John Day and Deschutes are the principle areas within the County where recreational activities occur.

Approximately 86 percent of all the recreational activities that took place within the County during the 1975 calendar year were somehow associated with these areas (see the following table).

TABLE 16
TOTAL TRIPS RECEIVED (in 100's)
1975

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

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

TABLE 17
TOTAL TRIPS ANTICIPATED (in 100's)
1990

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

The Sherman County citizenry has specific types of recreation activities, which they as a group (age, income, and leisure time) pursue. The following table provides some insights into the rates of participation for particular types of recreation activities that Sherman Countians are believed to participate in.

TABLE 18
RECREATION ACTIVITIES - SHERMAN COUNTY
1975

<u>Activity</u>	<u>Activity Occasions</u>	<u>Percentage</u>
Camping	4994	2.9
Picnicking	8470	5.0
Pool Swimming	12114	8.8
Non-Pool Swimming	7590	4.4
Sightseeing	26620	15.6
Fishing	13420	7.9
Motor Boating	4510	2.6
Float Boating	1034	.6
Water Skiing	3036	1.8

(Recreation Activities cont.)

<u>Activity</u>	<u>Activity Occasions</u>	<u>Percentage</u>
Pleasure Walking	39842	23.3
Hiking	6226	3.6
Hunting	2222	1.3
Outdoor Games	9570	5.6
Bicycling	13016	8.1
Golf	1144	.6
Tennis	3542	2.1
Horse Back Riding	5148	3.0
Downhill Skiing	1320	.7
X-Country Skiing	198	.1
Snow Activities	1092	1.1
Off Road Vehicle	1650	.9
Other	770	.4

Source: Regional Recreation Data Program for the Northwest, 1975

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

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

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

TABLE 19
SUPPLY AND NEED OF RECREATION FACILITIES

<u>Facility</u>	<u>Unit</u>	<u>Activity</u>	<u>Supply</u>	<u>1975 Gross Need</u>	<u>1975 Net Need</u>
Campsite	site	camping	139	485	346
Picnic Table	table	picnicking	126	104	(22)
Indoor Pool	sq. ft.	swimming	0	119	119
Outdoor Pool	sq. ft.	swimming	0	227	227
Desig. Swim. Beach	lin. ft.	swimming	300	73	(227)
Boat Launch	number	boating	4	0	(4)
Walking Trails	miles	pleas walking	.4	.5	.2
Hiking Trails	miles	hiking	0	.6	.6
Bike Trails	miles	bicycling	0	.4	.4
Mult. Use Trails	miles	various	2.3	1.7	(.6)
Ballfields	no./pop.	softball etc.	1	1	0
All-purpose Court	no./pop.	badminton etc.	1	1	0
Golf Holes	number	golf	0	9	0
Tennis Courts	number	tennis	1	1	0
Neighborhood Parks	acres		8.5	6.3	2.2
Community Parks	acres		2.9	13	10.1
District Parks	acres		51	33	(18)
Regional Parks	acres		80	55	(25)
Mult. Res. Area	acres		158	71.5	(86.5)
Wayside	acres		4	6.6	2.6

* () Facilities in excess

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

TABLE 20
SHERMAN COUNTY PARKS AND FACILITIES

<u>Neighborhood Parks</u>	<u>Administering</u>	<u>Total Acres</u>
Grass Valley City Park	Local	2.0
Moro City Park	Local	2.0
Wasco City Park	Local	0.5
DeMoss Memorial	Local	4.0
<u>District Parks</u>		
LePage Park	Federal (Army Corps)	51.0
<u>Waysides</u>		
Biggs Recreation Area	Local	4.0

(Table 20 continued)

<u>Regional Parks</u>	<u>Administering</u>	<u>Total Acres</u>
Grass Valley City Park	Local	2.0
Deschutes River State Rec. Area	State	80.0
<u>Multiple Resource Area (Natural)</u>		
John Day River	State (Fish & Wildlife)	84.0
Sherars Bridge	State (Fish & Wildlife)	52.3
<u>Multiple Resource Area (Recreation)</u>		
Beavertail	Federal (BLM)	35.0
Dike 112	Federal (BLM)	3.0
Gert	Federal (BLM)	5.0
Homestead Site	Federal (BLM)	4.0
Jones Canyon	Federal (BLM)	7.0
Macks Canyon	Federal (BLM)	19.0
Oakbrook	Federal (BLM)	3.0
Rattlesnake Canyon	Federal (BLM)	5.0
Twin Springs	Federal (BLM)	5.0
John Day Dam Visitor Facility	Federal (Army Corps)	72.0
<u>Special Resource Area</u>		
J. Beuther	Private	16.0
Twin Lakes Fishing Club	Private	6.0
<u>Facilities</u>	<u>Name</u>	<u>Number</u>
Campsites	Deschutes River Recreation Area	34
	Beavertail	21
	Dike #2	3
	Gert	5
	Homestead Site	4
	Jones Canyon	7
	Macks Canyon	19
	Oakbrook	3
	Rattlesnake Canyon	5
	Twin Springs	5
Picnic Tables	Grass Valley City Park	4
	Moro City Park	4
	Wasco City Park	4
	Biggs Recreation Area	10
	DeMoss Memorial	15
	Deschutes River State Rec. Area	25

(Table 20 continued)

<u>Facilities</u>	<u>Name</u>	<u>Number</u>
Picnic Tables	LePage Park	15
	John Day Dam Visitor Facility	49
Ball Fields	Moro City Park	1
Designated Swimming Beach	LePage Park	300 ft
Hiking Trails	Deschutes River State Rec. Area	3 mi
Paved Lanes	Biggs Recreation Area	1
	LePage Park	2
Unpaved Lanes	Deschutes River State Rec. Area	1
	John Day Dam Visitor Facility	1
Multiple Use Trails	John Day Dam Visitor Facility	2.3 m
All Purpose Courts	Moro Community Presbyterian Church	1
Tennis Courts	Sherman High School	1

Designated Scenic Highways

	Hwy. #	Milepost	to	Milepost
I-80N	2	99.85		106.46
		110.10		114.55
OR216	290	8.30		11.00
OR206	300	5.00		14.95
US 97	42	0.50		5.00
		10.00		16.00
		22.00		27.00
		30.00		48.81

There are numerous proposals by a diversity of agencies and groups for recreation developments within Sherman County. The Oregon Department of Transportation, Parks and Recreation Branch has plans to further develop the Deschutes State Park. Current plans for development of the park identifies 21 additional camping sites, swimming beaches and fish cleaning area as well as the acquisition of 2 miles of river frontage for a foot trail and fishing access.

