

RUFUS

REVISED
COMPREHENSIVE LAND USE PLAN

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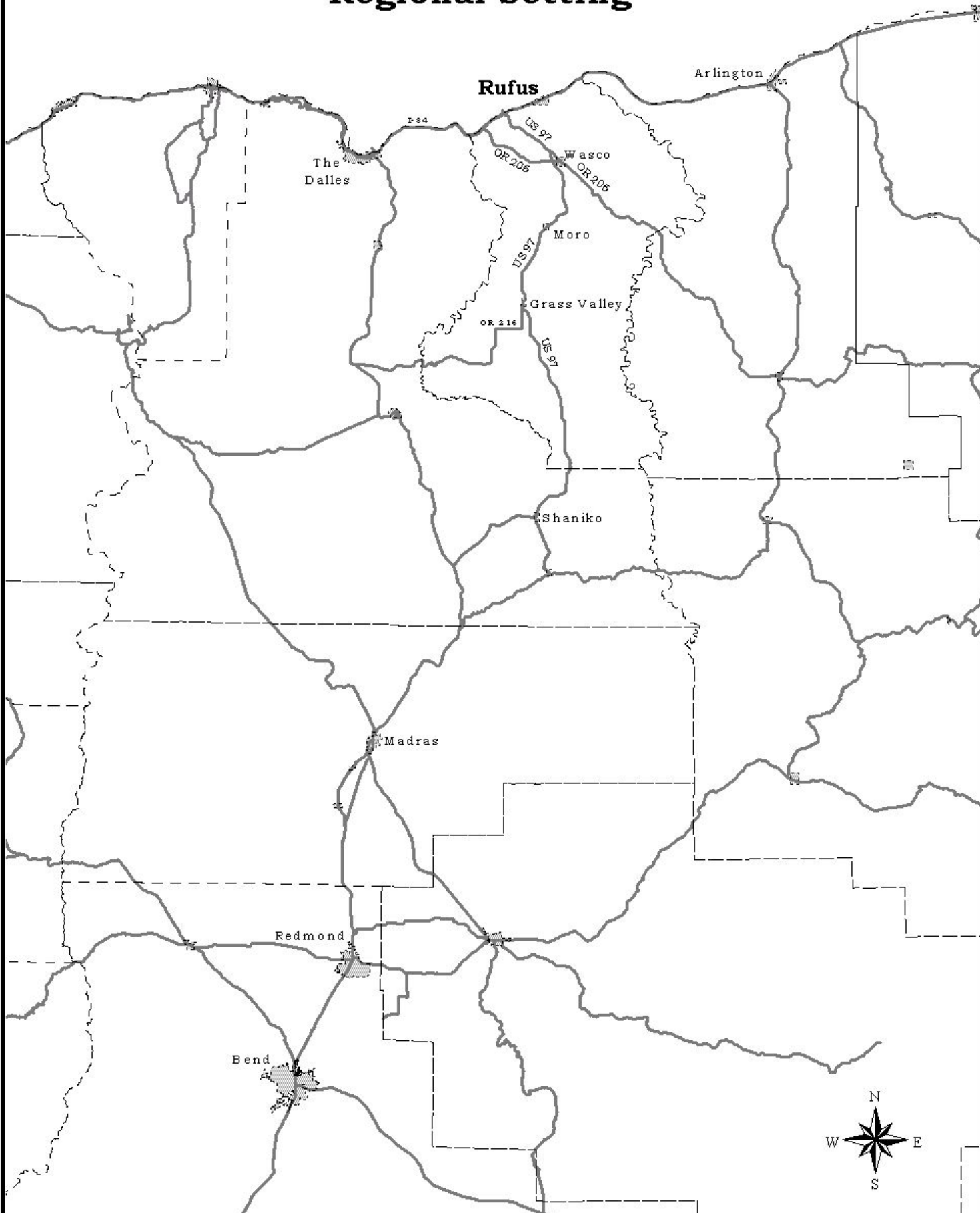
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INTRODUCTION

PLANNING FOR RUFUS

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

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

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

PLANNING PROCESS

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

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

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

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

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

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

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

COMPREHENSIVE PLAN DEFINITION, ORS 197.015

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

PLANNING INTENT

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

1. To give direction to planning, to establish priorities for action, and to serve as guidelines for future decision-making.
2. To provide a standard by which accomplishments and progress can be measured; and
3. To promote a sense of common identity that will unite and strengthen the community so that they might maintain and improve the quality of life in the area.

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

PLAN AMENDMENTS

COMPREHENSIVE PLAN AMENDMENT PROCESS

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

TYPES OF AMENDMENTS

A Comprehensive Plan Amendment may take the following forms:

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

LEGISLATIVE REVISIONS

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

QUASI-JUDICIAL

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

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

Substantive Criteria

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

Procedural Process

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

NOTIFICATION OF 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 the majority and minority feeling towards the future of their community if the plan is to have support and be workable.

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

The statewide goal reads:

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

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

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

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

CITIZEN INVOLVEMENT PROGRAM

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

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

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

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

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

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

PHYSICAL CHARACTERISTICS

GENERAL PHYSICAL SETTING

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

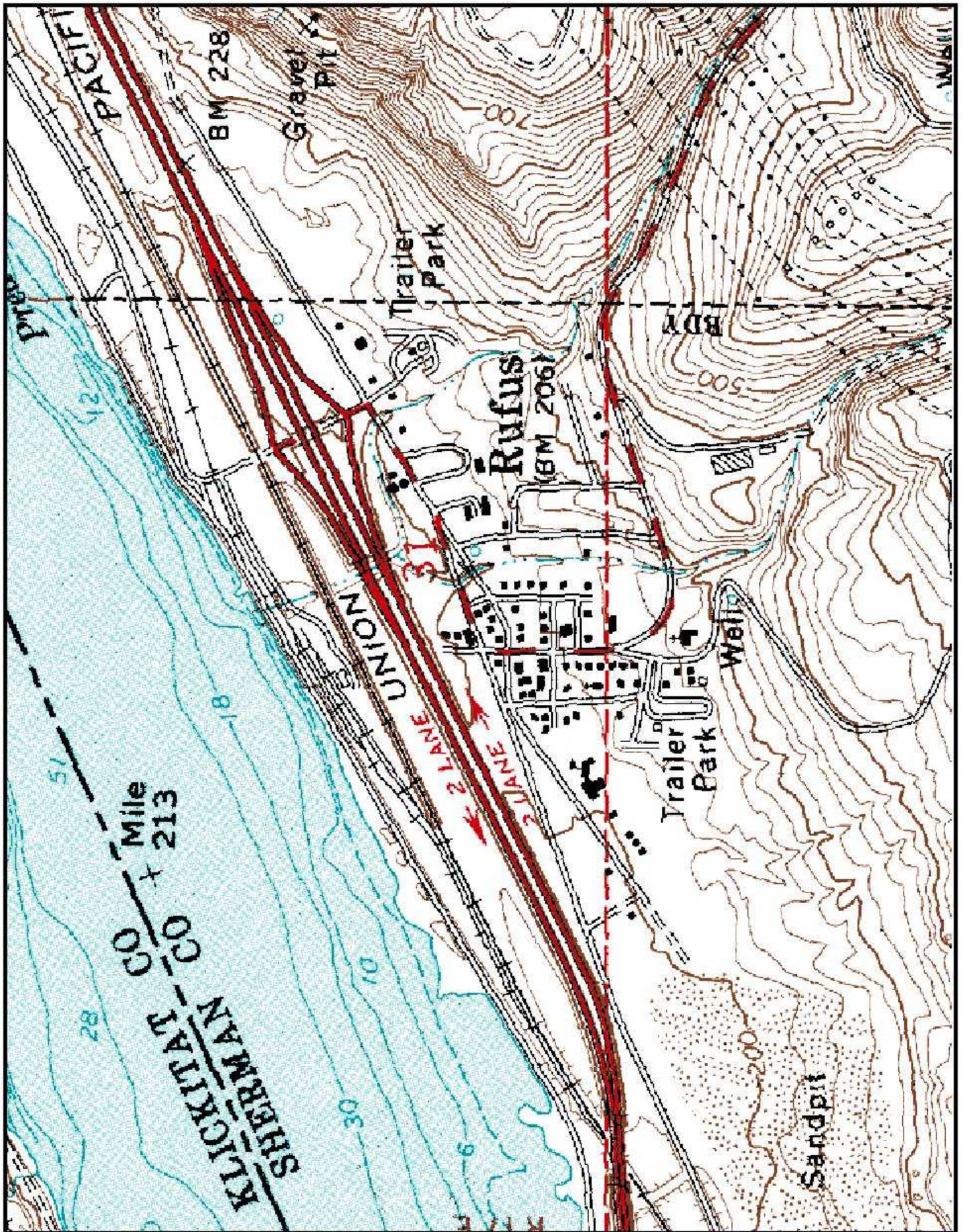
Rufus is a low-density tourist and agricultural service center on the perimeter of an area of expansive wheat farms. It is positioned between two rivers classified under Oregon's Scenic Rivers System, the Deschutes and the John Day. Because of the natural setting of the city and proximity to fine trout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