The Bureau of Land Management organized an independent Advisory Board, which had the following suggestions for development along the Deschutes River. The Advisory Board Committee suggested a walking trail be developed along the east side of the River from the Deschutes River State Park to Macks Canyon and prohibit the use of private recreation vehicles on the existing road from River mile 0-20. The group also suggested the development of parking and trailhead facilities on the Canyon rim above Harris Canyon along Gordon Ridge and to improve the old foot trail to connect this trailhead facility with the River.

The Committee also suggested that over-night camping be limited to the developed camping sites at Beavertail and Macks Canyon and plan for high-density public use at these sites. The Advisory Board Committee believed that public access was desirable along the riverbank from the mouth to Buck Hollow. The long-term goal would be for the public to acquire, through fee title, all lands adjacent to the River, as it becomes available.

The Oregon State Game Commission developed a Master Plan for Angler Access in 1969. Within it the Commission suggested that a boat launch was needed at the Deschutes State Park and a public access trail was needed from the boundary of the State Park upstream four miles. The Commission also believed that trail access was desirable across 2015 feet of private land in order to legally allow public access from the Bureau of Land Management holdings to Macks Canyon downstream six and one-half miles.

The Oregon State Game Commission has also identified two potential reservoirs within the County. These two sites would provide recreation opportunities similar to those at Bibby Pond. One site, Buckhollow Reservoir, would require the acquisition of five acres of land and would provide a rainbow trout fishery in an area where lakes and reservoirs are nonexistent. This potential reservoir is located approximately six miles south of Kent.

The second potential site, Rosebush Creek Reservoir, is located four miles east of Grass Valley and would require the acquisition of three acres of land. This site could provide a reservoir for warm water sport fishing. At both sites, the Commission believed that a gravel boat ramp would be a desirable development along with toilets and a parking area.

The Army Corps of Engineers identified within the John Day Lock and Dam Master Plan, 22 camping sites at LePage Park suitable for development.

UTILITIES

Electric Service:

Residents of the City of Wasco receive their electricity from Pacific Power and Light Company out of Pendleton, Oregon. Service is reviewed on a three or five-year basis with the City Council and the service area by mutual agreement, and the utility company pays a three-percent franchise tax. A total of 170 residential and commercial customers are served within the city limits. PP & L Co. has 345 miles of wire and four substations within the County - Wasco, Grass Valley, Moro and Gordon Hollow. A portion of the rural area surrounding Wasco is served by Wasco Electric Co-op, Inc., operating out of The Dalles.

Water System:







The City of Wasco has two wells that provide the water source. Distribution is through galvanized pipe ranging from three-fourths of an inch to six inches in diameter. Services are un-metered. The lines are sufficient for domestic service but are not adequate for fire protection. Over one half of the city is on three-inch lines. Storage consists of two 100,000 gallon buried concrete reservoirs, which are operated, in series with one reserved for fire protection. Eighteen fire hydrants exist within the city. Within the past two years there has been no submission of water plans of either high or low priority to MCEDD.

Sewer System:

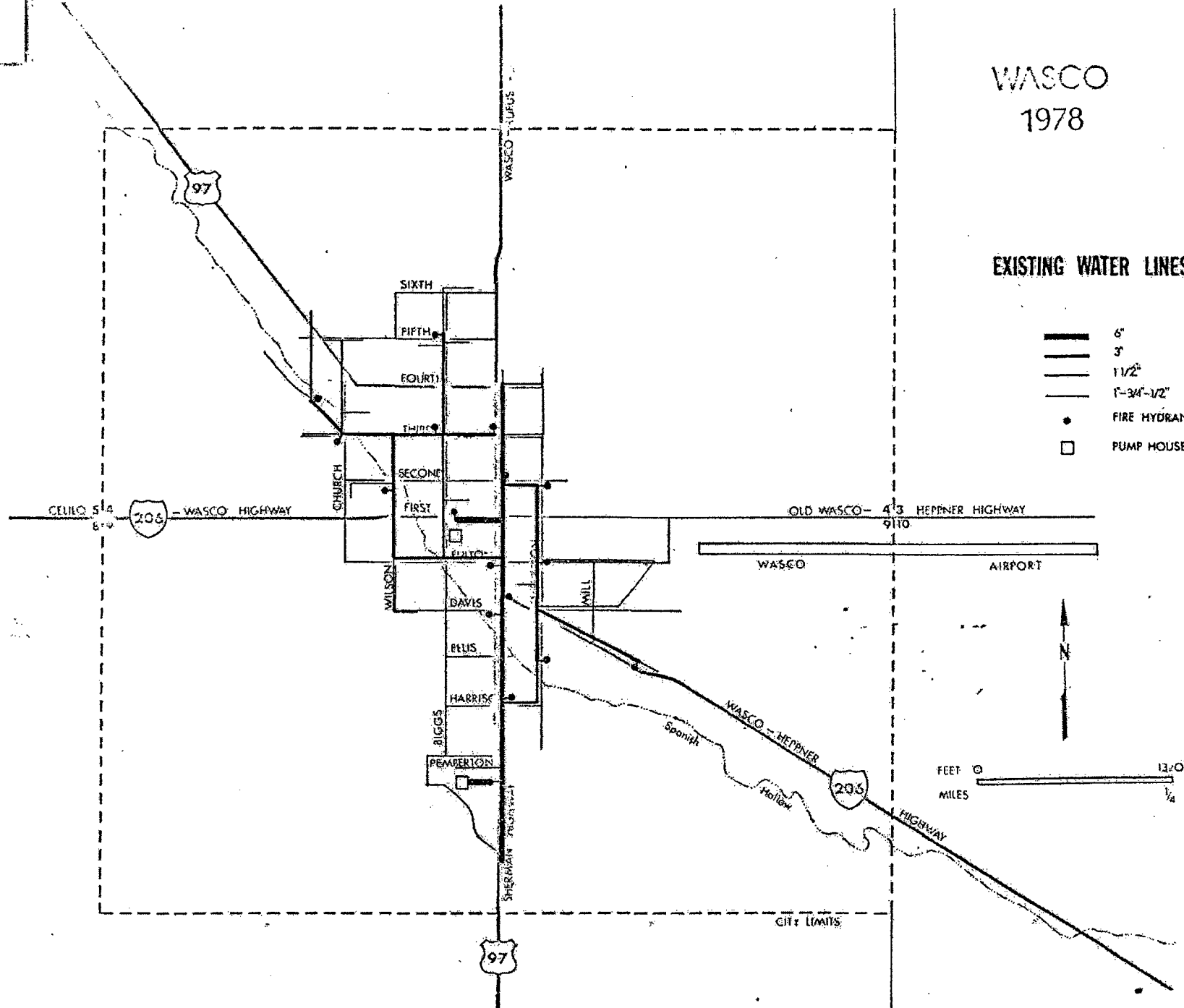
Wasco is one of three Sherman County cities to have sewage collection and treatment facilities. The sanitary sewer system consists of a collector system of four-inch and six-inch terra cotta pipe. Most City residents are served and no sewer charge is made. Treatment facilities consist of a two-cell septic tank without a disposal field. According to the 1972 Sherman County Overall Economic Development Plan, Wasco was one of two Sherman County cities listed as needing to develop a sewer system. With a stable or declining population with a rising age level as its trend indicates, Wasco would not appear to need to provide for expanded services at this time but rather to upgrade and maintain present facilities. Wasco is taking steps to do this and within recent months has added five more blocks to its existing sewer system.