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

TOPOGRAPHY AND DRAINAGE

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

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



CLIMATE

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

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

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

AVERAGE MAXIMUM, AVERAGE MINIMUM AND AVERAGE MEAN TEMPRATURES (In degrees F.) For each month of the crop years 1972-1977, 1967-1971 and 1931-1960

Maximum

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	90	81	62	56	57	58	64	72	83	93	98	97
1967-71	91	80	60	54	56	56	63	69	85	95	99	98
1931-60	91	77	62	56	52	57	66	76	87	92	99	97

Minimum

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	34	24	19	11	0	14	22	19	29	39	42	41
1967-71	34	24	21	10	10	20	19	24	30	39	41	42
1931-60	33	26	17	15	5	10	20	26	30	37	42	41

Mean

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	59.8	49.3	39.4	33.8	30.2	35.5	40.6	45.5	52.7	61.7	56.7	67.5
1967-71	60.2	47.5	40.0	32.8	31.4	37.1	40.8	44.0	54.4	62.4	60.0	68.1
1931-60	61.2	50.6	38.8	33.7	29.7	34.6	41.4	48.3	55.6	61.4	68.9	67.5

Source: Monthly Weather Reports, Sherman Experiment Station

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

Precipitation
(In millimeters)

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug	Total
1972-77	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
1967-71	8.6	20.1	48.5	39.1	47.8	14.7	17.8	18.5	16.5	17.5	1.8	8.1	259.0
1931-60	12.7	28.2	41.1	41.7	45.5	31.8	27.4	19.3	21.3	22.4	4.3	4.3	300.0

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 banks of the Deschutes the wind is typically more powerful than in any other area of the County. Winds in Rufus are predominantly from the west except during the winter period of November through February when the winds are generally from the east with a velocity of 16 to 31 miles per hour more than one-third of the time. Gusts of up to 70 miles per hour have been recorded, and winds of 30 miles per hour persisting for an entire day are not unusual.

Monthly Average Wind Velocity (in MPH)

As recorded at the Sherman Experiment Station
For crop years 1931-1960, 1967-1971 and 1972-1977

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	4.1	3.4	3.1	3.6	3.7	3.9	4.8	5.4	5.0	4.0	5.6	5.0
1967-71	4.1	3.8	3.3	3.8	4.3	4.0	4.5	5.4	5.4	4.7	4.6	4.6
1931-60	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/sec.)
 As recorded at the Sherman Experiment Station
 For crop years 1931-1960, 1967-1971 and 1972-1977

Period	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug
1972-77	1.83	1.52	1.39	1.61	1.65	1.74	2.15	2.41	2.24	2.24	2.5	2.02
1967-71	1.83	1.70	2.51	1.70	1.92	1.79	2.01	2.41	2.41	2.10	2.06	2.50
1931-60	2.01	1.65	1.56	1.70	1.65	1.79	2.19	2.68	2.73	2.59	2.68	2.50

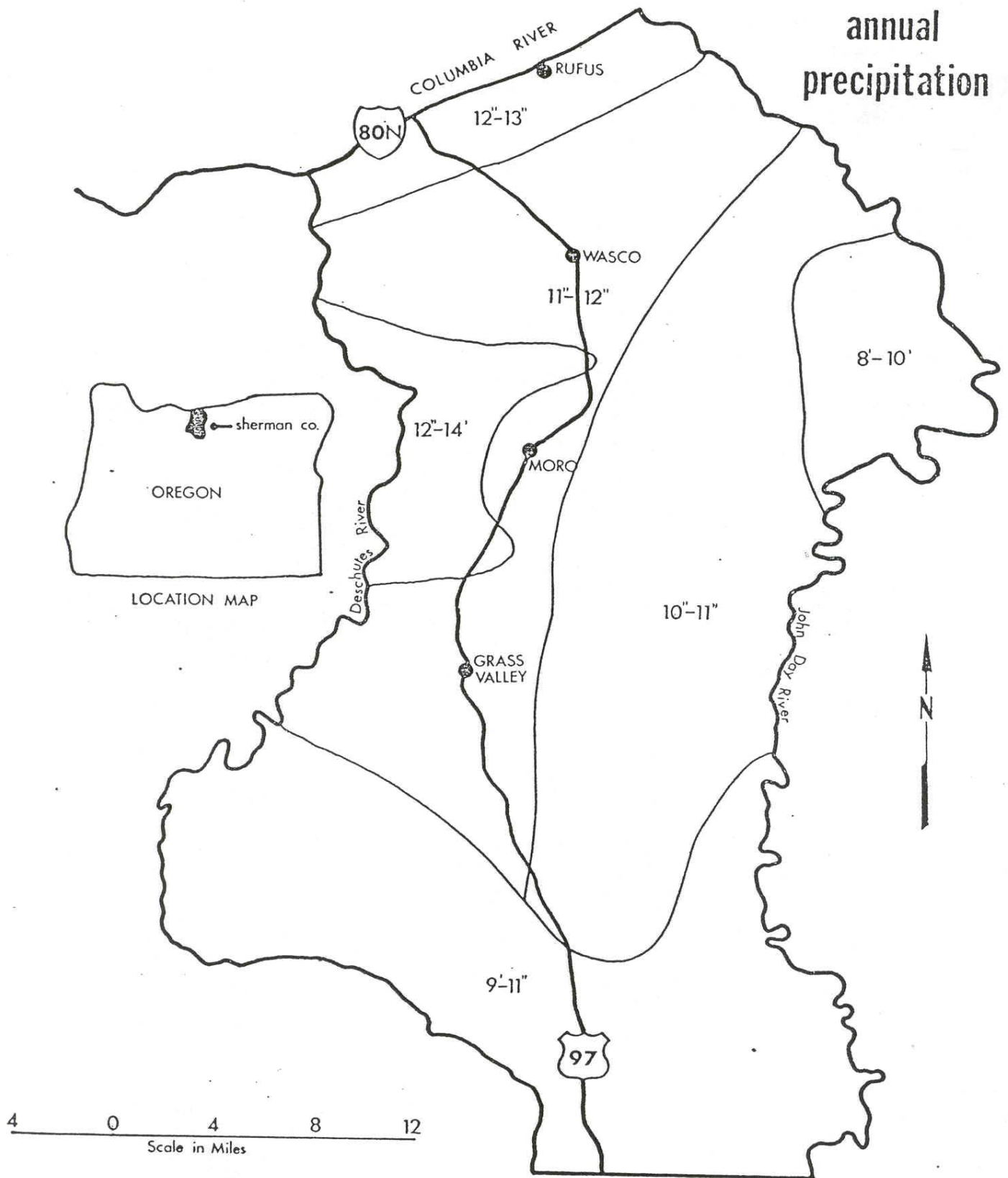
AIRQUALITY

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:

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

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

average
annual
precipitation



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 secondary standard for suspended particulates was exceeded on a frequent basis during the 1970-1975 period at the Klamath Falls Station but was not exceeded at any other station. The primary and secondary standards for sulfur dioxide have not been exceeded within the Region (Department of Environmental Quality, 1975).

The primary cause for air quality degradation in Sherman County is suspended particulates. Wind borne dust is responsible for 55% of the average sample collected at the Klamath Falls Station. It is anticipated that a similar percentage of wind entrained dust would be present in other samples in different locations within Region 190.

The major emission sources of particulate emissions in the county are Sherman County Grain Growers (74.3 tons/year), Mid-Columbia Grain Growers at Rufus (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.

Generally speaking, 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 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 nine soil phases within the city limits of Rufus.

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

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

Each soil phase is unique. Because of this uniqueness, each soil reacts differently to external forces caused by nature or by man. In urbanizing areas, five developmental factors are especially important and relate directly to the various soil phases and the properties thereof. Listed below are

seven of the ten soil phases that occur within Rufus, the seven developmental factors or uses that are especially important in urbanizing areas, the relative rating of the soil with respect to the use and the most restrictive feature in each particular case.

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

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

Source: Soil Interpretation Sheets for Oregon

Information about the other three- (3) soil series was not available from the same source and therefore it is not possible to include a full and uniform tabulation about them. In the Kuhl Series, KrB occurs in the extreme northern part of the county and usually along the Columbia River. The surface layer is shallow (5 to 8" thick) and cannot be cultivated because of rock outcrops and stoniness. Even its range value is low. KvCN is deeper (10-40", average 20"). Its surface runoff is slow to rapid, hazard of wind erosion is moderate where the vegetation is sparse, and the moisture capacity is low to fair. This soil is used only for range. Rockland, Rx, occurs only along the Columbia River, and its rock outcropping precludes cultivation. The root zone is shallow, and the moisture supplying capacity and natural fertility are low. Principal hazards are wind erosion and fire. Rx is not suitable for grazing nor accessible to livestock. A few of such areas find use as gravel pits (Source: Soil Survey Series 1959, Sherman County).

In addition to the physical constraints that a particular soil phase might place upon an urban development of 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, class "c" is used to indicate that the chief limitation is climate (too cold or too dry) and class "w" means that water in or on the soil will interfere with plant growth or cultivation listed below are the soils that occur within the City of Rufus, their respective capability classification and the approximate dry-land wheat yield.

Listed below are the soils that occur within the city limits of Rufus, their respective capability classification and their suitability.

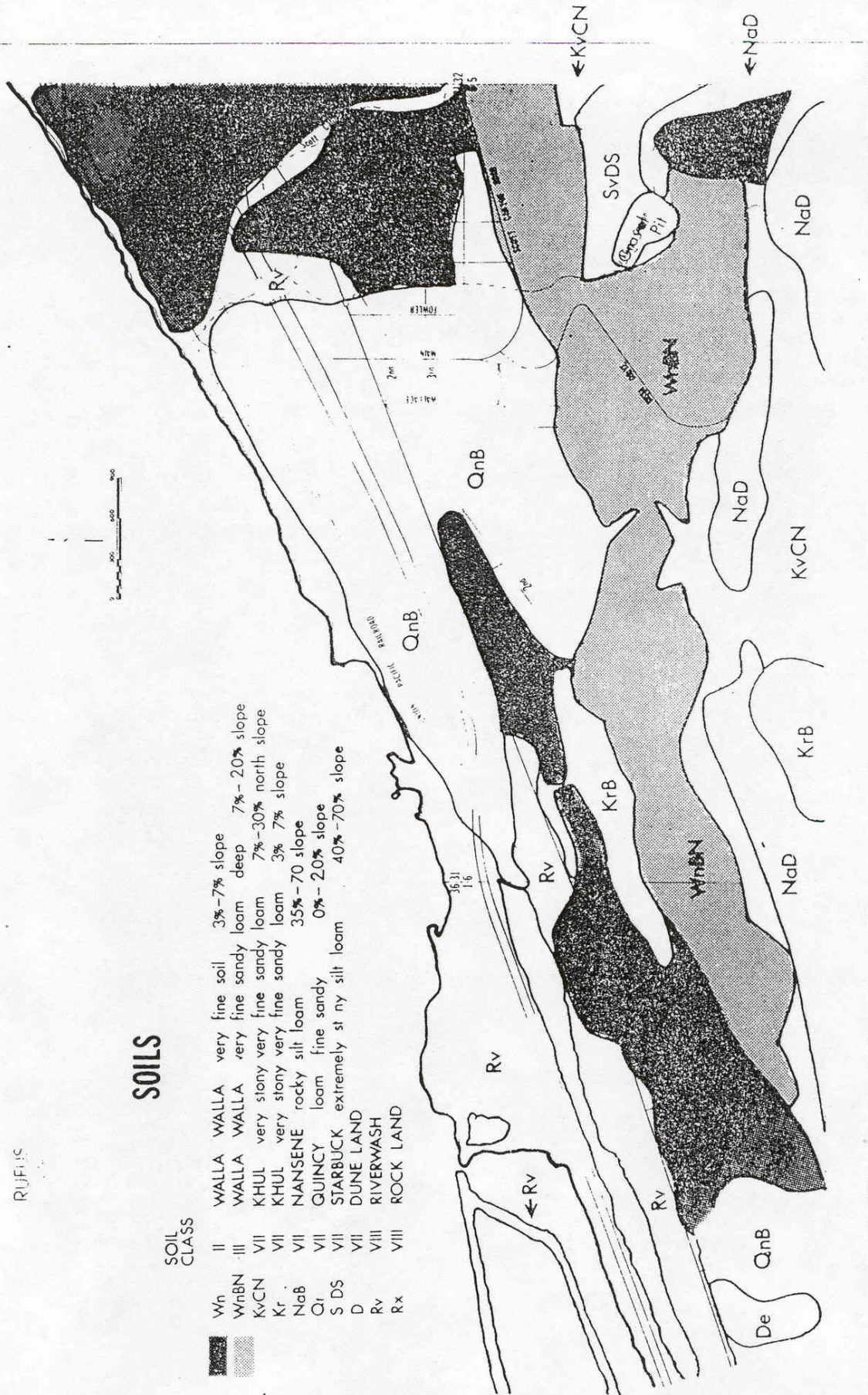
Soil	Capability Classification	Suitability
WnA	IIIc	Bluebunch whtg. 85% cover. 700 lb./acre
WnBN	IIIe	alfalfa-grass hay: poor suitability .5-1ton/acre. Poor for winter wheat, Alfalfa-Grass haypoor .5-1 ton/acre. 20-25 bu/A, Bluebunch Whtg. 85% cover 700 lb./Acre.
KvCN	VIIIs	Only for rangeland.
KrB	VIIIs	Only for range and then value is low. Rock outcrops and stony.
NaD	VIIIs	Only use Rangeland, Idaho rescue 85% cover 750 lb./Acre. Other uses none OF poor to very poor.
QnB	VIIe	No suitability except as wildlife habitat-fair, good to very poor.
SvDS	VIIIs	Wildlife habitat-fair to very poor; range-land-only Bluebunch Whtg., 10% cover.
De	VIIIe	Woodland or windbreak capability. Habitat suitability- poor to very poor
Rv	VIIIIs	Only suitability is as wildlife habitat and then all very poor for all elements.
Rx	VIIIIs	Generally not suitable for grazing.

RUFILS

SOILS

SOIL CLASS

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



GEOLOGY AND NATURAL HAZARDS

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

Geologic units near Rufus are steep slopes of Columbia River Basalt, stream terraces of older alluvium, and a complex of superficial deposits. The steep slopes require that particular attention be paid to such mass-movement hazards as rockfall and rockslide, especially when cutting in thicker talus. Flooding and erosion are principal geological hazards for this area. Gerkling and Scoots Canyons contribute to the inundation problem. The most recent instance of torrential flooding with erosion and deposition was in 1964.¹ See Geologic Hazards Map.