WASCO 1978

EXISTING WATER LINES

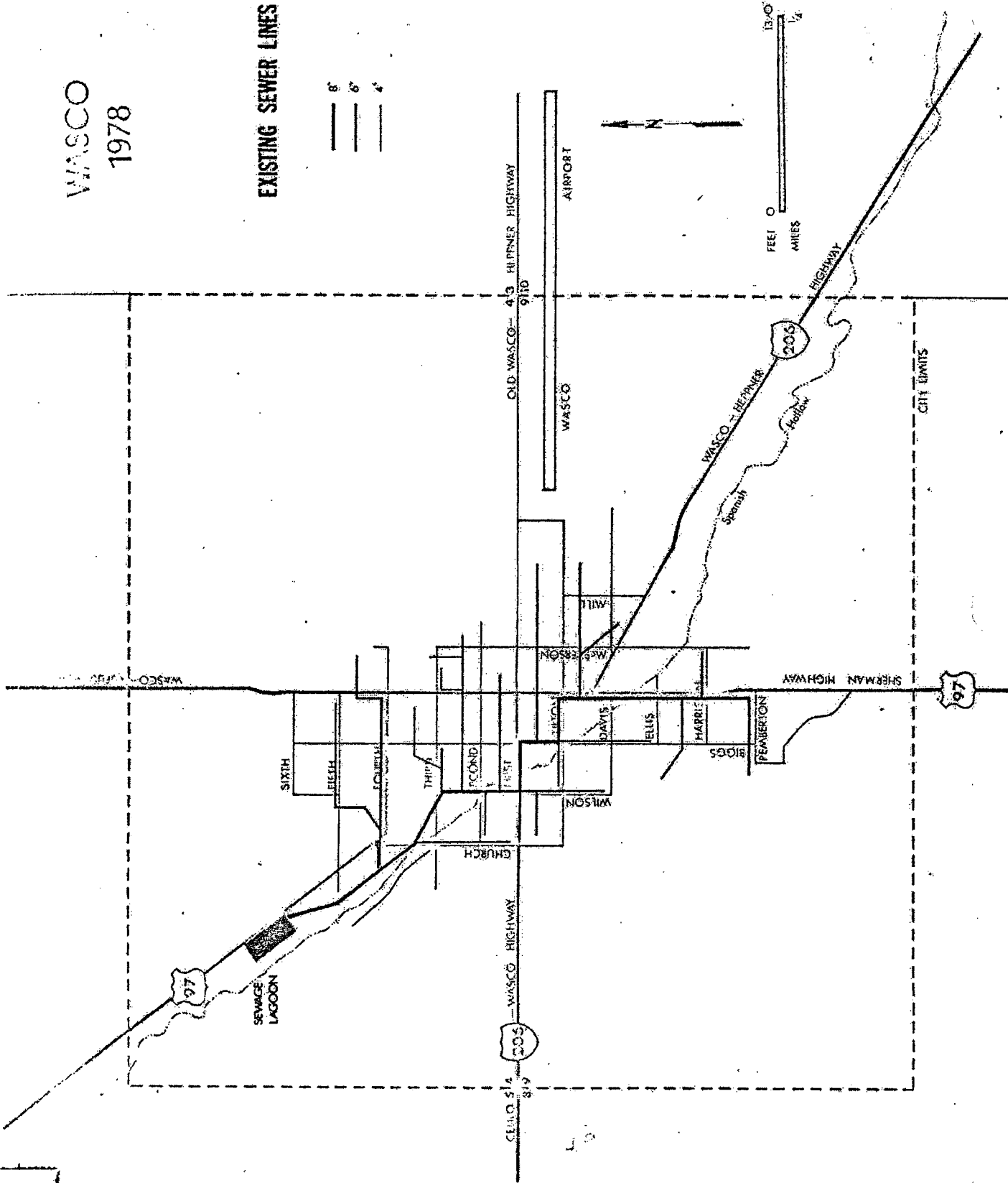
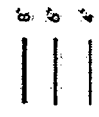
-  6"
-  3"
-  1 1/2"
-  1" - 3/4" - 1/2"
-  FIRE HYDRANT
-  PUMP HOUSE

54



WASCO 1978

EXISTING SEWER LINES



Transportation System Plan: (Ord No. 302)

In the year 2001, the City of Wasco and the other three incorporated cities of Sherman County, including Moro, Grass Valley, and Rufus, and Sherman County, in cooperation with the Department of Land Conservation and Development and the Oregon Department of Transportation, through the Transportation Growth Management Program, developed a complete Transportation System Plan for the County and the four incorporated cities. The Transportation System Plan was prepared by the Sherman County Planning and Economic Development Department, with a significant amount of input from interested citizens of the four communities and the County at large. The Plan is the first such effort to be undertaken in the county and is considered a milestone in marking the path for future development in the County and its communities.