WILDLIFE RESOURCES

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

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

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

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

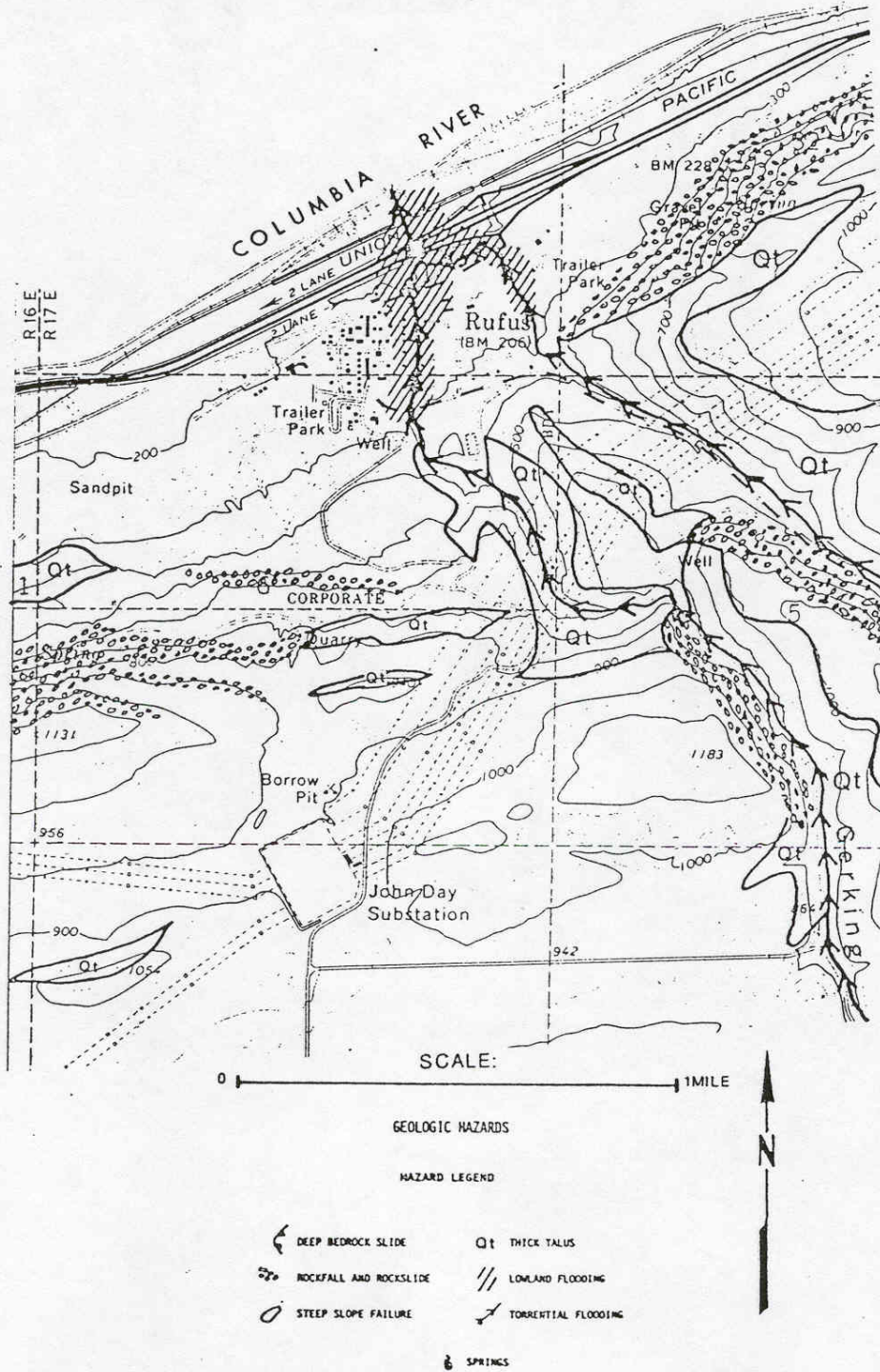
The Rufus Gravel Bar area along the Columbia River serves as a major waterfowl wintering area. Several thousand wintering waterfowl can be observed using the gravel bar area where the Canada goose and mallard duck are the most common species. Twenty-one species of waterfowl, the osprey and the bald eagle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

Wildlife resources in the Rufus area cannot be measured in terms of economics. Primary values exist in aesthetics and to many people, determine the livability of the area. Bird watching and the presence of wildlife in and adjacent to the Rufus area are the important aspects that many have come to enjoy.²

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

² Beck, John S., A Wildlife Resource Report, Oregon Department of Fish and Wildlife, February 24, 1978.

RUFUS GEOLOGIC HAZARDS



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

SOCIAL CHARACTERISTICS

HISTORY

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

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

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

POLITICAL AND ADMINISTRATIVE FACILITIES

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

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

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

ATTITUDE OPINION SUMMARY

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

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

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

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

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

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

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

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

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

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

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

POPULATION CHARACTERISTICS

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

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

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

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

* Center for Population Research and Census, Portland State University

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

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

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

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

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

The migration trend is another population factor to be studied.

Migration for the State of Oregon

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

Question number 67 of the Attitude opinion Survey addresses the age groupings in Rufus. It shows the following:

How man people in your household fall into each of the follow 1ng age groups?

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

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

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

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

Population trends and growth indicators in the Mid-Columbia Economic Development District predict an increase in population for those cities located along or in -close proximity to the Columbia River and I-80N. For example, employees from construction of the proposed PG&E reactor facilities near Arlington (Gilliam County) will further boost Rufus' population. The overall nonagricultural employment picture is not clear, and the population picture of the county is directly reliant upon the amount and location of services, which the existing communities elect to provide.

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

The latest Portland State University population estimates are included here.

<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
375	415	430	430	430	445

None of the Sherman County cities have a population projection in the acknowledged Plan. Therefore, using the best data currently available the following projections are made using the following methodology. The cities' historic population ratios are anticipated to remain constant.

	<u>1980</u> <u>Census</u>	<u>Percent of</u> <u>Population</u>	<u>Year 2000</u> <u>Projection</u>
Grass Valley	180	9	220
Moro	320	15	368
Wasco	445	21	515
Rufus	375	18	441
Unincorporated Sherman County	750	37	910
Total	2,070	100	2,454*

*P.S.U. estimated. 3/28/86

ECONOMIC CONDITIONS

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 effect 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.

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

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

Who are the major employers in Rufus?

The major local employers in Rufus, where the recorded 1976 population totaled 410, were: restaurants which, in 1975, accounted for \$185,000 in income, employing 44 people on a year-round average; and the school with a 1975 payroll of \$93,712 and 12 employees. A third, seasonal fast-food restaurant is scheduled to open in the summer of 1978. An estimated one-third of the employed sector of Rufus works at the Martin-Marietta plant in Goldendale, Washington. Other employers within the area include the John Day and The Dalles Dams, and the service facilities of restaurants, motels and service stations in Biggs. At this time there is a limited amount of commuting to The Dalles for employment.

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

TABLE 2

Employed Persons -1977

Occupation	Total
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	
Clerical	59
Sec., stenos, & typists	10
Other clerical workers	49
Craftsmen, foremen & related	102
Construction craftsmen	35
Mechanics & repairmen	23
Machinist & 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

Because average income in Sherman County appears to be high (\$8,650 in 1974), discussion of "poverty" may seem to be amiss. However, taking into account the definition of "poverty"*³ and

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.

reflecting upon the figures presented in Table3; it is apparent that while not a large number of people are afflicted with low income status, the percentage is considerably higher than that in the neighboring counties in COG 9.