The Transportation System Plan replaces the transportation element of this Comprehensive Plan and deletes the 30+ year old information from this Plan. The Transportation Plan is a stand-alone document. It is published in a separate form and is available at City Hall, in the County Planning office, and in the County Court office. The Transportation System Plan recognizes the unique circumstances of Wasco and the other incorporated communities and establishes realistic requirements in the future planning and improvement standards for new development. The Plan recognizes the existing street patterns and incorporates these into new street design standards matching that which currently exists in each community. Further, the Plan provides a listing of future improvement projects for each community and provides an easier mechanism for updating those capital improvement projects on an annualized basis. It is intended that each community's capital improvement programs, including street improvements, be updated during the budget cycle each fiscal year.

HOUSING

EXISTING CONDITIONS

According to the 1977 Land Use Map, in Wasco there are 95 residences (defined as houses) and 24 mobile homes, or a total of 119 housing units, representing 15 percent of the housing in Sherman County.

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

TABLE 22
RENTAL UNITS

	Sherman	COG ⁶ District 9
Vacant for Rent	35	393
% of Rental Units	10.6%	9.4%
Vacant Less Than 2 Months for Rent	4	183
% of Rental Units	1.2%	4.4%

Source: 1970 Census Information

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

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

⁶ Council of Governments, District 9 (Hood River, Wasco, Sherman Counties)

TABLE 22
COUNT OF RENTER-OCCUPIED UNITSS FOR WHICH RENT IS
TABULATED BY MONTHLY CONTRACT RENT*

	Sherman	COG District 9
1. With cash rent less than \$40	25	257
2. With cash rent \$40 - \$59	33	645
3. With cash rent \$60 - \$79	52	901
4. With cash rent \$80 - \$99	18	542
5. With cash rent \$100 - \$119	8	265
6. With cash rent \$120 - \$149	0	149
7. With cash rent \$150 - \$199	0	34
8. With cash rent \$200 - \$299	0	1
9. With cash rent \$300 or more	0	0
10. Without payment of cash rent	27	283
Total Renter Occupied	163	3077

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

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

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

	Sherman	COG District 9
Vacant for Sale Only	7	118
\$ of Year Round Units	.8%	.9%
Vacant for Sale - Less Than Six Months	1	65
% of Year Round Units	.1%	.5%

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

The following is a table of house values.

TABLE 23
COUNT OF OWNER-OCCUPIED UNITS FOR WHICH VALUE
IS TABULATED BY VALUE*

	Sherman	COG District 9
1. Less than \$5,000	44	346
2. \$5,000 - \$9,999	78	1383
3. \$10,000 - \$14,999	47	1635
4. \$15,000 - \$19,999	15	1218
5. \$20,000 - \$24,999	10	503
6. \$25,000 - \$34,999	5	307
7. \$35,000 - \$49,999	2	101
8. \$50,000 or more	0	23
Total owner occupied	201	5516

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

The presence or absence of substandard housing is yet another yardstick in assessing the housing of a community. A substandard house within an enumeration district is a unit having three or more visible deficiencies. Within Sherman County 149 such units were counted, representing 17.2% of the total. Moro had 25 such units or 18.9% of its total. Countywide, there were few serious deficiencies.

TABLE 24
TABLE OF HOUSING DEFICIENCIES

<u>No. of Deficiencies</u>	<u>No. Having Def./ % of Total</u>	<u>City of Wasco</u>
0	412/47.5%	62/47.0%
1	97/11.2%	17/12.9%
2	77/8.9%	16/12.2%
3	71/8.2%	18/13.6%
4	62/7.2%	7/5.3%
5	16/1.8%	0/0%
Mobile Homes	132/15.2%	12/9.0%
Migrant Housing	0	0
Total Housing	876/100%	132/100%
Vacant Six Months or More	87	19

With regard to incidence of crowding, 7 units or 4.7% of Wasco housing indicated an occupancy of more than 1.01 per room (Source: Housing Study and Proposed Housing Implementation Plan, MCEDD, June 1971).

According to the 1977 Land Use Map, the number of housing units, occupied or otherwise, totaled 119.

HOUSING NEEDS

City and county needs have been enumerated in the tables of the previous section describing existing conditions. From an individual situation, the most important needed repair mentioned by responding householders was insulation, and then a rather even distribution of needs ranging from plumbing, heating, electrical, roof, foundation, porch, painting, plumbing, and exterior walls to an addition. The majority indicated needing no important repairs. Most preferred three bedrooms while, in fact, having two and still reporting being generally satisfied and not contemplating a move. Written comments called for more housing for not only older people but for families and suggested a need for rentals including housing, duplexes and apartments. Also suggested were low interest loans for renovation and encouragement of new construction. There was one comment to the fact that fair or better condition housing is available, both sales and rental. Wasco, in the Attitude Survey, expressed an interest in low-income housing (if it did not come out of city coffers) and in encouraging attractive mobile home areas.

Many workers at the John Day Dam, the substation above Rufus, and the Allen Tom Ranch do not live in Sherman County because of lack of adequate housing. This detracts from the county and city tax bases as well as retail trade establishment.

HOUSING SURVEYS

Thirty-four Housing Surveys were returned which represents 26% of those distributed, although not all were filled out completely. The vast majority (24) live in houses, with 7 mobile homes reported and one apartment dweller. Most housing units included two or three bedrooms and five or six major rooms. There was a 30 to 1 preference for home ownership as reflected by the number of homeowners. The largest number estimated their average monthly housing costs at \$120-\$149 with only one at the extreme of \$0-\$59 and one at \$300-\$349. Retirement was the predominant primary "occupation". Satisfaction with present housing or adequacy accounted for a substantial majority not wishing to move from present surroundings. There were only 4 householders who reported needing major repairs, and a like number with inadequacies. Whether the distance from work ranged from zero to 30 miles, only one person felt home to be too far from work.