TABLE 3
COUNTY POVERTY LEVEL CHARACTERISTICS

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

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

Because growth and development of the Mid-Columbia region is anticipated primarily in the areas along the Columbia River and I-80N, Rufus could be expected to benefit from its position in this

Since these levels are generally considered extremely low, Table 3 also shows the elderly 65 years and older who fall below 125 percent of the census poverty level. This grouping allows a single elderly person an annual income of \$2,187 or \$182 per month, and an elderly couple annual income of \$2,744, or \$229 per month. -Within this grouping, 125 percent of census poverty level and below, there are 1,487 elderly people or 39 percent of the total elderly population. More than one out of every three elderly persons falls in this revised poverty category.

projected growth area. Decrease in major construction projects in this area has accounted for wide fluctuation in population and income since Rufus' inception as an incorporated city in 1965. Agricultural employment is decreasing because of larger and fewer farms and because of mechanization in agricultural production as reflected in the following density figures:

TABLE 4
FARM STATISTICS
Sherman County - 1969

Approximate Land Acres	531,072.0
Number of Farms	209
Land in Farms (acres)	466,658.0
Average Size of Farm (acres)	2,232.8
Cropland (acres)	286,080.0
Farm Woodland (acres)	1,010.0
Irrigated Land in Farms (acres)	1,486.0
Population Density Land (square miles)	830.0
Population Density (average no. persons/square mile	
1975	2.6
1970	2.6
1960	3.0

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

Even though, generally, employment has declined within the agricultural sector it is still, by far, the most important element of Sherman County's economy. Between 1969 and 1973 this sector accounted for approximately 38~6 of the total personal income within the County.

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

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

What are the economic trends in Rufus?

Rufus would customarily be defined as a central place town, located as it is along a natural transportation route, and offering services for tourists. Central place towns generally tend to decline in importance with the increased mobility of the populace but Rufus is atypical in this respect

because of its location on I-80N offers residents accessibility to commuting for employment and services.

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

What is the future for Rufus?

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

COMMUNITY FACILITIES AND SERVICES

PROTECTIVE FACILITIES

Police Protection:

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

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

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

The County Sheriff's office works very closely with the Oregon State Police. Cooperation between these two departments is very good. However, in the field, coordination is somewhat limited due to the fact that the State Police radio net is exclusively for their own use. In order for contact to be made between a County unit and 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 agencies' efforts would be even more productive.

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

Fire Protection:

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

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

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

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

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

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

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

EDUCATION FACILITIES

Schools:

Within Sherman County there are five grade school districts (Rufus, Wasco, Kent, Moro and Rufus), 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 1976-1977 fiscal year was \$2803.18. In the state of Oregon, in the 1976-1977 fiscal year, the estimated average cost per pupil was \$1617.73. Listed below are the school districts in Sherman County, their respective operating budget for both the 1975-1976 and 1976-1977 fiscal years and the cost of operation per pupil for each fiscal year.

Cost of Operation

<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>
Rufus	\$133,860	129,869	\$2307.93	2823.24

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

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

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

The verbal and mathematical abilities of Sherman County graduating high school seniors 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.

Library:

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

Historical Sites:

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

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

MAINTENANCE AND REFUGE DISPOSAL

Streets and Park Maintenance:

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

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

Solid Waste Disposal:

Federal and State laws require solid waste to be disposed of in a sanitary landfill. A sanitary landfill is not a dump. A landfill is designed to allow for the disposal of solid wastes in a manner, which eliminates odors, and the propagation of 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 (\$882.71) and miscellaneous expenditures related to the initial development of the site (\$376.69).

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

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

Disposal Rates at the Landfill Site

<u>Cost</u>	<u>Types 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	truckloads
10.00	car bodies
.25	tires
2.00	appliances

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

COMMUNICATION FACILITIES

Postal Service:

The Post Office in Rufus is Third Class 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 Rufus for delivery to the rural areas; postal lock boxes are available for city residents. Window service is available Monday through Friday, 8 A.M. to 5 P.M.

Telephone Service:

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

Newspaper:

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

HEALTH AND RECREATION FACILITIES

Health Facilities:

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

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

Mental health facilities for Sherman County are centered in Moro in the Sherman County Courthouse as part of the Mid-Columbia Center for Living. Services are threefold: A consultant from The Dalles is provided for school consultation; Appointments for other 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 to residents of Rufus. The most significant of these are in some way related to the natural resources that lie within the boundaries of the Sherman 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% 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 5
Total Trips Received (in 100's)
1975

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

The trip data for 1975 was utilized to project recreation use rates in 199Q (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 6
Total Trips Anticipated
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 County residents are believed to participate in.

TABLE 7
Recreation Activities - Sherman County
1975

<u>Activity</u>	<u>Total Trips</u>	<u>Percentage</u>
Camping	4994	2.9%
Picnicking	8470	5.0%
Pool Swimming	15114	8.8%
Non-Pool Swimming	7590	4.4%
Sightseeing	26620	15.6%
Fishing	13420	7.9%
Motor Boating	4510	2.6%
Float Boating	1034	.6%
Water Skiing	3036	1.8%
Pleasure Walking	39842	23.3%
Hiking	6226	3.6%
Hunting	2222	1.3%
Outdoor Games	9570	5.6%
Bicycling	13816	8.1%
Golf	1144	.6%
Tennis	3542	2.1%
Horse Back Riding	5148	3.0%
Downhill Skiing	1320	.7%
X-Country Skiing	198	.1%
Snow Activities	1892	1.1%
Off Road Vehicle	1650	.9%
Other	770	.4%

Source: Regional Recreation Data Program for the Northwest, 1975.

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

Pleasure walking, bicycling and pool swimming are activities most frequently pursued by the under 13 age group. Sightseeing is an activity all age groups participate in. The 50-64 age group class 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 8
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
Swim. Beach	lin. ft.	swimming	300	73	(227)
Boat Launch	number	boating	4	0	(4)
Walking Trails	miles	pleas. walk	.3	.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.	0	1	1
All-Purp. Court	no./pop.	badminton etc.	1	1	0
Golf Holes	number	golf	0	0	0
Tennis Courts	number	tennis	0	1	1
Neighborhood Parks	acres		5	6.3	1.3
Community Parks	acres		0	13	13
District Parks	acres		51	33	(18)
Regional Parks	acres		80	55	(25)
Mult. Res. Area	acres		158	71.5	(.96.5)
Wayside	acres		4	6.6	2.6

* () facilities in excess

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

TABLE 9
SHERMAN COUNTY PARKS AND FACILITIES

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

SHERMAN COUNTY PARKS AND FACILITIES
(Continued)

<u>Facility</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 St. Rec. Area	25
LePage Park	15
John Day Dam Visitor Facility	49
Ballfields:	
Moro City Park	1
Designated Swimming Beach:	
LePage Park	300 ft.
Hiking Trails:	
Deschutes River St. Rec. Area	3 miles
Paved Landings:	
Biggs Recreation Area	1
LePage Park	2
Unpaved Landings:	
Deschutes River St. Rec. Area	1
John Day Dam Visitor Facility	1
Multiple Use Trails:	
John Day Dam Visitor Facility	2.3 miles
All-Purpose Courts:	
Moro Community Presbyterian Church	1
Tennis Courts	
Sherman High School	1

<u>Designated Scenic Highways:</u>	<u>Hwy #</u>	<u>Milepost</u>	<u>to</u>	<u>Milepost</u>
I-84	2	17.68		43.54
		45.06		60.87
		64.75		69.62
		70.63		79.70
		87.85		106.46
		110.10		137.56
		138.79		149.50
	44	00.00		26.17
OR216	290	6.00		11.00
OR206	300	5.00		38.00
		45.59		73.00
		74.00		82.28
US 97	42	.50		5.00
		10.00		16.00
		22.00		27.00
		30.00		56.04
		56.72		68.66

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

TABLE 10
BOAT REGISTRATIONS

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

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

TABLE 11
 PER CAPITA SALES OF GENERAL LICENSES
 (Sales per thousand of population)
 Sherman County, 1975

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

In 1975 the mean age of resident anglers was 38.43 and resident hunters 31.69.⁴

Residents of Rufus are almost totally dependent on the use of automobiles for all of their needs including recreational activities. The energy crisis of the early 1970's made people everywhere aware of the need for closer-to-home recreation. Rufus has a natural advantage with its proximity to the shore of the Columbia River and its attendant activities. However, it also recognized the need to develop resources within city limits and is making progress in this direction with the current construction of a tennis court within the six-acre park, which is part of the elementary school grounds. Outdoor facilities of the park include swings, basketball hoops, and picnic areas. The tennis area is designed to be usable for dances in summer and ice skating in the winter or nine months of the year the indoor facilities of the school, including its gymnasium are available for use by residents. Additional activities such as ceramics classes take place at the Grange Hall.