Most householders responding to the survey were over 55 years of age, the majority of whom were married and having no children under 18 in the household. A larger percentage than usual answered the question regarding income, perhaps reflected in the fact that 10 had an annual income of over \$15,000. There was not a single dissenter in believing more housing to be needed in the community. Details of the Housing Survey are to be found in Appendix C.

Results of the Housing Survey will be useful to the planning committee and city council to help determine growth or development policies in this plan. The survey can also be used to support development of local housing programs, documentation for federal or state grant assistance, and, or course, compliance with Senate Bill 100 (Comprehensive Planning Requirements).

LAND USE

EXISTING LAND USE

The relationships and patterns of the existing land uses are products of historic influence, the regional transportation system and, to some extent, the local topographic conditions. A detailed land use survey was completed in August of 1977 and the results are presented on the "Existing Land Use map and analyzed in the following text.

Basically there are nine categories of land uses identified within the corporate boundaries.

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

Wasco's existing development has tended to concentrate along old Highway 97 and Highway 206. The city consists of 640 acres of land area within the city limits. The urban developed portion of the city consists of approximately 93.1 acres or 14.6 percent of the total land area. The remaining land area of approximately 546.9 acres or 85.4 percent is undeveloped.

Residential Land:

Approximately 23.8 acres or 3.7 percent of the total land area is in residential use. Of the developed area this use accounts for 25.6 percent. All of this acreage figure is derived from single family houses including mobile homes. Most of the houses throughout the city are well kept and some relatively new houses have been constructed in recent years. There are approximately 119 structures used for residential purposes within the city limits.

Commercial:

Commercial land uses occupy 2.0 acres or 2.1 percent of the developed land in the city. This consists of commercial uses generally concentrated along the central portion of the city along old Highway 97 and Highway 206. Some vacant lots and buildings are available in the commercial core area.

Industrial:

Industrial uses occupy only 2.5 acres or 2.7 percent of the developed land area. These industrial uses are directly related to the production of agricultural products and are located in the southeastern part of the developed area of the city.

Transportation:

This use accounts for the greatest acreage figure in the developed portion of the city. Approximately 60.4 acres or 64.9 percent of the developed area is in this use and includes highways, local streets, parking areas and the airport runway. No major traffic problems exist.

Open Space/Vacant:

This acreage figure, 31.4 acres or 4.9 percent of the total land area, is derived from all of the undeveloped areas within the developed area of the city; it consists primarily of vacant lots within the residential and commercial areas.

FUTURE LAND NEEDS

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

Residential Needs:

Residential needs are not expected to increase greatly during the planning period. Additional development can occur as indicated in the plan map, however development will be encouraged in and around the developed area. This will be accomplished through a phasing of development in the zoning ordinance.

Commercial Needs:

The demand for commercial needs is not expected to increase greatly over the planning period (year 2000). A core area has been designated which will be the highest density along with a secondary commercial area outside of the core area. This will be accomplished through the zoning ordinance.

Transportation:

Demands for more transportation use will increase as the demands for residential uses increase.

Industrial:

Most residents felt that light industrial expansion was desirable. Although industrial development and expansion is not anticipated at this time that area between Highway 206 and the airport in the southeastern part of the city has been planned for this use.

Recreational:

To evaluate recreational needs certain standards must be set. The standard of 12 acres per 1000 population is accepted, as a reasonable basis for park needs. The acreage for outdoor recreation areas should be distributed as follows:

Neighborhood Parks	2 acres per 1000 population
Community Parks	5 acres per 1000 population
Citywide Parks	5 acres per 1000 population

It is unreasonable to assume that the distribution will be attained exactly as outlined above. However, it is a measure of needs, a target to be aimed at. Whether the objectives will be achieved is open to conjecture; yet the goals are realistic and not impossible to achieve.

TABLE 25
Recreation Needs

Park Type	Existing 1975 Acreage	Acreage Needs	Acreage Lacking
Neighborhood	0.1	0.8	(-0.7)
Community	0.0	1.9	(-1.9)
City-wide	0.5	1.9	(-1.4)
Total	0.6	3.6	(-3.0)

Funding:

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

Local Sources

1. The sale of bonds
2. Allocations from the local tax base
3. Allocations from revenue sharing
4. Donations from individuals and organizations
5. User fees

State and Federal Sources

1. State grant-in-aid funds
2. Land and Water Conservation Funds
3. Small Business Act of 1953, PL 87-305

Table 26

EXISTING LAND USE, CITY OF WASCO, AUGUST, 1977

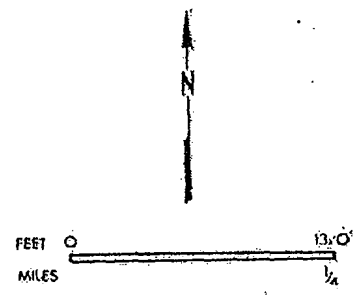
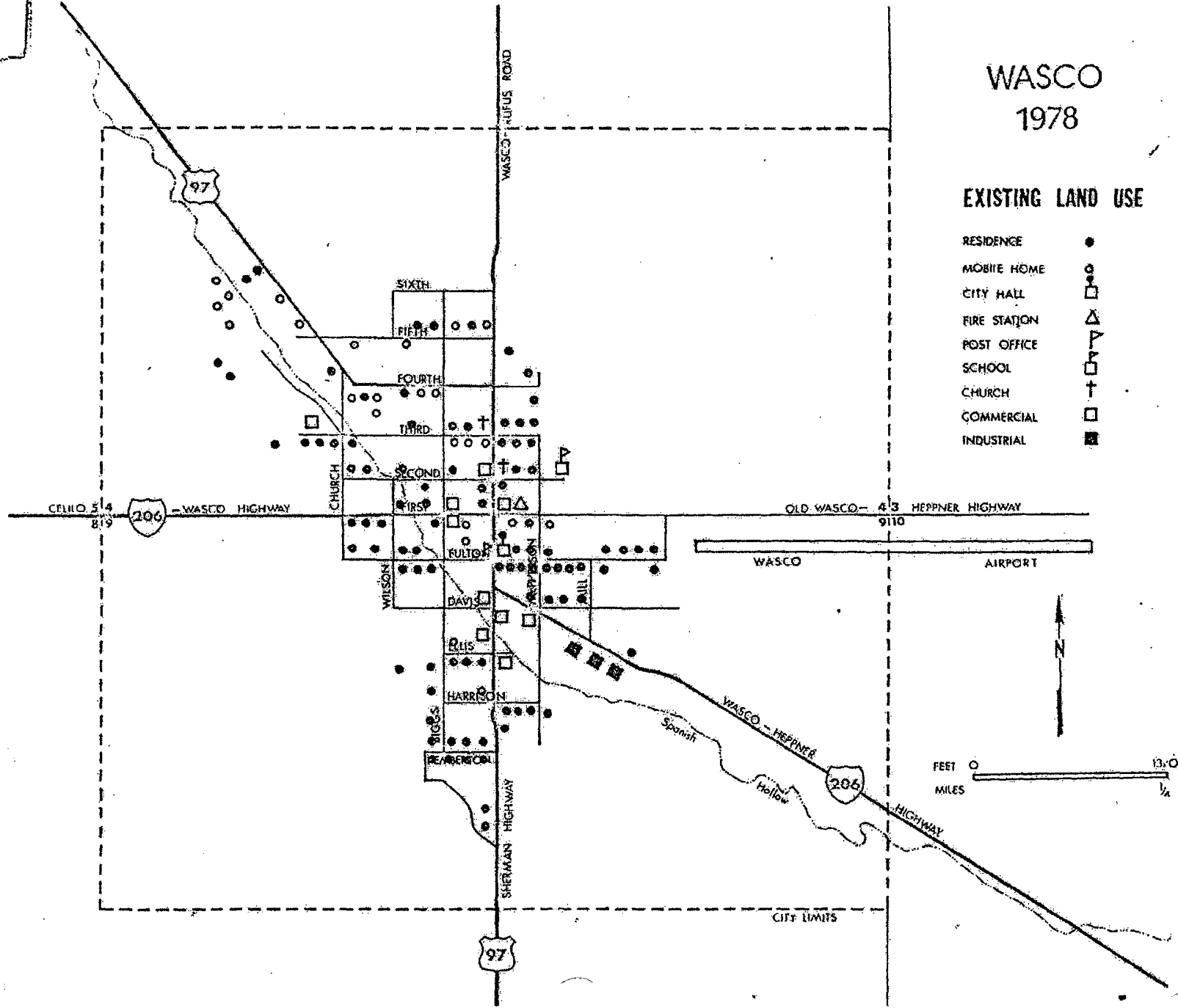
LAND USE CLASSIFICATION	AREA IN ACRES	PERCENTAGE TOTAL LAND AREA	PERCENTAGE DEVELOPED LAND
Developed			
Residential	23.5	3.7	25.6
Commercial	2.0	0.3	2.1
Industrial	2.5	0.4	2.7
Institutional/Governmental	2.2	0.3	2.4
Communication/Utility	2.0	0.3	2.1
Recreational	0.6	0.1	0.2
Transportation	60.3	9.5	64.9
Total Developed	93.1	14.6	100
Undeveloped			
Agricultural, Range	515.5	80.5	
Open Space, Vacant	31.4	4.9	
Total Undeveloped			
Total Land Area	640	100	

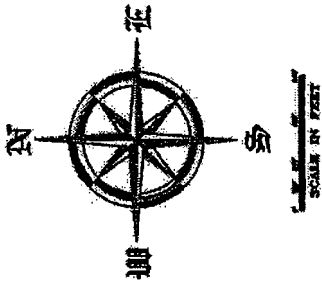
Source: MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT

WASCO 1978

EXISTING LAND USE

- RESIDENCE ●
- MOBILE HOME ○
- CITY HALL □
- FIRE STATION ▲
- POST OFFICE ▽
- SCHOOL □
- CHURCH ⊕
- COMMERCIAL □
- INDUSTRIAL ■