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

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

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

⁴ Department of Fish and Wildlife, Statistical Service Section, November 1976

UTILITIES

Electric Service:

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

Water System:

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

Sources of supply are well number I, located at Murray and Second Streets and drilled in 1947 to a depth of 272 feet with a 6" line for the first 500 feet, and after that a 4" line; and well number 2, located at the east city limits north of U.S. 30, drilled in 1950 to a depth of 222 feet, utilizing four inch line for its entire length and a 15 h.p. pump. Well number 1 has two pumps: one is a three-phase pump and the other a 7.25 h.p. booster pump. Although the valve is kept open on number 1 in order to pump water to the sewage lagoon, it receives limited usage, and the primary well for city use is now well number 2.

Distribution is via a system with 1.25 in., 1.5 in., 2 in. and 4 in. galvanized pipe and provides service through 91 or 92 services. Elevation differentials existing within the service area necessitate two separate service pressure systems. The lower level, adjacent to U.S. 30, is served from a 45,000-gallon rectangular concrete, below ground reservoir providing water at around 60 psi. The upper level, utilizing a booster pump system, provides water at the same pressure.

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

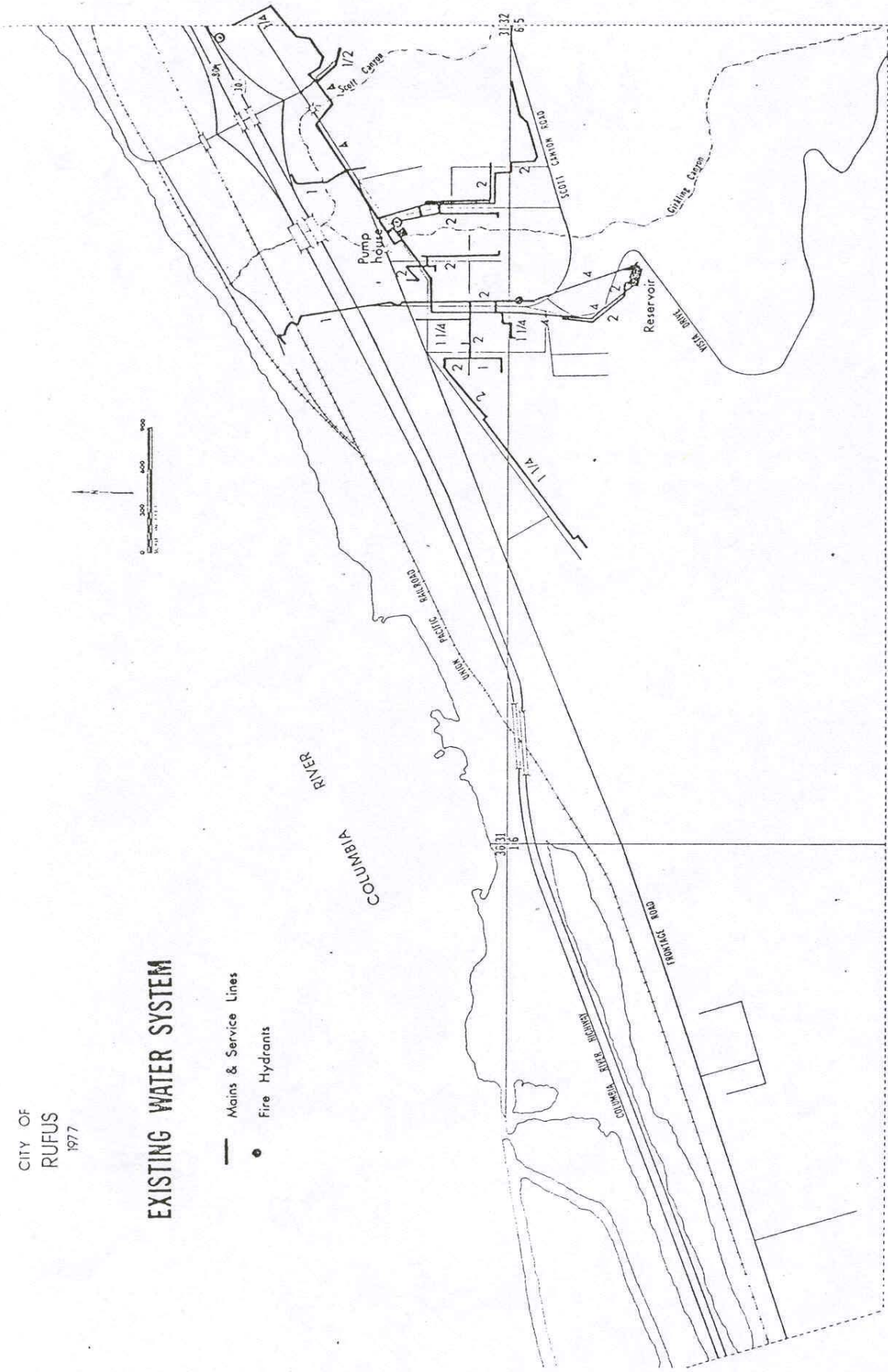
Sewer System:

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

CITY OF
RUFUS
1977

EXISTING WATER SYSTEM

- Mains & Service Lines
- Fire Hydrants



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

Transportation System Plan: (Ord No. 01-04-03)

In the year 2001, the City of Rufus and the other three incorporated cities of Sherman County, including Moro, Wasco, and Grass Valley, 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 Rufus 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 Rufus there are 39 residences (defined as houses) and 31 mobile homes, or a total of 70 housing units. There are also two apartment buildings (number of units unknown).

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

	<u>RENTAL UNITS</u>	
	<u>Sherman</u>	<u>COG³ District 9</u>
Vacant for Rent	35	393
% of Rental Units	10.6%	9.4%
Vacant Less Than 2 Months for Rent	4	183
% of Rental Units	1.2%	4.4%

Source: 1970 Census Information

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

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

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.

³ Council of Governments, District 9 (Hood River, Wasco, Sherman Counties)

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

	<u>Sherman</u>	<u>COG District 9</u>
1. With cash rent less than \$40	25	257
2. With cash rent \$40- \$59	33	645
3. With cash rent \$60- \$79	52	901
4. With cash rent \$80- \$99	18	542
5. With cash rent \$100- \$199	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.

	<u>Sherman</u>	<u>COG District 9</u>
Vacant for sale-only	7	118
% of Year Round Units	.8%	.9%
Vacant for sale-less than Six Months	1	65
% of Year Round Units	.1%	.5%

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

According to the Buildings Code Division of the State of Oregon, no building permits were issued in Rufus in 1976 but there were three permits for mobile homes.

The following is a table of house values.

TABLE 15
COUNT OF OWNER-OCCUPIED UNITS FOR WHICH VALUE
IS TABULATED BY VALUE*

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

TABLE 16
TABLE OF HOUSING DEFICIENCIES

<u>No. of Deficiencies</u>	<u>Sherman County No. Having Def./% of Total</u>	<u>City of Rufus No./% of Total</u>
0	62/47.0%	35/26.3%
1	17/12.9%	13/9.8%
2	16/12.2%	4/3.0%
3	18/13.6%	4/3.0%
4	7/5.3%	18/13.5%
5	0/0%	1/0.7%
Mobile Homes	12/9.0%	58/43.7%
Migrant Housing	0	0
Total Housing	867/100%	133/100%
Vacant Six Months or More	87	9

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

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

HOUSING NEEDS

City and county needs have been enumerated in the tables of the previous section describing existing conditions. From an individual situation, the most important needed repair mentioned by responding householders was insulation. Housing is a matter of pressing concern in all its aspects to Rufus residents, not only to attract more and younger people but also to gain the services and facilities which a growing or larger community would attract. Availability of more rental property or willingness of those owning rental property to rent to families with children, was suggested solution.