NOVEMBER 1988

**COMPREHENSIVE PLAN
AND ZONING MAP**

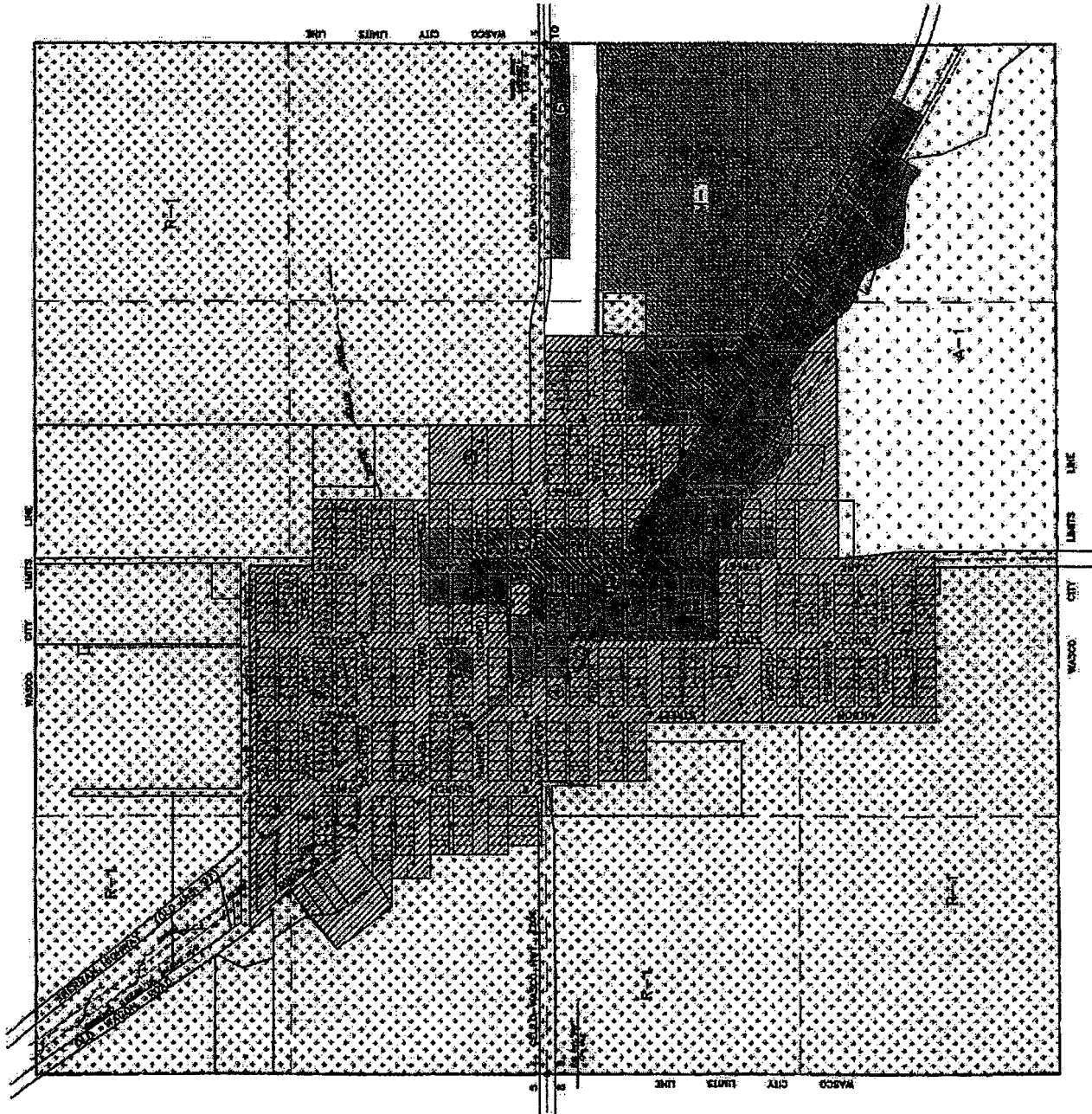
	AGRICULTURAL	A-1
	RESIDENTIAL	R-1
	RESIDENTIAL	R-2
	COMMERCIAL	C-1
	INDUSTRIAL	M-1
	OPEN SPACE/PUBLIC FACILITIES	OS/PE

- ① CITY HALL
- ② CITY SHOP
- ③ SCHOOL
- ④ CITY PARK
- ⑤ DEPOT
- ⑥ AIRPORT
- ⑦ FIRE HALL

TOWN OF WASCO

IN SECTIONS 4 & 9, TWP. 1 N., RANGE 17 E. W.M.
SHERMAN COUNTY, OREGON

ORDINANCE # 1150-088 NOVEMBER 30, 1988
EXHIBIT 2 / **S/ ELAINE KALISTA**
MAYOR



POLICY STATEMENTS

City of Wasco

FINDINGS, GOALS AND POLICIES

Part I. Introduction

Findings I.

1. The State of Oregon has mandated that every city and county prepares 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.
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.
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 Wasco in conformance with the statewide goal on citizen Involvement (Goal I).
2. Citizen participation is vital in the planning process and implementation of the plan.
3. The plan reflects the need and desires of the community.

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.
2. That all land use planning meetings shall be advertised in the general circulation newspapers and community bulletin boards.
3. That any residents 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 (Goal5); air, water and land resource quality (Goal 6); and areas subject to natural disasters (Goal 7).
2. Within the city limits of Wasco soil classes II through IV exist and farming operations occur.
3. Agricultural uses are consistent with open-space preservation.
4. Although Wasco has no buildings listed on the Statewide Inventory of Historic Sites and Buildings, residents have identified numerous buildings worthy of historic preservation.
5. Wasco residents have identified trees, shrubs, and Spanish Hollow Creek as resources, which should be protected.
6. Wasco historically and at present enjoys a high quality physical environment.
7. The Oregon legislature has enacted laws relating to air, land and water quality.
8. Portions of low-lying areas along Spanish hollow Creek are subject to occasional flooding, and with the exception of a minimal tendency toward slides, that is the only identified geologic hazards in Wasco.

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.
- 2. That Spanish Hollow Creek be kept clean and free of debris which can, during periods of rapid runoff, cause additional flooding to occur.

Part V. Social Characteristics

Findings V.

- 1. This plan was developed to conform with the statewide goal on the economy (Goal 9).
- 2. Agriculture is the primary industry in Sherman County.
- 3. Wasco is not presently a member of a port district.
- 4. Employment for residents of Wasco is generally outside the city itself.
- 5. Residents indicate that heavy industry is not desired but that light industry and new businesses should be encouraged.

Goal V.

- A. To improve the economy of Wasco and the state.

Policies V.

- 1. That development shall be encouraged which will improve employment opportunities, providing desirable living conditions in the area are not diminished by such development.
- 2. That those employment opportunities shall be encouraged which are compatible with existing and anticipated uses of land as shown in the plan.
- 3. That the impacts of major development project proposals shall be consistent with or enhance the social, environmental and economic quality and rural character of the community.

4. That a coordinated effort between regional agencies and the county to stimulate economic development, at the level the City of Wasco desires, be encouraged.
5. That decisions related to employment opportunities shall take into account (1) alternative sites for proposed uses and (2) alternative uses for possible sites.
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 IV. Community Facilities and Services

Findings VI.

1. This section relates to Goal 11, Public facilities and Services, and to Goal 12; Transportation.
2. Wasco is cooperating with the Sherman County Sheriff's Department for police protection.
3. Wasco's fire fighting capability, as judged by the citizens is average or above.
4. Wasco has an 8 fire fighting rating.
5. Residents rate the library and schools as average and above average, respectively.
6. The sanitary landfill now being used is adequate to meet the needs of Wasco through the planning period (AD 1993).
7. There are no major medical facilities located within the county. Emergency medical services are dispatched locally.
8. Wasco's transportation system consists of US Highway 97, recently re-routed one mile from the city, OR 206, and two county roads, and city streets.
9. Adequate water storage capability exists.