HOUSING SURVEYS

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

Housing responses in Rufus were almost equally divided between those occupying houses (10) and mobile homes (8). Only one out of the 16 responding boasted more than five major rooms. All expressed a strong preference for home ownership. Most felt their present housing to be adequate with regard to size, age and cost being "just right". Most of the residents who answered the

questionnaire indicated that their homes were in “okay” repair with only one or two deficiencies in five of the ten houses, and one or two deficiencies or inadequacies in two of the eight mobile homes. Insulation was indicated to be the one improvement most favored. The majority reported having two bedrooms, preferring three, but being generally satisfied with what they have. Satisfaction with present housing accounted for a slim majority not moving from the present home as opposed to desired housing not being available or the added cost being too high.

LAND USE

EXISTING LAND USE

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

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

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

RESIDENTIAL LAND

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

COMMERCIAL LAND

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

TRANSPORTATION

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

VACANT

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

FUTURE LAND NEEDS

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

Residential Needs:

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

Commercial:

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

Industrial:

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

Transportation:

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

Recreational:

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

Neighborhood parks	2 acres per 1000 population
Community parks	5 acres per 1000 population
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 and a target to be reached. The goals are realistic.

TABLE 17
PARK ACREAGE NEEDS
1976

<u>Park Type</u>	<u>Existing Acreage</u>	<u>Acreage Needs</u>	<u>1980 Needs</u>
Neighborhood	1.0	0.82	1.46
Community	2.5	2.05	3.65
City-wide	2.5	2.05	3.65
TOTAL	6.0	4.92	8.76

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

Funding:

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

Local Sources:

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

State and Federal Sources:

- (1) State grant-in-aid funds
- (2) Land and Water Conservation Funds
- (3) Small Business Act of 1953, PL 87-30~

TABLE 18

EXISTING LAND USE, CITY OF RUFUS, August, 1977

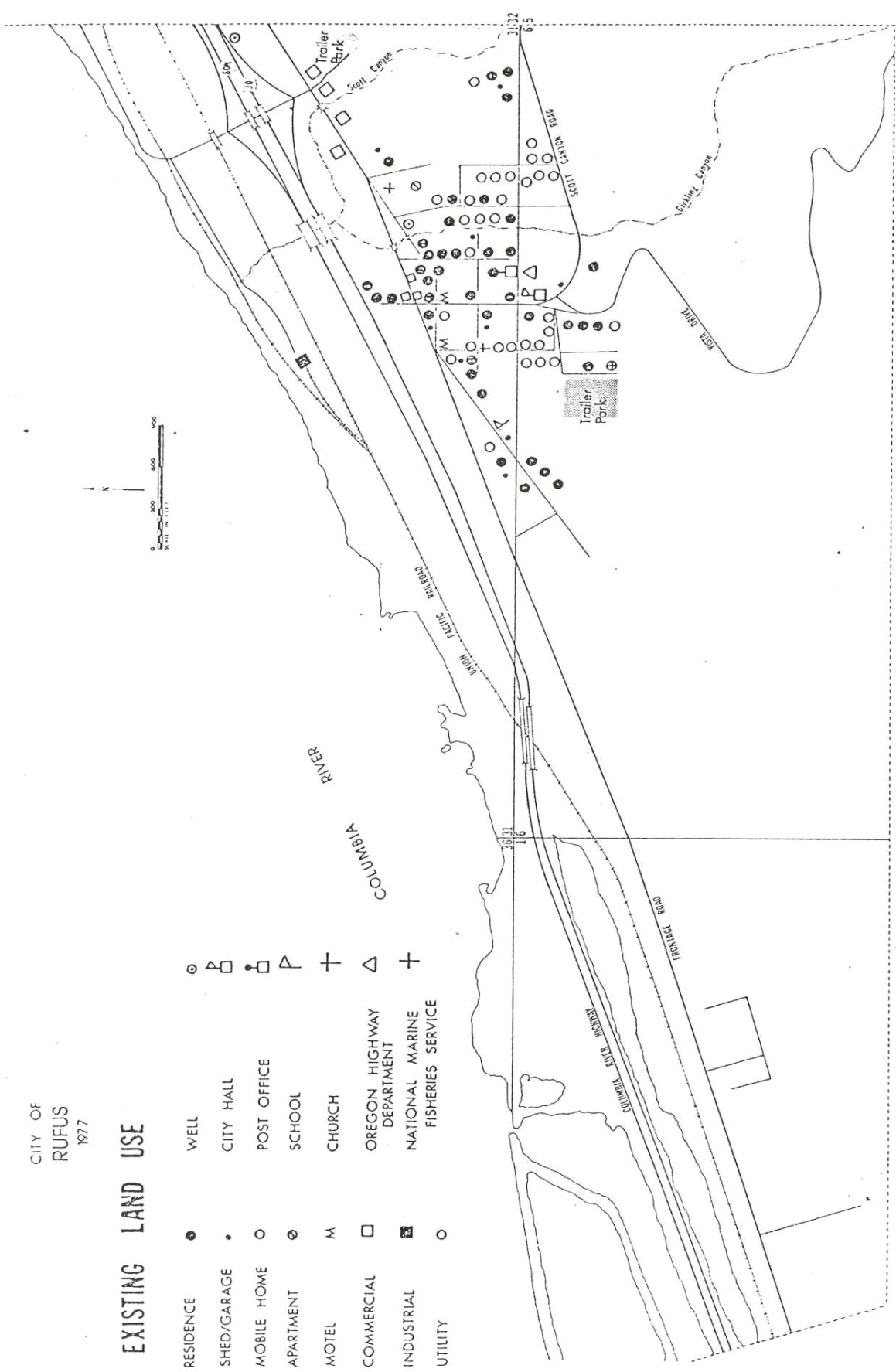
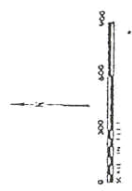
LAND USE CLASSIFICATION	AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	PERCENTAGE OF DEVELOPED LAND
Developed			
Residential	18.8	2.8	10.5
Commercial	6.5	1.2	3.7
Institutional/Governmental	2.6	0.4	1.5
Communication/Utility	1.1	0.2	0.6
Recreational	6.0	1.0	3.3
Transportation	145.8	23.3	80.2
Industrial	0.4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

Source: MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT

CITY OF
RUFUS
1977

EXISTING LAND USE






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

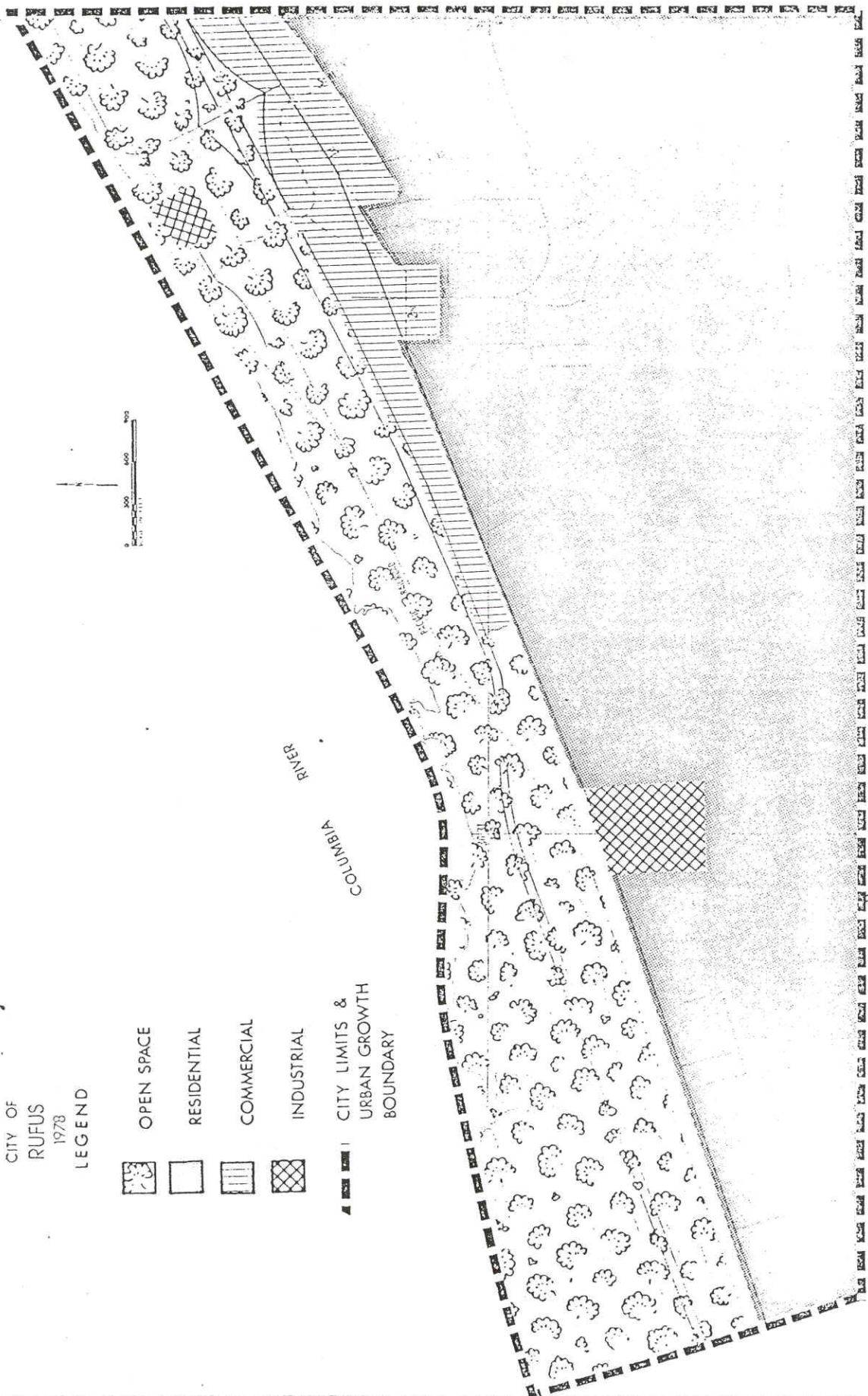
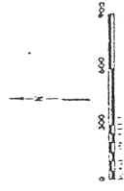