Goal VI.

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

Policies VI.

1. That the city shall cooperate with the school districts to provide for adequate school facilities.

2. That the city shall provide the best police protection practicable.
3. That the city shall continue efforts to create a fire district to improve fire protection within city limits.
4. That the city shall continue to support the library monetarily.
5. That the city shall continue to cooperate with the county to schedule a regular visit by a nurse.
6. That the city shall apply for State Grant in Aid or Land and Water Conservation funds to improve or develop recreational facilities.
7. That the city shall not provide water or sewer service outside the urban growth boundary.
8. 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.
9. That public facilities and various agency services shall be designed and maintained so as to be as visually attractive as possible.
10. That water and sewer services shall be planned for in those areas where urban development is most suitable and desirable,
11. The Transportation System Plan and Land Use Review Policies (Ord No. 302)
 - A. The Sherman County Transportation System Plan, including the City of Wasco, is an element of the City Comprehensive Plan. It identifies the general location of transportation improvements. Changes in the specific alignment of proposed public road and highway projects shall be permitted without plan amendment if the new alignment falls within a transportation corridor identified in the Transportation System Plan.
 - B. All development proposals, plan amendments, or zone changes shall conform with the adopted Transportation System Plan.
 - C. Operation, maintenance, repair, and preservation of existing transportation facilities shall be allowed without land use review, except where specifically regulated.

- D. Dedication of right-of-way, authorization of construction and the construction of facilities and improvements, for improvements designated in the Transportation System Plan, the classification of the roadway, and approved road standards shall be allowed without land use review.
- E. For State projects that require an Environmental Impact Study (EIS) or Environmental Assessment (EA), the draft EIS or EA shall serve as the documentation for local land use review, if local review is required.

12. Local-State Coordination Policies (Ord No. 302)

- A. The City of Wasco shall coordinate with the Oregon Department of Transportation to implement the highway improvements listed in the Statewide Transportation Improvement Program (STIP) that are consistent with the Transportation System Plan and The City of Wasco Comprehensive Plan.
- B. The City of Wasco shall provide notice to ODOT of land use applications and development permits for properties that have direct frontage or direct access onto a state highway. Information that should be conveyed to reviewers includes project location, proposed land use action, and location of project access points.
- C. The City of Wasco shall consider the findings of ODOT's draft Environmental Impact Statements and Environmental Assessments as integral parts of the land use decision-making procedures. Other actions required, such as a goal exception or plan amendment, will be combined with review of the draft EA or EIS and land use approval process.

13. Protection of Transportation Facilities Policies (Ord No. 302)

- A. The City of Wasco shall protect the function of existing and planned roadways as identified in the Transportation System Plan.
- B. The City of Wasco shall include a consideration of a proposal's impact on existing or planned transportation facilities in all land use decisions.
- C. The City of Wasco shall protect the function of existing or planned roadways or roadway corridors through the application of appropriate land use regulations.

- D. The City of Wasco shall consider the potential to establish or maintain accessways, paths, or trails prior to the vacation of any public easement or right-of-way.
- E. The City of Wasco shall preserve right-of-way for planned transportation facilities through exactions, voluntary dedication, or setbacks.

14. That the capital improvements program for future public improvements, including streets, water, sewer, and other public facilities, shall be re-evaluated on an annual basis during the budgeting process. The annual capital improvements program is considered those projects which are worthwhile and could be completed within a foreseeable timeframe. The Capital Improvement Project list may be adopted by the City by resolution and attached to the Comprehensive Plan. Assistance shall be obtained from the Mid-Columbia Economic Development District or other sources for completing the grant application procedures where required. (Ord No. 302)

Part VII. Housing

Findings VII.

1. This section relates to the statewide goal on housing (Goal 10).
2. Sufficient single family dwellings both to rent and to buy is evident in Wasco.
3. Approximately 22 percent of existing housing stock in Wasco consist of mobile homes.
4. Respondents to the attitude survey indicated tile preference that mobile homes should be allowed to locate in all residential areas zoned residential.

Goal VII.

- A. To provide for housing needs of the existing and future residents of Wasco.

PoliciesVII.

1. That the city shall allow for the location of mobile homes in all planned residential areas.
2. That a range of housing prices and variety of housing types and locations shall be encouraged.
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.
2. There are 23.5 acres of residential land within the city limits.
3. Few additional acres of residential land will be needed by the year 2000 based on the city's current density and growth rate.
4. Other land uses are not expected to increase greatly within the planning period.

Goal VIII.

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

Policies VIII.

1. That additional city growth shall remain inside the designated urban growth boundary.
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.
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.
4. That planning decisions shall be made on a factual basis and that such base be updated at the time of major plan revisions
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 Milwaukee (April 1975), the court refined the Fasano interpretation to:

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

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

ZONING

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

Prior to the granting of any zone change, it must be determined whether the proposed zone and intended use are recognized by the local land use plan--its policies and its maps. If the change is not recognized, the plan must be modified before the zone change can be considered. For smaller communities such as Antelope both of these actions can be accomplished at the same meeting.

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

Substantive Criteria

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

Procedural Process

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

These measures may seem harsh, but consider that it will help to insure that decisions made by the Wasco 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, and 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 re-analyzed 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 Wasco'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 Wasco.

1. Water System Improvements – Well, Storage and Line Improvements
2. Sewer line improvements
3. Fire department improvements
4. Park and educational improvements
 - A. Tennis court improvements
 - B. Handball-racquetball development

Building Codes

Building codes provide a variety of construction standards for all buildings. These standards relate to health, safety and appearance of structures. They usually contain sections concerning the removal or rehabilitation of buildings deemed to be public nuisances. Such codes aid in maintaining the safety of buildings within a community. These standards are enforced through the State Building Inspector with offices in the Commerce Building located in The Dalles.

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APPENDIX

"A"

ENVIRONMENTAL ASSESSMENTS

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

COMPLIANCE WITH THE OREGON STATE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

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

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

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

AGENCY INVOLVEMENT PROGRAM

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