LAND USE PLAN MAP

CITY OF
RUFUS
1978

LEGEND

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



POLICY STATEMENTS

City of Rufus

FINDINGS, GOALS AND POLICIES

FINDINGS, GOALS AND POLICIES

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

Part I. Introduction

Findings I. 1. The State of Oregon has mandated that every city and county 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 revised on a semi-annual basis, in the months of March and Oct.
2. That the resource information shall be updated every 5 years or when new and important information becomes available.

Part III. Citizen Participation

Findings III. 1. This plan was developed by the citizens of Rufus in conformance with the statewide goal on citizen involvement (Goal 1).
2. Citizen participation is vital in the planning process and implementation of the plan.

3. The plan reflects the needs 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 meetings shall be open to the public.
 2. That all land use planning meetings shall be advertised in the general circulation newspapers and posted locally.
 3. That any resident of the community shall be allowed to participate as a member of the planning committee.

Part IV. Physical Characteristics

- Findings IV.
1. This plan was developed in light of the statewide goals relating to open space, scenic and historic areas and natural resources (Goal 5); air, water and land resource quality (Goal 6); and areas subject to natural disasters (Goal 7).
 2. Agricultural uses are consistent with open space preservation.
 4. The Nazarene Church and the cemetery 0.25 miles south of Rufus have been identified by residents of Rufus as worthy of historic preservation.
 5. Rufus residents have identified trees, shrubs and the Columbia River frontage area as resources, which should be protected.
 6. Rufus 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. Lowland flooding and erosion near Gerklung and Scott Canyons coupled with rockfall and landslide potential along the steeper slopes are the principal geologic hazards in Rufus.

Goal IV. A. To preserve and maintain agricultural lands for agricultural purposes.

- Policies IV.
1. That soil classes II through VI, which are not needed for urban expansion, shall be planned agricultural, within city limits.
 - B. To prevent soil erosion and maintain water 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 city ordinance number 10-21-75 (establishing a flood plain area) shall be enforced.

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. A shortage of service and shopping facilities exists.
 4. Three major east-west transportation corridors exist, viz. highway, river and railroad.
 5. Rufus is not presently a member of a port district.
 6. Employment for residents of Rufus is generally outside the city itself.
 7. 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 Rufus and the state.

- Policies V.
1. That development shall be encouraged which will improve employment opportunities, providing desirable living conditions in the area are not diminished by such development.
 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 Rufus 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 VI. Community Facilities and Services

- Findings VI.
1. This section relates to Goals 11, Public Facilities and Services and 12, Transportation.
 2. Rufus is cooperating with the Sherman County Sheriff's Department for police protection.
 3. Rufus' fire fighting capability as judged by the citizens is above average. At present, improvements to the water system are being studied.
 4. Rufus has a fire rating of 9A.
 5. Residents rate the schools as above average and the library facilities as below average.
 6. The sanitary landfill now being used is adequate to meet the needs of Rufus through the planning period (AD 1993).
 7. There are no major medical facilities located within the county. Emergency medical services are dispatched locally.
 8. Rufus' transportation system consists of I-80-N, US 30, railroad service for shipping, and city and county streets.
 9. Inadequate water storage capability exists.

- Goal VI.
- A. To provide for efficient development and main 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. The city shall cooperate with the two-county area in continuing to schedule a weekly visit by a nurse.
 4. That the city will be applying for State Grant in Aid or Land and Water Conservation funds to improve tennis courts during 1978.
 5. That the city shall not provide water or sewer service outside the urban growth boundary.
 6. That development which may generate the need for urban services and facilities shall be approved only in those areas where such services and facilities are available or anticipated.

7. That public facilities and various agency services shall be designed and maintained so as to be as visually attractive as possible.
8. That water and sewer services shall be planned for in those areas where urban development is most suitable and desirable.
9. That roads created in subdividing or land parceling shall be designed to tie into existing road systems and overall road design approved by the city council.
10. That street rights-of-way and all other public lands shall be evaluated for public use prior to being vacated. These uses may be agricultural or park, open space and other public uses.
11. 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. 01-04-03)
12. The city shall require all development to comply with State and Federal environmental rules, regulations and standards.
13. The city will coordinate with ODOT in implementing its improvement program.
14. The city shall not discourage or discriminate against government assisted housing.
15. The Transportation System Plan and Land Use Review Policies (Ord No. 01-04-03)
 - A. The Sherman County Transportation System Plan, including the City of Rufus, 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.

16. Local-State Coordination Policies (Ord No. 01-04-03)

- A. The City of Rufus 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 Rufus Comprehensive Plan.
- B. The City of Rufus 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 Rufus 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.

17. Protection of Transportation Facilities Policies (Ord No. 01-04-03)

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

- D. The City of Rufus 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 Rufus shall preserve right-of-way for planned transportation facilities through exactions, voluntary dedication, or setbacks.

Part VII. Housing

- Findings VII.
- 1. This section relates to the statewide goal on housing (Goal 10).
 - 2. A distinct need for single family dwellings both to rent and to buy is evident in Rufus.
 - 3. Approximately 44 percent of existing housing stock in Rufus consist of mobile homes.
 - 4. Respondents to the attitude survey indicated a willingness to allow mobile homes parks providing they met a high standard.

- Goal VII.
- A. To provide for housing needs of the existing and future residents of Rufus.

- Policies VII.
- 1. That the city shall make provision for mobile home parks of high standard, with regard to parking, landscaping and sanitation, in all planned residential areas.
 - 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.
 - 2. There are 18.6 acres of residential land within the city limits.
 - 3. Some additional residential acreage may be needed by the year 2000 based on the city's current density, available housing, and regional growth trends.
 - 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 base 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 Rufus City Council will not be arbitrary but will be based on an evaluation of the facts. Thus, such decisions will be more just and aimed at the public benefit.

SUBDIVISION

Subdivision regulations may serve a wide range of purposes. Often they are a means of insuring that new residential developments have adequate water supplies, 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 Rufus 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 Rufus.

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

Building Codes:

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

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APPENDIX

"A"

ENVIRONMENTAL ASSESSMENTS

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

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

"B"

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

CITY OF RUFUS

COMPREHENSIVE LAND USE PLAN

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

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